

# Strategic Planning Board

## Agenda

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**Date:** Wednesday, 23rd September, 2020  
**Time:** 10.00 am  
**Venue:** Virtual Meeting

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### How to Watch the Meeting

For anybody wishing to watch the meeting live please click in the link below:

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or dial in via telephone on 141 020 33215200 and enter Conference ID: 958 135 164# when prompted.

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**Please note that members of the public are requested to check the Council's website the week the Strategic Planning Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.**

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision meetings are live recorded and the recordings are uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

#### **1. Apologies for Absence**

To receive any apologies for absence.

#### **2. Declarations of Interest/Pre Determination**

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**Please Contact:** Sarah Baxter on 01270 686462  
**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies or request for further information  
[Speakingatplanning@cheshireeast.gov.uk](mailto:Speakingatplanning@cheshireeast.gov.uk) to arrange to speak at the meeting

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Virtual Meeting** (Pages 5 - 12)

To approve the minutes of the virtual meeting held on 26 August 2020 as a correct record.

4. **Public -Virtual Meetings**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **17/6366C-Outline proposal for a mixed use development including residential, cafe, marina and other ancillary works, Intertechnic Uk Ltd, Road Beta, Middlewich for Mr Peter Nunn** (Pages 13 - 48)

To consider the above application.

6. **20/2326C-Approval of Reserved Matters (appearance) following outline application 19/0529C (appeal APP/R0660/W/19/3234366) for up to 19,236 sqm of employment floorspace, Land at Crewe Road, (Radway Green North), Alsager for Mrs Miranda Bell, Commercial Development Projects Limited** (Pages 49 - 62)

To consider the above application.

7. **20/2877N-Partial Demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25,706sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe for AEW UK Core Property Fund** (Pages 63 - 74)

To consider the above application.

8. **20/2876N-Partial Demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25,673sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe for AEW UK Core Property Fund** (Pages 75 - 86)

To consider the above application.



9. **Update following the resolution to approve application 17/5070C - Outline Planning Permission (Revisions to 09/2083C) in respect of zones 2, 5 and 6 to provide up to 100 residential units (C3) plus care home (C2) or 120 residential units, up to 2,600sqm of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices (B1) with associated infrastructure at the Former Albion Chemical Works, Moston**

To consider the above report.

10. **Statement of Community Involvement Update 2020** (Pages 87 - 132)

To consider the above report.

11. **Site Allocations and Development Policies Document – Revised Publication Draft** (Pages 133 - 1032)

To consider the Site Allocations and Development Policies Document – Revised Publication Draft.

**Membership:** Councillors A Critchley, S Edgar, A Farrall, S Gardiner (Vice-Chairman), P Groves, S Hogben, M Hunter (Chairman), D Jefferay, R Moreton, P Redstone, J Weatherill and P Williams

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## **CHESHIRE EAST COUNCIL**

Minutes of a virtual meeting of the **Strategic Planning Board**  
held on Wednesday, 26th August, 2020

### **PRESENT**

Councillor M Hunter (Chairman)  
Councillor S Gardiner (Vice-Chairman)

Councillors A Critchley, S Edgar, A Farrall, S Hogben, D Jefferay, R Moreton,  
P Redstone, L Smetham (Substitute), J Weatherill and P Williams

### **OFFICERS IN ATTENDANCE**

Ms S Dillon (Planning Lawyer), Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning), Mr J Owens (Development Planning Manager) and Mr G Taylerson (Principal Planning Officer)

(Due to technical issues the start of the meeting was delayed by 30 minutes).

### **15 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor P Groves.

### **16 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 19/5934N, Councillor S Edgar declared that he was the Parish and Ward Councillor, however had not been consulted on the application or pre-determined it.

In respect of application 20/1709N, Councillor S Edgar declared that he had pre-determined the application and therefore would leave the virtual meeting prior to its consideration.

In the interest of openness in respect of application 19/4759M, Councillor D Jefferay declared that he had taken part in a pre-application meeting last year and that he had advised via email a representative of the agent who to contact at Wilmslow High School also copying Cheshire East Council in. He had also correspondence on a different matter with the representative of the agent however he had not discussed the application or pre-determined it.

In the interest of openness in respect of application 19/5934N, Councillor S Hogben declared that he was a non-Executive Director of ANSA who had been consulted on the application, however he had not discussed the application or made any comments on it.

In the interest of openness in respect of application 19/5934N, Councillor M Hunter declared that he was a non-Executive Director of ANSA who had been consulted on the application, however he had not discussed the application or made any comments on it.

In respect of item 8-Brooks Lane (Middlewich) Development Framework Supplementary Planning Document, Councillor M Hunter declared that he had pre-determined the application and therefore would leave the virtual meeting prior to its consideration.

In the interest of openness in respect of application 20/1709N, Councillor L Smetham declared that she was a member of the Cheshire Wildlife Trust who had been consulted on the application, however she had not discussed the application or made any comments on it.

In the interest of openness in respect of item 8-Brooks Lane (Middlewich) Development Framework Supplementary Planning Document, Councillor S Gardiner declared that he was a former employee of Barton Whilmore, the company referred to by the officer in his presentation and was also a member of their pension scheme.

## **17 MINUTES OF THE PREVIOUS VIRTUAL MEETING**

### **RESOLVED**

That the minutes of the virtual meeting held on 29 July 2020 be approved as a correct and signed by the Chairman.

## **18 PUBLIC SPEAKING-VIRTUAL MEETING**

### **RESOLVED**

That the public speaking procedure be noted.

## **19 19/5934N - PHASE 1 BASFORD EAST LAND, DAVID WHITBY WAY, WESTON: APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 14/4025N - OUTLINE APPLICATION FOR THE ERECTION OF UPTO 490 RESIDENTIAL DWELLINGS AND A PRIMARY SCHOOL - 2000M2 (D1) A PUMPING STATION, SUBSTATION, RECREATIONAL OPEN SPACE, ECOLOGICAL MITIGATION AREA, INTERNAL ACCESS ROUTES, GROUND MODELING AND DRAINAGE WORKS, PARKING PROVISION, FOOTPATHS, CYCLE ROUTES, LANDSCAPING AND ASSOCIATED WORKS INCLUDING DETAILS OF ACCESS AT THE BASFORD EAST SITE CREWE**

Consideration was given to the above application.

(Parish Councillor J Cornell representing Weston & Basford Parish Council and Rob Loughenbury, Director of Strategy, representing the applicant attended the virtual meeting and spoke in respect of the application).

**RESOLVED**

That the application be deferred for more detailed plans of house types/character, greater clarity of future school proposals/drop off area and numbers on roll, further consideration of traffic calming adjacent to the school, consideration of a different access to serve the school and a further review by the officer who dealt with the character assessment.

(The virtual meeting was adjourned from 1.00pm until 1.30pm for lunch. Councillor A Critchley left the virtual meeting and did not return).

**20 19/4759M - LAND TO THE WEST OF, PENDLETON WAY, WILMSLOW:  
OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT  
FOR ACCESS FOR THE ERECTION OF UP TO 17,162M2 OF B1  
OFFICE FLOORSPACE AND ANCILLARY AMENITY SPACE, CAR  
PARKING, CYCLE HUB, LANDSCAPING AND ASSOCIATED  
INFRASTRUCTURE**

Consideration was given to the above application.

**RESOLVED**

That for the reasons set out in the report and in the written and verbal update to the Board, the application be approved subject to the following conditions:-

1. Time Limit.
2. Development in accord with approved plan.
3. Submission of reserved matters.
4. Limitation on use (B1) removal of permitted development rights to other use classes.
5. A construction management plan to be submitted prior to commencement.
6. Refuse storage facilities to be provided as part of reserved matters.
7. Submission of materials.
8. Submission of a scheme at the reserved matters stage showing that 10% of the energy required is from decentralised and renewable or low carbon sources, unless it is demonstrated robustly that this is unfeasible.
9. Low emission Travel Plan.

10. Restriction of floorspace to 17,162 square metres.
11. Network Rail – trespass proof fencing details to be submitted.
12. Network Rail – details of scaffolding works within 10m of railway boundary to be submitted.
13. Network Rail – vibro-impact works risk assessment and method statement to be submitted.
14. Surface Water Drainage Scheme to be submitted.
15. Full details of ground levels, earthworks and excavations details to be submitted.
16. A sustainable drainage management and maintenance plan for the lifetime of the development to be submitted to include a preference for open water SUDS.
17. Surface Water Drainage Scheme to be submitted.
18. Foul and surface water shall be drained on separate systems.
19. Plant Noise Emission Limits in acoustic report to be implemented.
20. Electric Vehicle Charging Points.
21. Low Emission Boilers to be installed.
22. Phase II Ground Investigation Report to be submitted.
23. Contaminated land verification report to be prepared.
24. Soil to be tested prior to importation onto site.
25. Grampian condition to ensure biodiversity net gain on offsite area identified on blue line plan. Detailed Habitat Creation and Management Plan to be submitted.
26. Updated badger survey is carried out no more than 3 months prior to the commencement of works.
27. Breeding Birds survey prior to the removal of any vegetation.
28. Hedgehog Survey to be submitted prior to the removal of any vegetation.
29. Reserved matters application should be supported by details of proposed lighting scheme.

30. Any future reserved matters application to include a strategy for Incorporation of features to enhance biodiversity value of the development.
31. Any future reserved matters application to include a method statement to protect the watercourse as a wildlife corridor.
32. Scheme for the protection of retained trees to be submitted with any reserved matters application.
33. Grampian condition pedestrian/cycle infrastructure to be implemented prior to commencement of development.
34. Offsite works on Prestbury Road to be carried out as identified in transport assessment.
35. Access to the site to be provided prior to occupation.
36. Details of cycle parking facilities to be provided as part of any reserved matters application.
37. The development hereby approved shall be used as B1 and for no other purpose of the Schedule to the Town and County Planning (Use Classes) Order 1987 or after 1st September 2020 shall be used as Class E (g) only, not including any other purpose in Class E of the Schedule to the Town and County Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order, with or without modification.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add Conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Management has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

**21 20/1709N - A500 NEWCASTLE ROAD, BARTHOMLEY: DUALLING OF THE EXISTING 3.3KM STRETCH OF THE A500 BETWEEN JUNCTION 16 & MEREMOOR MOSS ROUNDABOUT (RESUBMISSION OF PLANNING PERMISSION REF. 18/3766N INCLUDING PROPOSED AMENDMENTS TO THE APPROVED DESIGN)**

Consideration was given to the above application.

(Councillor Mary Addison, the Ward Councillor, Parish Councillor Teresa Clerk, Chairman of Barthomley Parish Council, Parish Councillor John Cornell, representing Weston and Basford and Weston Parish Council,

and Andrew Marginson, representing the applicant attended the virtual meeting and spoke in respect of the application).

## **RESOLVED**

That the application be delegated to Head of Planning in consultation with the Chairman of Strategic Planning Board to approve subject to confirming the final amount of biodiversity off-setting with Ecology officers.

And subject to referral to the Secretary of State.

And subject to the following conditions:-

1. Time limit
2. Plans
3. Materials
4. Drainage strategy
5. Contaminated land
6. Remediation strategy
7. Verification report
8. Ongoing contamination
9. Foundation Design / Piling
10. Management scheme of the PROW
11. Landscaping scheme provided
12. Landscaping scheme implementation
13. Tree Protection measures
14. Retention of existing trees/shrubs
15. Detailed tree felling / pruning specification
16. Programme of archaeological work
17. Full design and construction details of any required improvements to M6 junction 16
18. Carried out in accordance with the Flood Risk Assessment
19. Construction Management Plan
20. Wildlife friendly lighting scheme
21. Implementation of the proposed ecology scheme/measures in accordance with the Environmental Master Plans included with the Addendum ES.
22. Submission of a traffic management plan
23. Liaison Committee with Parishes to be established for construction phase
24. Submission of ecological mitigation and compensation method statement, informed by the ES produced in support of the application, which includes:
  - Construction mitigation method statement in respect of safeguarding of the *Town House Farm Wetland and Monneley Meadows Potential Local Wildlife Sites*
  - Habitat creation method statement for species rich and marshy grassland.
  - Specification for the re-establishment of in channel vegetation in the watercourses affected by the proposed development.



- Water vole mitigation and compensation strategy including de-culverting works and detailed design for habitat creation.
- Submission of detailed mitigation method statement of the removal of trees supporting bat roosts.
- Detailed design of new wildlife ponds.
- Timing of works to safeguard nesting birds
- Pre-commencement badger survey and submission of resided mitigation strategy.
- Detailed design for culverts to maximise permeability by wildlife including bats, water vole and otter.
- Submission of Construction Environmental Management plan to include: dust mitigation measures, restriction of working hours to avoid night time working, appointment of an on-site ecological clerk of works.
- Provision of Wych Elm as a food plant for White Letter hairstreak
- Inclusion of planting of larger specimen trees on southern side of carriageway at Bat Crossing Point 5 to form bat hop over.
- Detailed planting specification for delivery of tall woodland planting where the road is at grade or within an embankment to function as a deterrent to low flying barn owls and for bat hop overs.
  
- Submission and implementation of a 25 year habitat management plan and ecological monitoring strategy. For the avoidance of doubt this plan to include management to the Town House Farm Wetland Potential Local Wildlife Site.
- Wildlife friendly lighting scheme (as above).
- Implementation of the scheme in accordance with the Environmental Master Plans (Rev. 3 dated 4<sup>th</sup> August 2020).

In addition it was requested that an informative be included reference FP4 to divert under the existing footpath.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add Conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Management has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

(During consideration of the application, Councillor A Farrall left the virtual meeting and did not return. Prior to consideration of the following item, Councillor M Hunter vacated the Chair and Councillor S Gardiner took over as Chairman for the remainder of the virtual meeting).

## **22 BROOKS LANE (MIDDLEWICH) DEVELOPMENT FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT**

Consideration was given to the above report.

(Councillor M Hunter attended the virtual meeting and spoke in respect of the item).

Councillor M Hunter requested that the document be amended to include the provision of a marina for up to 50 berths. The Board considered this request and agreed to the amendment.

**RESOLVED**

1. The Board considered and noted the comments made on the final draft of the Brooks Lane (Middlewich) Development Framework SPD and the corresponding modifications proposed as set out in the Report of Consultation (Appendix 1).
2. That Cabinet be recommended to adopt the Brooks Lane (Middlewich) Development Framework (Masterplan) (Appendix 2) as Supplementary Planning Document subject to any reference within the document to the provision of a circa 20-berth marina being amended to the provision of a marina for up to 50 berths.

The meeting commenced at 10.00 am and concluded at 3.50 pm

Councillor M Hunter (Chairman)

Application No: 17/6366C

Location: Intertechnic Uk Ltd, Road Beta, Middlewich, CW10 0QF

Proposal: Outline proposal for a mixed use development including residential, cafe, marina and other ancillary works.

Applicant: Mr Peter Nunn

Expiry Date: 25-Sep-2020

## **SUMMARY**

**The proposed development forms part of Site LPS 43 Brooks Lane, Middlewich and as a result the principle of development is considered to be acceptable. LPS 43 supports development on this site through a masterplan led approach and the Brooks Lane SPD is now adopted and is a material consideration.**

**The matters of layout, scale, appearance and landscaping of the development are all reserved for later approval. The proposed development is in general conformity with the SPD but there are areas where further work and detail will be required (such as parking layout, connections, landscaping and street design). These details will be considered as part of the future reserved matter(s) applications on the site.**

**The development would provide a policy compliant level of affordable housing in accordance with Policy SC5 and this would be secured as part of a S106 Agreement.**

**Although the application is in outline form the development has the potential to bring extensive improvements to the appearance of the site from the Canal and Conservation Area and the designated and non-designated heritage assets. A further assessment would be undertaken at the Reserved Matters stage and at this stage there is no conflict with Policy SE7 of the CELPS and Policies BH4, BH5 and BH9 of the CLP.**

**The development would provide economic benefits through the provision of employment during the construction phase, new homes and benefits for local businesses in Middlewich. The development would comply with point 1 of SD1 which aims to create a strong, responsive and competitive economy for Cheshire East.**

**The impact upon education infrastructure would be neutral as the impact would be mitigated through the provision of a contribution. This is consistent with policies ID1 and ID2 of the CELPS.**

The site has limited ecological value and the impact upon protected species/ecology is considered to be neutral subject to the imposition of conditions to secure mitigation. The development would comply with Policy SE3 of the CELPS and NR4 of the CLP.

There is not considered to be any drainage implications raised by this development subject to the imposition of planning conditions. There is not considered to be any conflict with Policy SE13 of the CELPS

The impact upon trees is considered to be neutral at this stage and further details would be provided at the reserved matters stage.

The impact upon residential amenity/air quality and contaminated land could be mitigated through the imposition of planning conditions. There would be no conflict with SE12 of the CELPS or GR6-GR8 in terms of air quality or contaminated land.

There are concerns raised in relation to noise from the existing businesses in the area, particularly in relation to how external amenity areas of the proposed development would be affected. As explained within the report the site forms part of a strategic allocation within the CELPS and there is now an adopted masterplan SPD. It is anticipated that the noise environment in this area will be the subject of change as the wider development is brought forward. The noise concerns do carry significant weight against the scheme, but they are not considered to outweigh the compliance with the SPD and LPS 43. This balanced view is taken on the basis that further specific noise implications can be reviewed at the Reserved Matter stage in a detailed layout.

The layout of the open space would be secured at the Reserved Matters stage. Based on the submitted plan there would be a very small shortfall of open space. The provision of a NEAP, and contributions towards indoor and outdoor recreation will be secured at the Reserved Matters stage.

The archaeological implications would be mitigated through the imposition of a planning condition.

Subject to conditions the development would not impact upon the Canal in terms of water resource, navigational safety or structural integrity.

There would be no significant impact upon the PROW and the highways impact of the development would be acceptable subject to the S106 requirements to mitigate the proposed impact. The development does not conflict with Policies CO1 or CO2 of the CELPS or GR14-16 and GR18 of the CLP. However as noted above there are concerns over parking provision which would need to be resolved at the Reserved Matters stage.

On this basis the potential harm such as noise from the adjacent businesses is acknowledged, but on balance the development complies with the Development Plan as a whole and is recommended for approval.

## **RECOMMENDATION**

**APPROVE** subject to the completion of a S106 Agreement and conditions

## **PROPOSAL**

This is an outline planning application for a mixed use development including residential, cafe, marina and other ancillary works (access). Access is to be determined at this stage with all other matters reserved. The applicant has confirmed that the development is for up to 114 dwellings including 16 retirement apartments (reduced from 137 during the course of this application).

The access point to serve the site would be taken off Road Beta to the east of the site.

The development would be up to three stories in height. The development would include an 18 berth marina.

## **SITE DESCRIPTION**

The site of the proposed development extends to 2.89 hectares and is located to the west of Road Beta and to the east of the Trent and Mersey Canal with Booth Lane beyond. To the north and south of the site is existing employment development.

The site is relatively flat and includes an existing utilitarian employment building towards the frontage with Road Beta with a smaller building to the rear. The majority of the site is hardstanding and used for the storage of vehicles. The site includes an existing tree/landscape belt to the Trent and Mersey Canal.

Part of the site along the boundary with the Trent and Mersey Canal is located within a Conservation Area. To the south of the site is an area which is identified as a Local Nature Reserve. Public Right of Way (PROW) Middlewich 21 runs along Road Beta to the east of the site.

## **RELEVANT HISTORY**

16/3209C - Outline proposal for a mixed use development including residential, retail, cafes, access to marina and other ancillary works (access) – Refused 28<sup>th</sup> June 2017 for the following reason;

1. The proposed development in isolation would result in a piecemeal form of development which could result in a poorly planned development in advance of a masterplan led approach which will determine the precise nature and quantum of development for the wider site as required by Policy SL9 of the Cheshire East Local Plan Strategy and Policies DP1 and DP3 of the Congleton Borough Local Plan First Review. Without a masterplan the development would be piecemeal and it is not possible to determine whether the significant adverse noise impacts could be mitigated. Furthermore pedestrian/cycle links, green infrastructure, noise mitigation and open space for nature conservation and recreation cannot be secured. As a result the proposal does not represent sustainable development and is contrary to Policies DP1, DP3, DP8, GR1, GR2, GR6, GR7 and GR8 of the Congleton Borough Local Plan; Site SL9 and Policies SD1, SD2, SE1, SE6 and SE12 of the Cheshire East Local Plan Strategy.

36351/3 - Proposed alteration to existing industrial units, including re-cladding and subdivision of units – Approved 14<sup>th</sup> October 2003

33960/1 – Proposed development of up to 200 residential dwellings, canal boat marina with up to 150 moorings with associated facilities, car parking, landscaping and highway improvement including a new canal bridge – Refused 20<sup>th</sup> January 2004 for the following reasons;

- 200 dwellings does not constitute limited residential development and would severely reduce the opportunity to retain and include other employment uses
- Over-provision of dwellings on the site
- Failure to demonstrate a safe access, any improvements to the access and demonstrate that the traffic impact would not be adverse on the local highway network

28492/3 – Extension to existing buildings to provide additional covered assembly area and storage of parts for lorry cabs – Approved 25<sup>th</sup> October 1996

20459/3 – Extension to existing cab repair shop – Approved 6<sup>th</sup> February 1988

9829/3 – Proposed gatehouse – Approved 10<sup>th</sup> September 1979

8463/3 – Proposed extension to existing stores building, new cab repair shop and vehicle cleaning bay – Approved 27<sup>th</sup> February 1979.

7862/3 – Proposed research and development centre comprising: experimental workshop and cab development, engineering offices, canteen to serve whole of the site – Approved 3<sup>rd</sup> October 1978

6384/3 – Erection of single storey building to be used as training centre – Approved 21<sup>st</sup> March 1978

6383/1 – Erection of pump test building – Approved 7<sup>th</sup> February 1978

## **NATIONAL & LOCAL POLICY**

### **National Policy**

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

11. Presumption in favour of sustainable development.

59. Wide choice of quality homes

124-132 Requiring good design

### **Cheshire East Local Plan Strategy (CELPS)**

PG1 – Overall Development Strategy

PG2 – Settlement Hierarchy

PG7 – Spatial Distribution of Development

EG3 – Existing and Allocated Employment Sites

SC4 – Residential Mix

SC5 – Affordable Homes

CO1 - Sustainable Travel and Transport  
CO4 – Travel Plans and Transport Assessments  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE 1 - Design  
SE 2 - Efficient Use of Land  
SE 3 - Biodiversity and Geodiversity  
SE 4 - The Landscape  
SE 5 - Trees, Hedgerows and Woodland  
SE 6 – Green Infrastructure  
SE 7 – The Historic Environment  
SE 8 – Renewable and Low Carbon Energy  
SE 9 – Energy Efficient Development  
SE12 – Pollution, Land Contamination and Land Instability  
SE 13 - Flood Risk and Water Management  
IN1 – Infrastructure  
IN2 – Developer Contributions  
Strategic Location LPS43 – Brooks Lane, Middlewich

### **Congleton Local Plan**

The relevant Saved Policies are:

GR6–GR8 Amenity and Health  
GR9 - Accessibility, servicing and provision of parking  
GR14 - Cycling Measures  
GR15 - Pedestrian Measures  
GR16 - Footpaths Bridleway and Cycleway Networks  
GR17 - Car parking  
GR18 - Traffic Generation  
NR3 – Habitats  
NR4 - Non-statutory sites  
NR5 – Habitats  
RC2 – Protected Areas of Open Space  
RC7 – Water Based Activities  
RC8 – Canal/Riverside Recreational Developments  
RC9 - Canal/Riverside Recreational Developments (Moorings)  
DP1 – Employment Sites  
DP3 – Mixed Use Sites  
DP7 – Development Requirements  
DP8 – Supplementary Planning Guidance  
DP9 – Transport Assessments  
BH4-BH5 – Listed Buildings Effect of Proposals  
BH8-BH10 – Conservation Areas

### **Middlewich Neighbourhood Plan**

There is no Neighbourhood Plan covering Middlewich

### **Supplementary Planning Documents:**

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2017

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

Interim Planning Statement Affordable Housing

Brooks Lane (Middlewich) Final Draft Development Framework SPD

## CONSULTATIONS

**Canal & Rivers Trust:** Offer the following general advice;

- The marina requires the trusts agreement to connect and gain access to the waterway network. This will require an application process to the C&RT.
- The revised plan shows that the marina has increased in size and the waterfront buildings have been removed. This would allow for the retention of trees along the boundary, soften the development and open up views of the marina. The revised plan has improved visibility and space for craft entering/leaving the marina
- A condition is suggested to safeguard the structural integrity of the canal infrastructure
- Concern about the impact upon Brooks Lane Bridge a non-designated heritage asset. To help preserve the asset the Trust would prefer to see Brooks Lane Bridge reduced to a pedestrian/cycle bridge only and any vehicular access should be restricted to use Kinderton Street.
- The LPA should consider the imposition of a condition relating to a Construction Management Plan
- The D&A Statement makes positive references to the development utilising its canal side location. This is welcome subject to the final design of the proposed development.
- Further details would be required in terms of the proposed footbridge crossing. The siting of the footbridge may need to be reconsidered
- A condition is suggested in relation to contaminated land
- A condition is suggested in relation to surface water drainage
- A condition is suggested in relation to construction details of the marina access onto the canal
- It is important that the site is designed to avoid potential conflict between future residents and the existing business and Kingslock Chandlery Ltd.
- A number of informatives are also suggested.

**Environment Agency:** Comments made in relation to the contamination issues on the site. Conditions suggested.

**CEC Flood Risk Manager:** No objection subject to the imposition of planning conditions.

**United Utilities:** No objection subject to the imposition of planning conditions.

**Health and Safety Executive:** The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.

**CEC Strategic Housing Manager:** No objection.

**CEC Strategic Highways Manager:** The development is considered to be acceptable in highways terms subject to the following;



- A highways contribution of £300,000 towards the highway improvement scheme at the A54/King Street/Leadsmythy Street junction
- A highways contribution of £50,000 to fund traffic management measures along Brook Lane
- The provision of a Travel Plan and provision of a cycle/bus pass up to the value of £150/3 month period respectively.
- Conditions suggested relating to the construction of the access, Construction Traffic Management Plan and the provision of a footpath access connection from the site boundary to Booth Lane
- Informatives – the internal access is indicative and not the subject to formal approval at this time. The provision of the access will require the developer to enter into a legal agreement with CEC.

**CEC Environmental Health:** Conditions suggested in relation to Noise Impact Assessment and mitigation, construction management plan, a travel plan, electric vehicle charging points, Phase II Contaminated Land, contaminated land verification report, details of any soils imported to the site and works to stop if further unexpected contamination is discovered.

Informatives suggested in relation to hours of work and contaminated land.

**Cheshire Brine Board:** As the site is located outside of the consultation area the Board would not normally make any comments. However please be aware that there may be stability considerations relating to natural dissolution which are relevant to sites outside the Board's consultation areas which may require suitable risk assessment and mitigation.

**CEC POS:** Policy SE.6 table 13.1 sets out the open space requirements for this development.

The green infrastructure (GI) on site has increased since the revised plans reduced the number of dwellings. However this mainly improves the greening/landscaping of the scheme. The GI consists of a small pocket park for the retention of trees, landscaped areas, incidental verges, SUDS and urban greening adjacent to the canal.

The green corridor/linear park adjacent to the wildlife corridor running along the waterfront are the main focus of significant open space provision. It has a useable quality, allowing for the retention of mature trees, offering a green frontage and encouraging community cohesion. However it is disappointing further open space has not been allocated with the removal of the commercial area, most of which has been replaced with car parking and the increase in size of marina.

It is suggested that further informal amenity green space should next to the marina/parking area being central to the development therefore in line with policy. Should any trees have to be felled as part of the application which are suitable for use re-use in the form of art then they should be considered as part of the public art proposal.

It is extremely encouraging a Public Art Strategy has been submitted within the Design and Access Statement as this is something of great value. It states *local artists can be contacted to create a collaborative creative group and to engage in the site planning of Intertechnic.*

The NEAP required as part of this development should cater for predominantly older children but include opportunities for all ages. The facility should be to Fields in Trust standards including a minimum 30m separation between activity zone and boundary of the nearest dwellings.

A 'play area' is identified on the Proposed Site Plan. It is visible from Booth Lane and the waterfront but does not enjoy natural surveillance from dwellings within the site therefore this should be addressed. It is noted that approximately 8 parking spaces adjacent to the open space and play area. Parking in this location next to a children's play area where informal games such as ball games, tag etc. are likely to be played does not blend well with residents or their vehicles. These parking spaces should be removed.

The proposal will increase demand for outdoor sports facilities and a financial contribution is sought; £1,000 per family (2+ bed) dwelling and £500 per 2+ bed apartment.

An indoor recreation contribution of £20,540 will be required to improve fitness facilities and equipment at Middlewich Leisure Centre.

Should committee deem this application acceptable, full details of landscaping, levels, open space quantity, layout and design including formal play provision should be submitted at RM stage or by way of condition.

**CEC PROW:** The previous refusal states that the pedestrian/cycle links could not be secured. This remains the case.

The D&A Statement depicts a new cycling and pedestrian path between the site and Booth Lane. There is no evidence to suggest that the necessary permissions have been secured; there is no recorded public right of access along this route and therefore no certainty that this route could be delivered. Third party land ownership would be involved to create this route.

There is neither confidence nor demonstration of improved connectivity between the site and the facilities of the town for pedestrians and cyclists and no certainty to the deliverability of the new cycling/pedestrian path. It is not possible to conclude that the site is accessible or permeable for non-motorised users.

The Heads of Terms of any S106 Agreement should include a contribution to upgrade Middlewich Footpath No. 21 and these works would take the form of signage, access point furniture, minor surface works and vegetation clearance. The aspirations behind these improvements is to enable the route to be used by cyclist as well as pedestrians. However as Footpath 21 runs over land in the ownership of a third party the developer would be required to seek the consent of this third party.

**CEC Archaeology:** No objection – planning condition requested.

**CEC Education:** This development would be expected to generate up to 18 primary aged pupils, 15 secondary aged pupils and 1 child with Special Educational Needs. The following contributions should be secured:

Primary = No education contribution required

Secondary = £245,140

SEN = £45,500

Total = £290,640.

## **VIEWS OF THE PARISH COUNCIL**

**Middlewich Town Council:** No comments received.

## **REPRESENTATIONS**

Letters of objection have been received from 1 local household and 4 local businesses and 1 letter of concern has been received from a local business raising the following points:

### Principle of development

- The proposal will put homes into operational brownfield land
- It is not clear how many dwellings are proposed
- This development is not for the betterment of the community of Middlewich
- The previous reason for refusal is still relevant as no masterplan has been produced and no amendments have been made to the proposal
- Some local businesses have not been consulted in relation to this planning application
- The only change since the previous refusal is that the CELPS was adopted in July 2017
- It is important that the development of Brooks Lane is a masterplan led approach
- Objections have been made to the Brooks Lane SPD
- The development will result in a piecemeal form of development
- The application should be refused on the same basis as the previous application
- The development is contrary to the Development Plan
- The development is contrary to the NPPF
- The development is contrary to Policies GR1, GR2, GR6, GR7, GR8, RC7, RC8 and RC9

### Impact upon Existing Businesses/Jobs

- The impact upon the Moorings above Kings Lock will impact on the income and viability of the Kings Lock Chandlery. This could lead to a potential loss of jobs.
- The site is allocated for predominantly employment purposes.
- Loss of employment on this site is a significant material consideration in the development plan and the NPPF
- Centec is a highly specialised business and the costs of relocation are prohibitive due to the nature of the work conducted on the site. Centec is regulated by the HSE and is also subject to a COMAH classification
- In order for Centec to relocate it would require considerable support from CEC
- Centec has no intention of relocating and intends to stay on the Science Park part of Brooks Lane for the entire plan period. The master planning of the site needs to be taken into account.
- This application cannot be properly assessed until a masterplan has been agreed by the Council as required by LPS 43

### B2 uses are not a suitable neighbour for a residential development

- Centec has aspirations to move up to the next tier of COMAH. The LPA should ensure that planning decisions are not taken which undermine the ability of the business to operate successfully including achieving future aspirations to increase employment numbers
- THCL is one of a number of industrial businesses within the vicinity of the site which operate 24 hours a day and 365 days per year.

- THCL generates approximately 100 day and night vehicle movements. Other businesses require access for HGV movements outside conventional working hours. The adjacent business would give rise to air, noise and health impacts upon the future occupants.
- Should the application be approved then THCL will be forced to consider the potential risks of its continued use of the Depot when planning future operations in Middlewich

### Highways

- Road Beta is a private road and the impact of vehicles from the construction estate has not been considered
  - Road Beta is regularly blocked with HGV's accessing the chemical plant
  - Concern raised regarding the increase of traffic within the industrial estate and at the junction of Brooks Lane/A54
  - The previously requested contribution of £150,000 is not considered to be enough to mitigate the increase in traffic generated by the development
  - The impact upon the junction of Brooks Lane and the A54 has not been properly assessed
- The Transport Assessment has not been updated since the previous refusal

### Impact upon the Canal Network

- The marina is in very close proximity to Kings Lock. The Lock has waiting times of over 4 hours in summer months and adding to it would cause major delays
- Increased canal traffic would impact upon boats turning into the Shropshire Union Canal
- It is already very busy on the two moorings between Wardle Bridge and Kings Lock. The application does not provide sufficient information in relation to the current levels of canal traffic

### Amenity Issues

- People would not consider living on an industrial estate
  - A masterplan should demonstrate how the amenity of future occupiers will be protected by the existing commercial and industrial occupiers of the estate
- Noise should be assessed in principle at the outline stage
- A number of existing businesses would be retained on the wider site
  - No evidence of external noise mitigation measures can be found within the submitted application
  - The applicant has no control over the retained uses and consent can only be granted if an acceptable mitigation scheme is provided on land controlled by the applicant
  - A Noise Assessment has been produced by a local business and submitted in response to the application. This is critical of the noise testing which has taken place and concludes that the suggested noise condition 'does not fully protect the amenity of future residents, nor does it safeguard the interests of neighbouring businesses, and therefore does not comply fully with para 182 of the NPPF'
  - On the basis of the Hepworth Acoustics report the application should be refused
  - There is no assessment of odour contained within the application
  - The noise assessment has only been undertaken at two points on the site
  - No detailed noise measurements have been taken adjoining Rockford Stone.
  - As things stand the inadequacies within the submitted noise assessment could lead to a scenario where future residents could complain about noise emissions from the surrounding employment sites. This would be unacceptable to the adjacent business.
  - The impact caused by the adjacent noise needs to be fully assessed.

- The LPA should not put unreasonable restrictions on the existing businesses by allowing this development.
- Increased air pollution
- The noise assessment relies on incorrect assumptions to the baseline. The noise assessment does not make more than passing reference to the THCL depot.
- The proposed noise mitigation would not be sufficient to mitigate the impact.
- The application does not take into account the hazardous substances consent application submitted in June 2020 (20/2257C)

### Contaminated Land

- Concerns raised about the potential land contamination on this site (former chemical works on the site) and a nearby landfill site
- The proposed marina will require the canal to be dredged and this could lead to contamination from the base of the canal which is highly contaminated. This was identified as part of the dredging for the adjacent boatyard
- Asbestos has been found on the boatyard site in very close proximity to the site boundary
- The current Phase 1 Risk Assessment is inadequate for this development
- The Council's Environmental Health officer will need to be satisfied that the relevant tests of the NPPF are met and this should be submitted before planning permission is granted. If not the application should be refused.

## **OFFICER APPRAISAL**

### **Principle of Development**

The site is a previously developed site which lies within the Middlewich Settlement Boundary.

In terms of the Cheshire East Local Plan Strategy the site forms a small part of Site LPS43 Brooks Lane, Middlewich. This identifies that the development will be achieved through a masterplan led approach that will determine the precise nature and quantum of development that is appropriate for the strategic site. This is likely to include;

- The delivery of up to 200 homes
- The delivery of leisure and community facilities to the north of the site
- The provision of appropriate retail facilities to meet local needs
- The incorporation of green infrastructure including a green corridor and open space/equipped children's play space)
- The improvement of existing and provision of new pedestrian and cycle links
- The potential for a new marina
- The provision of land for a new railway station

LPS43 then goes on to identify the following site specific principles of development;

- The masterplan will need to consider the constraints such as the heritage constraints as well as opportunities for the site to provide a new railway station
- Pedestrian/cycle links set within green infrastructure
- Enhancements to the Trent and Mersey Canal corridor
- On site provision for open spaces for recreation/nature conservation
- Contributions towards public transport and highways improvements (including the A54 through Middlewich)
- Contributions towards education and health infrastructure

- Consideration of the impact upon the Cledford Lane Lime Beds Grade B Site of Biological Importance
- To determine the archaeological implications and the impact upon the Scheduled Monument
- Affordable housing provision
- Contribute to the long term conservation and enhancement of the Scheduled Monument
- Future policy development and master planning shall be informed by the suggested mitigation set out in the HIA prepared by the Councils Heritage and Design Team

As can be seen LPS43 requires a masterplan led approach to determine the precise nature and quantum of development on the site.

In line with LPS43, a development framework (masterplan) supplementary planning document (SPD) has been prepared.

Cheshire East Cabinet on the 8 September 2020 approved the Brooks Lane (Middlewich) Development Framework (Masterplan) as a Supplementary Planning Document ("SPD"). At the Cabinet meeting, a modification to the SPD was agreed so that references to 'circa 20 berths' is replaced with 'up to 50 berths' with reference to the potential marina noted in the SPD. The SPD is now a material consideration in decision making.

The vision within the SPD states that *'the site provides an exciting opportunity to deliver an attractive mixed-use development comprising new homes, leisure, community facilities, a potential new train station and a Marina. The transformation from industrial uses to a new mixed-use community could regenerate the canal-side, enhance the vitality of the Town Centre and provide significant benefits to the Middlewich community'*.

The new railway station for Middlewich which forms part of this allocation is further to the north-east and would be unaffected by this development.

The SPD identifies core elements of the Masterplan Framework (page 32) and this includes 'redevelopment of the site in the shorter-term (Phase 1), subject to securing an acceptable relationship between the employment and residential uses'. The Development Framework divides the 'short term opportunity' into two separate character areas the Marina Village and the Canal Village. The application site is located within the Marina Village character area.

Within the Congleton Borough Local Plan the site forms part of a mixed use development allocation under Policies DP1 and DP3. Policy DP3 allocates the site for employment/leisure/non-food bulky goods retail/community facilities.

The proposed development would meet the following requirements of the NPPF;

*'The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist (Paragraph 84)'*

It is also noted that there is other guidance within the NPPF which relates to this development and this includes matters such as the impact of pollution and health upon living conditions (para

180) and the impact upon adjacent businesses (para 182). Issues such as these will be considered as part of the assessment below.

It is clear that there are differences between the allocation within the Congleton Local Plan Policies DP1 and DP3 and the allocation within the Cheshire East Local Plan Strategy Location LPS43. In this case greater weight should be given to the site Cheshire East Local Plan Policy which signals the current up-to-date intentions for Middlewich.

### **Affordable Housing**

Information taken from Cheshire Homechoice shows there are currently 353 applicants who have selected the Middlewich lettings area as their first choice. These applicants require 154 x one bed, 96 x two bed, 69 x three bed, 18 x four bed and 16 x five bed units.

In order to meet the Council's Policy on Affordable Housing there is a requirement for 34 dwellings to be provided as affordable dwellings (22 units should be provided as rented units and 12 units as Intermediate tenure).

The applicant has confirmed that 30% of the units will be provided as affordable with the tenure split being 65% rented and 35% intermediate tenure (the mix of units will be determined at the outline stage). This is in line with the requirements of Policy SC5 of the CELPS and represents a benefit of this development.

### **Public Open Space**

Policy SE6 of the CELPS sets out the open space requirements for this development which includes a minimum requirement of combined amenity green space and children's play space of 40m<sup>2</sup> per family dwelling, 20m<sup>2</sup> for green infrastructure connectivity, 5m<sup>2</sup> for community food growth/allotments with developer contributions for outdoor sports facilities.

The green corridor/linear park adjacent to the canal is the only open space provision of useable quality, allowing for the retention of mature trees (which may be removed as part of the remediation of the site), offering a green frontage and encouraging community cohesion. The useable open space on site measures approximately 4,250sqm against a policy requirement of 4,560sqm (based on 114 x 40sqm). In this case it should be noted that the submitted plans identify an area of 10,147.5sqm of public open space but this includes space around the apartment blocks, landscaping and unusable strips of land. The final level of open space and its layout will be determined at the Reserved Matters stage.

A Neighbourhood Equipped Area for Play (NEAP) would be required as part of this development should cater for predominantly older children but include or is combined with opportunities for all ages. The facility should include a minimum 30m separation between activity zone and boundary of the nearest dwellings. A play area is specified on the submitted plans but this is not of sufficient size to accommodate a NEAP and it is unclear if the separation distances can be met.

### Outdoor Sports Provision

Both Policy SE6 and SC2 require appropriate sports facilities. The proposal will increase demand on existing facilities and as such a financial contribution towards off site provision will be required. The financial contribution is required at a rate of £1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment. The funds would be used in line with the Council's adopted Playing Pitch Strategy and the FA's Local Football Facilities Plan.

### Indoor Sports Provision

Policies SC1 and SC2 of the Cheshire East Council Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute towards indoor recreation.

In this case contributions would be required to improve the quality and number of health and fitness provision/stations at Middlewich Leisure Centre. In this case there has been a request for a contribution of £20,540. This would be secured as part of a S106 Agreement.

### **Education**

An application of up to 98 dwellings (minus the 16 retirement apartments) is expected to generate 18 primary aged children, 15 secondary aged children and 1 SEN child.

The Education Department have confirmed that there is capacity to accommodate the primary school children generated by this development. As a result there is no requirement for a primary school contribution.

In terms of secondary school education, there is a shortfall of provision in Middlewich and this development will exacerbate the issue. As a result the 18 secondary school children generated by this development cannot be accommodated within the local secondary schools. As there are capacity issues at these local schools the education department has requested a contribution of £245,140 to mitigate the impact of this proposed development. This will be secured via a S106 Agreement should the application be approved.

The Councils Education department have confirmed that SEN children in the Borough cannot be accommodated under current provision and some children are currently being educated outside the Borough. A contribution of £45,500 is required based on the increase in population. This will be secured via a S106 Agreement should the application be approved.

### **Residential Amenity**

In this case the Congleton Borough SPG requires the following separation distances:

21.3 metres between principal elevations

13.8 metres between a non-principal and principal elevations

It should also be noted that the recently adopted Cheshire East Design Guide SPD also includes reference to separation distances and states that separation distances should be seen as a guide rather than a hard and fast rule.

Figure 11:13 of the Design Guide identifies the following separation distances;



21 metres for typical rear separation distance  
18 metres for typical frontage separation distance  
12 metres for reduced frontage separation distance (minimum)

In terms of the surrounding residential properties, these are to the opposite side of the canal. The application is outline and there is no reason why adequate separation distances could not be provided to the adjacent properties and between the proposed dwellings.

Internally within the site some of the indicative separation distances fall below the required standards. As layout, scale and appearance are reserved matters these issues will be dealt with as part of the Reserved Matters application and it is considered that adequate interface distances in line with the Cheshire East Design Guide could be achieved.

### **Noise**

The applicant has submitted a Noise Assessment (NA) in support of this application.

The impact of the noise from existing noise sources upon the proposed development has been assessed in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.

#### Background

The acoustic environment at this location is substantially affected by:

- Industrial/commercial noise from the adjacent Brooks Lane Industrial Estate and
- The A533 (Booth Lane)

CCP Building Products Limited (Cheshire Concrete Products) is referenced as a major noise source. CCP is a permitted installation under the Environmental Permit Regulations (EPR) regime for the: Blending cement in bulk or using cement in bulk other than at a construction site, including the bagging of cement and cement mixtures, the batching of ready mixed concrete and the manufacture of concrete blocks and other cement products. It holds a Cheshire East Council EPR Permit Reference: PPC 24A. All activities are carried out in the open yard. CCP has no hours of use restriction.

#### Indoor Acoustic Environment

The submitted NA identifies construction details will protect the internal acoustic environment. This includes a specification for external wall construction, double glazing specification (windows to be should be sealed and non-opening), passive ventilation and roof construction specification. If these mitigation measures are applied then it will offer sound levels at habitable rooms that are at or below the BS2833:2014.

#### Outdoor Acoustic Environment

BS8233:2014 states that for private gardens it is desirable that the external noise level does not exceed 50dB LAEQ with an upper value of 55dB LAEQ (which would be acceptable in noisier environments). However it also goes onto state that it is recognised that these guidelines are not

achievable in all circumstances where development might be desirable (such as city centres or urban areas adjoining the strategic transport network). In these locations a compromise between elevated noise levels and other factors (such as making efficient use of land) might be warranted. In such scenarios development should be designed to achieve the lowest practicable levels.

Using BS8233:2014 the submitted NA identifies that the minimal adverse impacts between 2 and 7dB(A) respectively above the 55 and 50dB(A) external amenity preferred maximums. The NA states that mitigation is realistically possible by the use of 2m high timber acoustic fencing which would typically give a sound reduction of 5-8dB(A).

BS4142:2014, 'Methods for Rating and Assessing Industrial and Commercial Sound', describes methods for rating and assessing sound of an industrial and/or commercial nature and includes sound from fixed installations which comprise mechanical and electrical plant and equipment. Outdoor sound levels are used to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which the sound is incident.

Using BS4142:2014 the submitted NA indicates a 'significant adverse impact on external residential amenity when considering what are thought to be industrial sound sources from the adjacent CCP site operating through the night'.

A BS4142:2014 impact assessment should not be confused with the BS8233:2014 impact assessment when referring to an impact assessment for external amenity. BS4142:2014 is concerned with the audibility of specific industrial and/or commercial noise sources at the most sensitive times (when background noises are at their quietest).

The NA states that the major contribution will be from HGV raw materials and fork lift activities at the neighbouring CCP site. The NA then states that the 2m acoustic fence will offer some benefits but 'will come nowhere near the required 23 to 26 dB(A) noise reduction required'.

The NA then states that the most effective mitigation to eliminate sensitive external areas along the northern boundary would be by building a continuous line of flats with no external gardens to this boundary and the northern facades including windows serving bathrooms, kitchens, stairways and corridors. Clearly this is not an acceptable solution from a design point of view.

Appendix E of the submitted NA identifies the following noise sensitivity plan;



The areas highlighted orange are of the highest sensitivity and should include no external amenity space or balconies. The area highlighted blue are of medium sensitivity external amenity space is permitted with acoustic mitigation. The area highlighted green has the lowest sensitivity external amenity space which is unaffected by surrounding noise sources.

The NA then refers to the need and desire for a development on this site and this would include a development of the CCP site.

### Third Party Noise Comments

There are a number of objections from local businesses raising noise issues and one objector has submitted a Technical Review of the applicants Noise Assessment. This concludes that *'the noise report has a number of inadequacies such that further noise assessment work should be undertaken prior to consideration of the planning application at Committee. As is stands, the findings of the BS4142 assessment highlighted in this review should be of concern to the Environmental Health Officer who is the internal consultee on environmental noise matters'*.

## Noise Conclusion

Both the applicants Noise Assessment and the objectors Technical Review have been considered by the Councils Environmental Health Officer.

The Environmental Health Officer has stated that the third party technical review does highlight the potential for future concerns. The EHO states that as part of any planning permission that the applicant needs to revisit the noise assessment and proposed mitigation so that future businesses and residents are not affected by either.

In the noise assessment it is noted that CCP will give rise to a significant adverse effect. However it is anticipated that the CCP site will be developed as part of the wider development

identified within LPS43 (the CCP site is identified within as a 'Short Term Opportunity' within the masterplan).

On this basis the Environmental Health Officer has suggested the imposition of a planning condition for a detailed acoustic mitigation scheme demonstrating compliance with BS8233:2014 to be submitted at the Reserved Matters stage. This will ensure that required noise standards can be achieved internally and within private amenity spaces (and will consider the position of the adjacent employment uses at that time).

In conjunction with the above proposed condition at or before reserved matters stage, an additional attended noise assessment shall be undertaken to undertake a BS4142 assessment in order that the future design protects existing businesses and does not impose an impact on their existing operations

The exact details of the mitigation scheme will depend on the final layout and other circumstances, and at this time it is not possible to determine the nature of the acoustic scheme. It is for the applicant to ensure that any acoustic mitigation scheme meets the acoustic requirements above, and is also acceptable in terms of other planning considerations (such as visual amenity).

## **Air Quality**

An Air Quality Impact Assessment has been submitted as part of this application. Policy SE12 of the CELPS states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 170 of the NPPF and the Government's Air Quality Strategy.

The applicant has provided an Air Quality Assessment in support of this application. The report considers whether the development will cause an increased exposure to airborne pollutants, particularly as a result of additional traffic and changes to traffic flows. A number of modelled scenarios have been considered within the assessment. These were:

- 2019 Base
- 2020 2019 Base + other committed developments in the area
- 2021 2019 Base + other committed developments + this development

The assessment uses the Defra emissions factor toolkit and ADMS to model NO<sub>2</sub> and PM<sub>10</sub> impacts from additional road traffic associated with this development. An air quality damage cost calculation has also been undertaken. The damage costs associated with emissions arising from vehicle movements from the development for 5 years have been calculated by the Environmental Health Officer. The cost of mitigation to be implemented to offset the impact of emissions should reflect this value.

The report concludes that the air quality impacts as a result of the construction, operational and cumulative effects of the development would have a moderate adverse impact on five receptors in the area, a minor adverse impact on one, and a negligible impact on a further fourteen receptors. The report further concludes that mitigation measures will be required to limit the impact of the development.

There is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality. Poor air quality is detrimental to the health and wellbeing of the public and also has a negative impact on the quality of life for sensitive individuals.

It is considered appropriate that mitigation should be sought in the form of direct measures to reduce the adverse air quality impact. The Air Quality Assessment also states that the developer should implement an adequate demolition and construction dust control plan to protect sensitive receptors from impacts during this stage of the proposal and there has also been a Travel Plan submitted in support of the development.

As part of any future reserved matters application the developer should submit information relating to travel planning, dust control, low emission boilers and electric vehicle charging points.

### **Contaminated Land**

The application includes new residential properties which are a sensitive end use and could be affected by any contamination present or brought onto the site. The Contaminated Land team has no objection to the above application subject to the following comments with regard to contaminated land.

Further investigations have been undertaken on site, this work has identified significant contamination issues including widespread Asbestos, Poly Aromatic Hydrocarbons (PAHs), Trichloroethylene (TCE) and Chloromethane (Vinyl Chloride), Lead and Mercury. Contamination is present both in the soil and the groundwater.

Further investigative work is required to fully understand the risks posed by the site. This should include boreholes to gain a better appreciation of the risks to controlled waters and it is likely that Detailed Quantitative Risk Assessments (DQRA) will be required. Such works will need to be undertaken post demolition and the removal of hard standing.

The Contaminated Land team have liaised closely with the Environment Agency and as such have combined the suggested conditions with respect to contaminated land. There is also a suggested condition from the Canal and Rivers Trust in relation to contaminated land.

### **Public Rights of Way**

There are no public footpaths crossing the site although PROW Middlewich 21 runs along Road Beta adjacent to the site. The PROW Team have stated that it appears unlikely that this development would affect the PROW.

In this case the PROW Team have requested a contribution to upgrade PROW Middlewich 21 and these works would take the form of signage, access point furniture, minor surface works and vegetation clearance. These works have been costed at £5,000 and will be secured as part of a S106 Agreement.

LPS43 identifies that the development should *'incorporate pedestrian and cycle links set within green infrastructure, which connects and enhances links to existing employment, residential areas, shops, schools, health facilities, recreation and leisure opportunities and the town centre'*.

There is also guidance within the SPD which states that there is '*potential to provide new pedestrian/ cycle routes through the Site, including new canal-side footpaths*'. The submitted plans now show the provision of pedestrian and cycle links within the site and to the boundaries of the red-edge it is considered that an acceptable scheme in compliance with the SPD can be secured at the Reserved Matters Stage.

The SPD figure.20 identifies the provision of a pedestrian and cycle route within the site and this includes a link across the canal onto Booth Lane. This is referred to within some of the supporting reports for this application but is not clearly identified on the submitted site plan. There is no evidence to suggest that the necessary permissions have been secured; there is no recorded public right of access along this route and therefore no certainty that this route could be delivered. Third party landownership would be involved to create this route. A condition will be attached to ensure that investigations continue and that details are provided as part of the Reserved Matters application.

### **Impact upon the Trent and Mersey Canal**

The proposed marina would have 18 berths (increased from 12 during the course of the application) and the potential for a new marina is identified within Policy LPS43. The SPD identifies that the marina would have 'up to 50 berths'. A development of an 18 berth marina would comply with this.

The SPD also states that '*the marina is positioned with its longest edge adjacent to the canal to ensure maximum physical and visual connectivity with the waterway which will be favoured by canal boat users*'. The revised plans show that this would be the case.

The Canal & River Trust has confirmed that there is no objection to this development from a water resources perspective due to the small number of berths involved.

The Canal and River Trust have stated that the siting of the entrance to the marina is acceptable in principle. However boat turning within the marina would need to be demonstrated and a condition has been suggested. This would be agreed as part of the Reserved Matters phase.

In terms of the structural integrity of the canal during the construction phase the Canal & Rivers Trust have suggested the imposition of a planning condition to deal with this matter.

The Canal and River Trust have also suggested conditions to protect the Trent and Mersey Canal in terms of contaminated land and surface water drainage. These conditions will be imposed should the application be approved.

### **Impact upon Built Heritage**

#### Scheduled Ancient Monument

The Scheduled Monument (known as Murgatroyd's Brine Works) is a considerable distance to the north-east of the site with a number of intervening employment units. This development would not impact upon the Scheduled Monument.

#### Listed Buildings

The nearest Listed Buildings/Structures to this development are Trent and Mersey Canal Kings Lock (Grade II), Trent and Mersey Canal Bridge Number 167 (Bridge at Kings Lock) (Grade II) and Trent and Mersey Canal Bridge Number 168 (Bridge at Booth Lane) (Grade II). All 3 listed structures are located to the north-west of the site. The bridge at Brooks Lane is not a listed structure but is considered to be a non-designated heritage asset.

This is an outline submission with all matters (excluding access). Given the existing industrial nature of the site if the development is constructed in compliance with the Brooks Lane SPD then the proposed development is likely to preserve and enhance the setting of the nearby listed structures.

### Conservation Area

The Trent and Mersey Canal and a small section of the application site to this boundary are located within a Conservation Area. The non-designated heritage asset Brooks Lane Bridge is also within the Conservation Area.

The site is currently part of the Brooks Lane Industrial Estate and presently contains two large Intertech industrial units and associated hard standing; the buildings are unsuitable for retention and conversion. The outline proposal does effectively open up the canal side and would maximise the potential of this key heritage asset, indeed the way in which the canal heritage is the driver for this development enhancing the Trent and Mersey Canal Conservation area is very positive aspect of this scheme. However as this is an outline application the final details will only be secured at the Reserved Matters stage.

The Canal & River Trust have raised concerns over the continued use of Brooks Lane Bridge for vehicular traffic and they have stated that it is their preference that the bridge is only used for pedestrian and cyclist movements. This suggestion does not comply with the SPD which identifies Brooks Lane Bridge as a secondary access point.

### **Archaeology**

This application is supported by an archaeological desk-based assessment which was prepared by Humble Heritage Ltd on behalf of the developers. The report considers information held in the Cheshire Historic Environment Record (CHER) and also describes the results of an examination of aerial photographs and historic mapping, including the Middlewich and Newton Tithe map of 1848 and Ordnance Survey maps from the 19th-century onwards. The report concludes that the proposed development area does have some potential to yield below ground archaeological deposits. The report draws particular attention to the Canal Boat Yard located at the south-western extent of the site, which is depicted on the 1848 tithe map, in addition the line of the King Street Roman Road, which runs along the north-eastern extent of the proposed development area.

Whilst the report has not identified any archaeological grounds for refusal of planning consent, the groundworks associated with the proposed development would lead to the destruction of any surviving below ground archaeological remains associated with the Boat Yard and Roman Road. Therefore Cheshire Archaeology Planning Advisory Service (APAS) would advise that a

programme of archaeological mitigation be made as a condition of any planning permission which might be granted. In this instance the mitigation would take the form of:

- A developer funded watching brief, during relevant ground works (initial ground clearance, topsoil stripping & excavation of footings) across the line of the Roman Road, including a 15m wide buffer zone.
- a strip, map and record exercise across the site of the Boat Yard, whereby an area measuring 50m by 50m would be stripped using a suitable machine under archaeological supervision and control, down to the first archaeological layer, after which excavation would proceed by hand. An agreed excavation and recording methodology would then be implemented to excavate and record those archaeological features/layers that survived.

The results of this work would then be written up into a report, to be submitted for inclusion in the Cheshire Historic Environment Record. The work may be secured by the imposition of a planning condition.

### Design

The application is outline with details of scale, layout, appearance and landscaping to be determined at a later date. In support of this planning application, a Design and Access Statement has been provided (but this application was submitted before the Masterplan SPD was drafted).

The importance of securing high quality design is specified within the NPPF and paragraph 130 states that:

*'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development'.*

The development site would have a density of 39 dwellings per hectare. This is considered to be reasonable on this site and complies with the SPD (the site is within the Marina Village Character Area where a density of c.40dph is identified).

The character of the Marina Village will be heavily influenced by the provision of a new canal boat marina which is proposed as part of this application in compliance with the SPD. Page 34 of the SPD identifies that new development will be positioned immediately adjacent to the marina and will comprise a range of house types from 2.5 storey town houses and 3 storey apartment blocks (page 58 says 2-3 storeys). This development proposes 2-3 storey development and complies with the SPD.

The importance of the marina will be emphasised through the provision of a high-quality public realm and landscaping alongside the potential for the occasional commercial use (i.e. small café with seating area). The commercial uses have been reduced as part of this application and the provision of a small café is now proposed in compliance with the SPD.



The proposed residential development is orientated to avoid directly overlooking the dry dock. This would comply with the requirements of the SPD.

The SPD identifies that the amenity standards will be protected by the provision of adequate separation distances and well considered landscape design. This will be considered as part of the Reserved Matter application.

The parking provision on the development is considered within the highways section below. In design terms there are concerns that the car-parking provision on the development is largely to the front of the proposed dwellings. This has the potential to dominate the street-scene and cause harm to the character of the development. However, the matter will be considered in greater detail at the Reserved Matters stage.

The SPD identifies that the internal street design should be in accordance with the CEC Design Guide. Again this matter will be considered as part of the Reserved Matters stage.

The scheme has the potential to respect the heritage of the site in particular by revitalising the waterside, creating a new marina and respecting the industrial character of the area. Although this is an outline application considerable work has been undertaken to ensure that the proposal is for a place with a locally inspired and distinctive character and this is well explained in the Design and Access Statement.

The opening up and proper utilisation of the Trent and Mersey Canal, the incorporation of a mix of uses alongside housing and the bold approach to design that draws heavily from the local context are all warmly welcomed. It is however an outline application and it is considered that an appropriate design solution can be secured at the reserved matters stage.

### **Highways**

This is an outline application with all matters reserved except for access. The proposal is to be accessed from Road Beta by a priority type access.

#### Access

A key component of a development proposal is to provide a safe and suitable access for all highway users both vehicular and pedestrian. The proposals have been audited against this requirement and there is no objection to the safety of the access.

#### Network Capacity

The Transport Assessment submitted with the application has considered two junctions on the highway network that would likely be influenced by the traffic generated by the development.

The junctions assessed by the applicant are at the following locations:

- Brooks Lane/Road Beta
- Brooks Lane/A54 Kinderton Street

The traffic impact of the proposed development has been quantified in the supporting Transport Assessment which has been subject to audit by Cheshire East Council highway officers.

This audit has involved dialogue with the applicants transport consultant to overcome concerns raised over the transport impact of the application. As part of these discussions the traffic impact of the development has been assessed utilising modelling software at various junctions in particular the A54/Leadsmythy junction where the development will impact on a junction that suffers from peak time capacity constraint.

These discussions have been undertaken in the spirit of NPPF placing obligation on Highway Authorities to work with developers to find solutions to transport concerns of proposals through the securing of mitigations or financial contributions to mitigations rather than resisting the application. In accordance with the NPPF the Head of Strategic Infrastructure would only resist the application where the impact of the development could be determined as severe.

The results of this analysis have shown the development would be acceptable in highway terms subject to a S106 contribution of £300,000 towards a proposed improvement scheme at A54/Leadsmythy Street/Kings Street junction which has been designed by Cheshire East Council.

In addition, due to increased traffic utilising Brooks Lane as a result of the development , the Head of Strategic Infrastructure has requested a contribution of £50,000. This would help to mitigate the impact through the provision of the additional traffic management measures. This contribution would be secured as part of a S106 Agreement.

The comments raised by the C&RT in relation to the Brooks Lane Bridge are noted; in this case the bridge is owned by the Canal and River Trust and the surface carriageway over is part of the adopted highway. The submitted TA identifies that the net additional vehicle movements over the bridge would be low and no objection has been raised in relation to this issue by the Head of Strategic Infrastructure.

### Walking & Cycling

An indicative walking link to Middlewich Town Centre and bus services via Kings Lock is referred in the supporting Transport Assessment. This link is an important element in ensuring the sustainable nature of the development making it a convenient and attractive option and the development needs to facilitate this link as a minimum.

The National Cycle Network runs through Middlewich providing longer distance cycle opportunities to Winsford/Sandbach. Links to ensure good internal connectivity will be assessed as part of the reserved matters application when the layout will be considered in detail.

### Public Transport

A half hourly bus service Monday to Saturday running to Sandbach/Crewe and Winsford/Northwich runs along Booth Lane (A534) adjacent to the site but on the opposite side of the canal hence the foot connection via Kings Lock is an important element in accessing the development by public transport.

## Travel plan

A travel plan has been submitted which proposes single car occupancy reductions of 10-15% over the first 5 years of the development assisted by the appointment of a future Travel Plan Co-ordinator who will promote and implement the measures described in the framework plan. The proposed householder travel plan information pack issued to all new first occupation residents must include a cycle voucher that can be redeemed in exchange for a bike worth up to £150.00 and a travel voucher that can be redeemed in exchange for a 3 month bus pass valid on services connecting the development to surrounding destinations. This can be secured via Section 106 agreement.

## Car Parking

The SPD emphasises that the residential dwellings will be provided with parking in compliance with the CELPS Parking Standards. The CEC Parking Standards require 1 parking space for a 1 bedroom unit and 2 spaces for 2+ bedroom units. Based on the indicative site plan there would be a shortfall of spaces within the development for the apartments. This is a weakness in the design but the issue will be considered in more detail at the Reserved Matters stage.

As stated within the design section it is considered that the car-parking provision on the development is largely to the front of the proposed dwellings. This has the potential to dominate the street-scene and cause harm to the character of the development. However the matter will be considered in greater detail at the Reserved Matters stage.

The submitted plans identify that car parking would be provided for canal users and this would comply with the SPD.

## Highways Summary and Conclusions

A Transport Assessment has been used to assess the impact of this development and it is not considered that this represents a severe impact to warrant refusal of the application. It is considered that a safe and suitable site access can be achieved for all.

## **Trees and Hedgerows**

The trees on the site have not been resurveyed since original survey in September 2016.

On the basis of the revised masterplan, the report provides comments to the effect that all existing trees can be retained as part of the development and that no trees will be impacted by remediation. The report indicates that tree grades have not been revised and that the issue has been addressed by amending the layout to ensure that all trees are retained, irrespective of their value.

Elsewhere within the application is a reference that the proposals will require the removal of some trees in the canal side shelterbelt. This may not have been corrected since the original report.

The relationship between trees and proposed development would have to be considered in further detail at reserved matters stage.

It appears that further ground investigations are sought by the Council's contaminated land officer and that final remediation proposals are not agreed. On this basis, it is unlikely a definitive view can be taken on arboricultural impacts associated with remediation works at this stage.

## **Landscape**

The site is a brownfield site within the settlement boundary which includes a number of utilitarian employment buildings. The SPD identifies a number of key landscape issues which should be addressed as follows;

- High quality public realm adjacent to the marina
- Buffer planting and land-forming along the eastern edge of the Character Area between the new residential development and the retained/enhanced employment.
- Retention of existing landscape features including mature trees between the marina and the canal.
- Scattered tree planting to property frontages and native hedgerow planting to front boundaries.
- New landscape planting along Road Beta.
- Canal side park – separating new development from the retained canal basin.

As landscape is a Reserved Matter these issues will be considered at the reserved matters stage (although the indicative plans do show a buffer to the eastern boundary of the site with Road Beta and a canal side park).

## **Ecology**

The application site is located in an area of Middlewich known to support a number of protected/priority species. However the habitats on this site are for the most part of limited Nature Conservation value. The application site is also located adjacent to the Cledford Lane Lime Beds Local Wildlife Site. The proposed development would however retain a buffer of semi-natural habitat adjacent to the Local Wildlife site and the Councils Ecologist advises that there are unlikely to be any significant effects on this designated site.

The trees along the boundary with the Trent and Mersey Canal are likely to provide both suitable foraging/commuting habitat for bats and potential roosting opportunities. The loss of these trees could have an adverse effect on the local bat population. In this case the plans show the retention of these trees.

Subject to the imposition of planning conditions the impact upon ecology is considered to be acceptable.

## **Flood Risk**

The application site is located within Flood Zone 1 (low probability of river/tidal flooding) according to the Environment Agency Flood Maps. A Flood Risk Assessment (FRA) has been submitted as part of this application.

The current site is largely occupied by existing building and hardstanding with large areas of impermeable surfacing.

Any discharge to the canal network must be formally agreed with the Canal and Rivers Trust attaining the relevant consents to discharge. Any proposed discharge to public sewer must be agreed with United Utilities and the Lead Local Flood Authority.

The Environment Agency, United Utilities and the Councils Flood Risk Manager have been consulted as part of this application and have raised no objection to the proposed development subject to the imposition of planning conditions.

As a result, the development is considered to be acceptable in terms of its flood risk/drainage implications.

### **Impact upon Hazardous Installations**

The representations received refer to the potential safety implications due to the location of a number of adjacent businesses including Centec (a chemical manufacturing and recovery business located on the Science Park at Brooks Lane). These concerns have been noted and in this case the Health and Safety Executive (HSE) have been consulted on this application and the HSE has stated as follows;

*‘The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site’*

In this case there are two undetermined applications for Hazardous Substances Consent within the vicinity of the site (20/2257C and 20/2258C). As both are undetermined they cannot be material considerations. The HSE website identifies that they will consider the hazards and risks which the hazardous substance may present to people in the surrounding area, and take account of existing and potential developments, in advising the LPA on whether or not consent Hazardous Substances Consent should be granted.

On this basis there are not considered to be any objections in terms of the safety of the future occupiers of the proposed development.

### **Brine Subsidence**

Cheshire Brine Subsidence Compensation Board have been consulted on this application and have stated that as the site is located outside of the consultation area the Board would not normally make any comments. However there may be stability considerations relating to natural dissolution which are relevant to sites outside the Board’s consultation areas which may require suitable risk assessment and mitigation. An informative will be attached to any approval to advise the applicant of these comments.

### **Economic Benefits**

From a visitor economy point of view and relating specifically to the new marina development this is in line with the Cheshire East Visitor Economy Strategy agreed by Council in 2016.

The visitor economy contributes to jobs, growth and prosperity, both in its own right and in its contribution to Cheshire East's 'Quality of Place'. The ambition is focussed around continuing to maximise growth of the visitor economy, whilst ensuring greater prosperity across the widest number of communities that will lead to greater wellbeing for both residents and visitors. Tourism can be a force for good both in economic terms but also as an essential contributor to the excellent quality of life and place Cheshire East offers. This is a key factor not only in decisions to visit but also in decisions to settle and to invest.

The Cheshire East Visitor Economy Strategy (2016-2020) articulates strategic themes that help to guide the identification of priorities in seeking to maximise the contribution of the visitor economy. It also identifies strategic priorities including developing a distinctive rural tourism offer and profiling a quality food & drink offer in Cheshire East.

The proposed development will help to maintain a flexible and responsive supply of land for housing as well as bringing direct and indirect economic benefits to Middlewich including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

The comments raised in relation to the loss of the existing employment site are noted. However in this case the site is part of a strategic allocation (LPS43) and there is an adopted SPD for this site. On this basis it can be demonstrated that there is a case for alternative development on this existing employment site to meet the sustainable development objectives set out in policies MP1, SD1 and SD2. As a result the development does not conflict with Policy EG3 of the CELPS.

As a result it is considered that the economic benefits of this development weigh in favour of the proposed development.

### **CIL Regulations**

In order to comply with the Community Infrastructure Regulations 2010 it is necessary for planning applications with planning obligations to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The development would result in increased demand for secondary school places in the area and SEN in Cheshire East where there is very limited spare capacity. In order to increase capacity of the school(s) which would support the proposed development, a contribution towards secondary school education and SEN is required. This is considered to be necessary and fair and reasonable in relation to the development.

The development would result in increased highway movements and there are currently capacity issues at A54/King Street/Leadsmithy Street whilst Brooks Lane is in need of traffic management. In order to increase capacity and mitigate the impact of the development, a contribution towards the Councils scheme of improvements at the A54/King Street/Leadsmithy Street junction is required together with a contribution to provide traffic management along

Brooks Lane. This is considered to be necessary and fair and reasonable in relation to the development.

As explained within the main report, the contribution to the PROW and the Travel Plan requirement will improve the sustainability credentials of this site and is necessary, directly related to the development and fair and reasonable.

The provision of open space, a NEAP, and contributions to outdoor and indoor sports provision are all required in planning policy. These are all required to mitigate the impact of this development and to support the health and well-being of the future occupants of the development. These requirements are considered to be necessary, fair and reasonable.

On this basis the S106, recommendation is compliant with the CIL Regulations 2010.

### **PLANNING BALANCE**

The proposed development forms part of Site LPS 43 Brooks Lane, Middlewich and as a result the principle of development is considered to be acceptable. LPS 43 supports development on this site through a masterplan led approach and the Brooks Lane SPD is now adopted and is a material consideration.

The matters of layout, scale, appearance and landscaping of the development are all reserved for later approval. In this case the development does generally conform with the SPD but there are areas where further work and detail will be required (such as parking layout, connections, landscaping and street design). These details will be considered as part of the future reserved matter(s) applications on the site.

The development would provide a policy compliant level of affordable housing in accordance with Policy SC5 and this would be secured as part of a S106 Agreement.

Although the application is in outline form the development has the potential to bring extensive improvements to the appearance of the site from the Canal and Conservation Area and the designated and non-designated heritage assets. A further assessment would be undertaken at the Reserved Matters stage and at this stage there is no conflict with Policy SE7 of the CELPS and Policies BH4, BH5 and BH9 of the CLP.

The development would provide economic benefits through the provision of employment during the construction phase, new homes and benefits for local businesses in Middlewich. The development would comply with point 1 of SD1 which aims to create a strong, responsive and competitive economy for Cheshire East.

The impact upon education infrastructure would be neutral as the impact would be mitigated through the provision of a contribution. This is consistent with policies ID1 and ID2 of the CELPS.

The site has limited ecological value and the impact upon protected species/ecology is considered to be neutral subject to the imposition of conditions to secure mitigation. The development would comply with Policy SE3 of the CELPS and NR4 of the CLP.

There is not considered to be any drainage implications raised by this development subject to the imposition of planning conditions. There is not considered to be any conflict with Policy SE13 of the CELPS

The impact upon trees is considered to be neutral at this stage and further details would be provided at the reserved matters stage.

The impact upon residential amenity/air quality and contaminated land could be mitigated through the imposition of planning conditions. There would be no conflict with SE12 of the CELPS or GR6-GR8 in terms of air quality or contaminated land.

There are serious concerns raised in relation to noise from the existing businesses in the area. As explained within the report the site forms part of a strategic allocation within the CELPS and there is now an adopted masterplan SPD. It is anticipated that the noise environment in this area will be the subject of change as the wider development is brought forward. The noise concerns do carry significant weight against the scheme, but they are not considered to outweigh the compliance with the SPD and LPS 43. The noise implications can be reviewed at the Reserved Matter stage and the position may have changed at this point.

The layout of the open space would be secured at the Reserved Matters stage. Based on the submitted plan there would be a very small shortfall of open space. The provision of a NEAP, and contributions towards indoor and outdoor recreation will be secured at the Reserved Matters stage.

The archaeological implications would be mitigated through the imposition of a planning condition.

Subject to conditions the development would not impact upon the Canal in terms of water resource, navigational safety or structural integrity.

There would be no significant impact upon the PROW and the highways impact of the development would be acceptable subject to the S106 requirements to mitigate the proposed impact. The development does not conflict with Policies CO1 or CO2 of the CELPS or GR14-16 and GR18 of the CLP. However as noted above there are concerns over parking provision which would need to be resolved at the Reserved Matters stage.

On this basis the potential harm such as noise from the adjacent businesses is acknowledged, but on balance the development complies with the Development Plan as a whole and is recommended for approval.

#### **RECOMMENDATION:**

**APPROVE subject to the completion of a S106 Agreement with the following Heads of Terms**

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage.



		No more than 80% open market occupied prior to affordable provision in each phase.
<b>Education</b>	For a development of up to dwellings; Secondary = £245,140 SEN = £45,500 Total = £290,640.	50% of the total education sum to be paid on the occupation of the 25 <sup>th</sup> dwelling. The next 50% of the total education sum to be paid on the occupation of the 50 <sup>th</sup> dwelling.
<b>Indoor recreation</b>	£20,540	Prior to first occupation
<b>Outdoor recreation</b>	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment	Prior to occupation of 50% of the dwellings
<b>Travel Plan</b>	A revised travel plan shall be submitted to include the commitment to provide first occupiers cycle and bus pass up to the value of £150.00 / 3 month period respectively.	Prior to commencement
<b>Public Open Space</b>	Private Management Company	On first occupation
	Provision of a NEAP and the open space	On occupation of 50% of the dwellings
<b>Highways Contribution</b>	£300,000 towards highway improvements at A54/King Street/Leadsmythy Street £50,000 to fund traffic management measures along Brooks Lane	50% of the total highways sum to be paid on the prior to the occupation of the development The next 50% of the total education sum to be paid on the occupation of the 25 <sup>th</sup> dwelling.
<b>PROW contribution</b>	£5,000 for improvements to FP Middlewich 21	Prior to first occupation

And the following conditions;

1. Standard Outline 1
2. Standard Outline 2
3. Standard Outline 3
4. Approved Plans
5. Phasing details to be agreed

6. The reserved matters for the proposed development shall be in general accordance with the Brooks Lane SPD
7. Reserved Matters to include plans to demonstrate that boats can turn safely into the marina from the canal (to also demonstrate the turning of craft would not impact upon visitor moorings or cause damage to the towpath was wall)
8. Canal Risk Assessment and Method Statement (structural integrity) to be submitted to the LPA for approval in writing
9. Details of appropriate mitigation measures to prevent any risk of pollution or harm to the adjacent Trent and Mersey Canal to be submitted to the LPA for approval in writing
10. No development shall take place until a scheme for the provision and implementation of a surface water drainage system to serve the development has first been submitted to and approved in writing by the Local Planning Authority
11. Reserved matters to include details of the footbridge over the marina
12. Submission and approval of a Construction Management Plan
13. Electric Vehicle Charging provision to be submitted and approved
14. Provision of low emission boilers within the development
15. Contaminated Land details to be submitted and approved
16. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved
17. Details of any soil or soil forming materials to be tested for contamination prior to being brought onto site
18. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find).
19. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
20. No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known (or suspected) to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.
21. Reserved Matters to include an updated noise assessment (BS4142 Assessment)
22. Reserved Matters to include an updated acoustic mitigation scheme
23. Reserved matters application to be supported a lighting strategy informed by the advice in *Bats and lighting in the UK- bats and the built environment series*, (Bat Conservation Trust, 2009).
24. Reserved matters application to be supported by proposals for the incorporation of features for nesting birds and roosting bats.
25. Reserved matters application to be supported by a management plan for the control of Himalayan Balsam.
26. No development shall take place within the area described above until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning

authority. The work shall be carried out strictly in accordance with the approved scheme.

27. Retention of trees on site unless otherwise agreed
28. Any future reserved matters application shall be supported by a Tree Survey no more than 12 months old, an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan that shall inform the design of the definitive site layout and accord with the guidelines contained within *BS5837:2012 Trees in relation to design, demolition and Construction – Recommendations*
29. The Reserved Matters shall include an assessment of the facilitation of a footpath connection from the site boundary to Booth Lane.
30. The site access arrangements shall be completed prior to the development being brought into use.
31. Construction Traffic Management Plan to be submitted and approved
32. Prior to commencement a full detailed drainage strategy to be submitted and approved
33. No development should commence on site until such time as detailed calculations showing the effects of a 1 in 100 year rainfall event plus 30% allowance for climate change to support the chosen method of surface water drainage have been submitted to and agreed in writing

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage. No more than 80% open market occupied prior to affordable provision in each phase.
<b>Education</b>	For a development of up to dwellings; Secondary = £245,140 SEN = £45,500 Total = £290,640.	50% of the total education sum to be paid on the occupation of the 25 <sup>th</sup> dwelling. The next 50% of the total education sum to be paid on the occupation of the 50 <sup>th</sup> dwelling.
<b>Indoor recreation</b>	£20,540	Prior to first occupation

<b>Outdoor recreation</b>	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment	Prior to occupation of 50% of the dwellings
<b>Travel Plan</b>	A revised travel plan shall be submitted to include the commitment to provide first occupiers cycle and bus pass up to the value of £150.00 / 3 month period respectively.	Prior to commencement
<b>Public Open Space</b>	Private Management Company	On first occupation
	Provision of a NEAP and the open space	On occupation of 50% of the dwellings
<b>Highways Contribution</b>	£300,000 towards highway improvements at A54/King Street/Leadsmithy Street £50,000 to fund traffic management measures along Brooks Lane	50% of the total highways sum to be paid on the prior to the occupation of the development The next 50% of the total education sum to be paid on the occupation of the 25 <sup>th</sup> dwelling.
<b>PROW contribution</b>	£5,000 for improvements to FP Middlewich 21	Prior to first occupation



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Application No: 20/2326C

Location: Land at Crewe Road, (Radway Green North), Alsager

Proposal: Approval of Reserved Matters (appearance) following outline application 19/0529C (appeal APP/R0660/W/19/3234366) for up to 19,236 sqm of employment floorspace

Applicant: Mrs Miranda Bell, Commercial Development Projects Limited

Expiry Date: 25-Sep-2020

### **Summary**

**The site is allocated for employment development under LPS 25 of the CELPS and now has outline consent following the appeal decision for application 19/0529C. The matters of access, layout, landscaping and scale have all been approved at the outline stage, and these issues cannot be reconsidered.**

**This application is to consider the issue of the appearance of the buildings only. This issue is narrowed further through the imposition of condition 5 by the Inspector which requires the appearance to be substantially in accordance with the Detailed Design Guide provided by the applicant at the appeal.**

**As explained within the report the development complies with the Detailed Design Guide and on that basis the application should be approved.**

**The outline consent includes a number of conditions which require approval at the Reserved Matters stage. Acceptable details have been provided for conditions 8, 9, 10 and 11.**

**Soil tests have been requested to deal with the Biodiversity Strategy (condition 7 attached to the outline application). This is the only outstanding issue for condition 7 and the issue could be delegated to the Head of Planning to resolve.**

**Following consultation a concern has been raised from United Utilities, however this issue does not relate to the appearance of the development and therefore permission could not be held on that basis. To allow further investigations/discussions to take place the application could be delegated to the Head of Planning to seek a solution on this matter prior to a decision being issued.**

**The development of the site would provide a number of economic benefits in terms of job creation and during the construction phase of the development. Significant weight should be placed on the need to support economic growth as specified within the NPPF and the application is recommended for approval.**

## **RECOMMENDATION**

**DELEGATE to the Head of Planning in consultation with the Chair of SPB to APPROVE subject to conditions, subject to resolution of the Biodiversity Strategy and subject to further investigation of the concern raised by United Utilities.**

## **REASON FOR REFERRAL**

This application is referred to Strategic Planning Board at the request of Cllr Williams for the following reason;

*'This is a substantial development of great interest to the people of Alsager and to Alsager Town Council. It has been rejected by the CEC Strategic Planning Board in the past and granted approval on Appeal, but with planning conditions that consultation would take place on design aspects to allow residents and councillors to comment. I have been assured by Daniel Evans of CEC Planning that consultations would take place at subsequent stages of this application now that outline planning approval has been granted.*

*I am therefore submitting a call-in request so that the 'Appearance' aspect can be considered at Southern Planning Board to give an opportunity for local residents, Alsager town and Borough Councillors and members of the Board itself to consider this important aspect.*

*For a development of this size and potential visual impact at a major gateway to the town of Alsager it is surely appropriate on these terms and also in compliance with planning conditions stipulated at Approval stage for the application to be considered at Committee level rather than under Delegated Authority'*

## **PROPOSAL**

Application 19/0529C gave outline approval for 19,236sqm of employment floor space (Use Classes B1c/B2/B8) with ancillary office, associated parking, landscaping and profiling of the site. The matters to be determined as part of application 19/0529C were the access, landscaping, layout and scale of the development.

This reserved matters application relates to the appearance of the development only. The application also seeks to discharge conditions 7, 8, 9, 10 and 11 attached to the outline consent.

The built form of the proposed development would be located to the north of the watercourse which crosses the site with part of the southern parcel being utilised for compensatory storage. The plans show a layout of 5 units arranged around an internal access road.

## **SITE DESCRIPTION**



The application site forms three fields which are located to the south east of Crewe Road (B5077). The two fields which adjoin Crewe Road are divided by a hedgerow and track which leads to a pumping station which is located outside the application site. A watercourse runs through the site with the third field located to the south of this watercourse. To the south of the site is railway line with the Radway Green (BAE Site) to the south of the railway.

The site includes a number of trees which are located to the boundary of the site and along the watercourse which bisects the site. Electricity Pylons and cable cross the northern part of the site.

To the north-east the site adjoins the boundary with the Plough Public House with residential development to the opposite side of Crewe Road including a consented residential scheme for Persimmon (which at the time of the case officer's site visit had commenced but did not appear to be occupied) and a Bed and Breakfast.

The application site is located largely within Flood Zone 1 although land on either side of the existing watercourse is located within Flood Zone's 2 and 3.

Public Right of Way Alsager FP5 is located to the north-east of the site just beyond the boundary of the site.

## RELEVANT HISTORY

19/0529C - Application seeking outline planning permission for up to 19,236 sqm of employment floorspace (Use Class B1c/B2/B8) with ancillary (integral) office floorspace (Use Class B1a), associated parking, landscaping and reprofiling of site. Matters of Access, Layout, Landscaping and Scale are applied for in detail, with Appearance reserved for future determination. – Refused 29<sup>th</sup> April 2019 for the reason set out below. Appeal Lodged – Appeal Allowed 26<sup>th</sup> March 2020

*The Local Planning Authority considers that the proposed development by reason of its layout and massing does not allow sufficient space for landscaping to mitigate the adverse impacts of the development, or ensure a design solution which achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of Alsager. As a result the proposed development is contrary to Policies SE 1 (Design), SE 4 (The Landscape) and LPS 25 (Radway Green North, Alsager) of the Cheshire East Local Plan Strategy and the NPPF.*

18/2522C - Application seeking outline planning permission for up to 19,695 sqm of employment floorspace (Use Class B1c/B2/B8) with ancillary (integral) office floorspace (Use Class B1a), associated parking, landscaping and reprofiling of site (all matters, except for layout and access, reserved for future determination) – Refused 21<sup>st</sup> November 2018

17/6274S - EIA screening opinion for a proposed employment development, comprising warehouse and ancillary office space – EIA Not Required 26<sup>th</sup> January 2018

24242/3 - Pumping Station South of Crewe Road - Change of use to rabbit breeding for meat – Refused 28<sup>th</sup> April 1992

23108/3 - Pumping Station South of Crewe Road - Change of use to pony and trap hire on seven days a week – Refused 26<sup>th</sup> March 1991

## **POLICIES**

### **Cheshire East Local Plan Strategy (CELPS)**

LPS25 – Radway Green North, Alsager  
MP1 – Presumption in Favour of Sustainable Development  
PG1 – Overall Development Strategy  
PG2 – Settlement Hierarchy  
PG7 – Spatial Distribution of Development  
SD1 - Sustainable Development in Cheshire East  
SD2 - Sustainable Development Principles  
SE 1 - Design  
SE 2 - Efficient Use of Land  
SE 3 - Biodiversity and Geodiversity  
SE 4 – The Landscape  
SE 5 – Trees, Hedgerows and Woodland  
SE 6 – Green Infrastructure  
SE 7 – The Historic Environment  
SE 9 – Energy Efficient Development  
SE 12 – Pollution, Land Contamination and Land Instability  
SE 13 - Flood Risk and Water Management  
EG3 - Existing and Allocated Employment Sites  
IN1 – Infrastructure  
IN2 – Developer Contributions  
CO1 – Sustainable Travel and Transport  
CO2 – Enabling Business Growth through Transport Infrastructure

### **Congleton Borough Local Plan**

PS4 Towns  
PS8 Open Countryside  
GR6 Amenity and Health  
GR7 Amenity and Health  
GR8 Amenity and Health  
GR9 Accessibility, servicing and provision of parking  
GR10 Accessibility, Servicing and Parking Provision (New Development)  
GR13 Public Transport Measures  
GR14 Cycling Measures  
GR15 Pedestrian Measures  
GR16 Footpaths Bridleway and Cycleway Networks  
GR17 Car parking  
GR18 Traffic Generation  
GR20 Public Utilities  
NR2 Statutory Habitats  
NR3 Habitats  
NR4 Non-statutory sites  
NR5 Habitats

## E12 Distribution and Storage Facilities

### **National Policy:**

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

11 Presumption in favour of sustainable development.

80-82 Building a Strong Competitive Economy

102-107 Promoting Sustainable Transport

124-132 Requiring good design

### **Alsager Neighbourhood Plan (ANP)**

The ANP was made on 15<sup>th</sup> April 2020.

EE1 – New Businesses

EE4 – Scale, Design and Amenity

NBE2 – Landscape Quality, Countryside and Open Views

NBE3 – Alsagers Wildlife Corridors

NBE4 – Woodland, Trees and Hedgerows

NBE5 – Wildlife and Housing

CW2 – Health and Leisure Facilities

CW3 – Safe and Accessible Routes

TTS1 – Promoting Sustainable Transport

TTS2 – Congestion and Highway Safety

TTS3 – Parking and Electric Charging Points

TTS4 – Accessibility

TTS5 – Footpath, Bridleway and Cycleway Networks

TTS6 – Infrastructure

TTS7 – Fibre Optic Cabling to Premises

TTS8 – Improving Air Quality

TTS9 – Drainage – SUDS design and management

TTS10 – Surface Water

### **CONSULTATIONS**

**United Utilities:** The points raised in the response to application 19/0529C have not been addressed and the plans approved at the appeal do not meet the necessary requirements to protect UU assets. The proposed development remains unacceptable to United Utilities.

The concerns include the proposed level changes and landscaping to both the water and wastewater infrastructure. The applicant must be made aware of this concern before commencing the development.

If the application is approved a condition is suggested to protect UU infrastructure.

**CEC Environmental Health:** Informatives suggested in relation to construction hours, piling and a dust management plan.

**Cadent Gas:** No comments received.

**Health and Safety Executive:** The Explosives Inspectorate has no comment to make on this application provided that the development is not a vulnerable building. A vulnerable building is defined as follows;

- A building of more than three storeys above ground or 12m in height constructed with continuous non-load bearing curtain walling with individual glazed or frangible panels larger than 1.5m<sup>2</sup> and extending over more than 50% or 120m<sup>2</sup> of the surface of any elevation
- A building of more than three storeys above ground or 12m in height with solid walls and individual glass panes or frangible panels larger than 1.5m<sup>2</sup> and extending over at least 50% of any elevation
- A building of more than 400m<sup>2</sup> plan area with continuous or individual glazing panes larger than 1.5m<sup>2</sup> extending over at least 50% or 120m<sup>2</sup> of the plan area; or
- Any structure that, in consequence of an event such as an explosion, may be susceptible to disproportionate damage such as progressive collapse

**Natural England:** No comment to make on this application.

**CEC Head of Strategic Infrastructure:** Access and layout have already been determined at appeal and the reserved matters concerns only appearance and as such raises no highway issues.

**CEC Archaeology:** Repeat the comments made as part of the earlier outline application.

**Network Rail:** Network Rail reiterates the comments made in 2019 as follows;

- The Council and developer should consider the impact of the proposal on the Radway Green Level Crossing. Network Rail have requested that;
  - Yellow box markings are installed at the level Crossing
  - The speed limit should be lowered on the section of road around the Level Crossing
- The developer will be required to contact the Asset Protection department of Network Rail.

**CEC PROW:** It appears unlikely that the proposal would affect the PROW. General advice is provided in terms of cycle and pedestrian provision.

**CEC Flood Risk Manager:** No objection – conditions suggested.

**Environment Agency:** No objection.

## **VIEWS OF THE TOWN COUNCIL:**

**Alsager Town Council:** Objects to the application and makes the following comments;

- The appeal decision states that there is sufficient space to mitigate the overbearing nature of units 1 and 2. It does not say that the scheme is fit to be built as it is. The appearance must include position and height of the units.

- Units 1 and 2 are sited close to the highway and mitigation is needed to reduce the overall appearance and height of the units. It is appreciated that there will be a 12-metre buffer zone but understand this will take some years to mature and a scheme should be in place from the outset to offset the imposing size of the development. Paragraph 13 of the appeal decision states: *"The development would lead to a change in the landscape and related views and character of the area. However, this is inevitable as a consequence of the Local Plan allocation and wider development taking place in the locality"*.
- Units 1 and 2 do not conform with the Cheshire East Local Plan policy. LPS25 relates to this site and justifies it with the following: *15.316 The incorporation of green infrastructure, notably trees and hedgerows, together with sensitive design in terms of the scale and massing of any new structures, has the potential to mitigate any potential adverse impacts on visual amenity from main public vantage points. This will also assist in enhancing the environment of the local area and improving the health and wellbeing of employees.*
- The Town Council does not believe that the submitted plans have sufficient landscaping mitigation as stated in paragraph 12 of the appeal decision notice (26th March 2020) see extract: *"The necessary break in planting to accommodate the overhead cable easement would not be so significant as to alter my view that the layout, scale and massing of the scheme would allow sufficient space for adequate landscaping mitigation."*
- The development must conform to the adopted Alsager Neighbourhood Plan including Policy EE4: All new employment development must be of a high quality of design.
- The Town Council asks that a condition is attached to the decision that funding is given by the developer to a cycle way on Crewe Road into the centre of Alsager to provide an opportunity for a safer route to the site. Item 15.317 of the CELPS states *"further improvements to the public transport network, together with a new pedestrian/cycle links, will enhance the site's accessibility to Key/Local Services Centres and the principal rail hub at Crewe."*
- The Town Council requests that a condition is made that HGV vehicles over 7.5 tonnes must turn left onto Crewe Road during the construction phase and once the site is complete to avoid HGV traffic driving through the centre of Alsager. In addition, that the road speed on Crewe Road is reduced considering the proximity to residential properties.
- That the developer works with the Town Council on matters including the type of colour and cladding used in the construction of the units. The Town Council has nominated three Town Councillors to sit on a panel and requests that Network Rail and two residents also are invited to join the panel.
- The Town Council asks that a living wall or other forms of evergreen planting is considered on the walls closest to residential dwellings to mitigate the aspect of the warehouse walls.

## REPRESENTATIONS:

A letter of general observation has been received raising the following points;

- As the building of the warehouses is inevitable is it possible that they are single storey with a living roof

Letters of objection have been received from 17 local households which raise the following points;

- This type of industrial property has no place in a rural area
- The development is out of place with the surrounding residential areas
- This type of development remains empty in Cheshire, Cheshire East and North Staffordshire
- If passed on the basis of jobs then the site should be developed as an office park
- Large companies are looking to relocate offices out of city centres to smaller offices in business parks with parking and the ability to cycle, run or walk. This would mean higher paid jobs.

- This will be an eyesore on the approach into the town
- The development should be located to the opposite side of the Radway Green site with better access to the M6
- The access is onto the B5077 which suffers from congestion.
- There are traffic problems when the level crossing is in use at Radway Green
- Safety risk from the BAE site
- Loss of greenfield sites in Alsager
- Traffic congestion means it can take 15 minutes to pull out of Close Lane
- There should be a bridge or tunnel at the Radway Green Crossing
- This application has been refused by Cheshire East and Alsager Town Council on more than one occasion
- At the appeal hearing it was accepted that the landscaping would take 10 years to be of a sufficient height
- Mature landscaping should be provided to mitigate the impact of the development
- There is a stream which within a flood plane crossing the site
- Noise and pollution levels caused by heavy vehicles entering and leaving the site
- If the site has to be developed then it should be for housing
- The infrastructure of Alsager cannot cope with this kind of development
- There will be the oppressive imposition of a 13.5m building as you enter into Alsager
- The 12m landscape buffer is not sufficient to detract from the impact of the development - particularly units 1 and 2.
- The buildings are too tall to ever be screened successfully
- The proposed colour is not sensitive – a warmer grey should be used
- There needs to be a greater graduation in the colour cladding
- Lack of neighbour notification on this application
- The dwelling known as Holly Barn has a lounge window facing the site and this has not been considered
- The development will be visible from the conservatory and back garden at Holly Barn
- The applicant should undertake meaningful consultation with local residents
- The objections raised as part of the earlier application remain valid
- In light of the Covid-19 pandemic the warehouses will not have sufficient openings to allow fresh air to circulate
- This is a speculative development

An objection has been received from Cllr Phil Williams which raises the following points;

- This is an important application at a key gateway into Alsager
- It is important that the design aspects are discussed with individual residents, residents groups and ward members at town and borough level
- There are some aspects that go some way to mitigating the impact the overwhelming effect of the development. The preservation of wildlife corridors along Valley Brook is a welcome aspect as is the setting back of units 3, 4 and 5 from the main road
- Units 1 and 2 remain at an overbearing scale and would form an unremitting wall of out of scale development along the B5077. Whatever efforts are made in terms of colour schemes and shading, the proposed units would remain featureless, windowless and present a depressing frontage alongside the main approach into the town
- There are welcome attempts to incorporate green infrastructure such as tree planting in accordance with LPS25 but there is little indication of 'sensitive design in terms of scale and massing of any new structures' as stated in the policy.

- The scale and massing of Units 1 and 2 should be taken into account and subject to discussion and scrutiny at committee level.

## **APPRAISAL**

### **Principle of Development**

This is a Reserved Matters application to consider the appearance of the development only.

The principle of the development and the matters of access, scale, layout and landscaping were approved as part of outline application 19/0529C which was allowed at appeal.

### **Appearance**

In allowing the appeal the Inspector imposed a number of conditions. This includes condition 5 which states as follows;

*The development hereby approved shall be carried out substantially in accordance with the approved Detailed Design Guide prepared by Randall Thorp dated November 2019.*

Therefore this reserved matters application should be substantially in accordance with the Detailed Design Guide (DDG).

Page 6 of the DDG states that *'the buildings will deliver a simple, uncluttered box form with canopy feature at the office entrance and continuous horizontal skyline when viewed from the ground. In order to achieve this, roofs will be hipped and drainage details hidden behind cladding. Interest will be provided by means of external cladding, careful positioning of signage and careful attention to pedestrian and office space entrances and window outlooks. Each building will incorporate similar entrance features'*. The DDG then provides an illustrative elevation of Unit 3.

Each of the units is of a simple uncluttered box form with a hipped roof and drainage details hidden behind the cladding. The elevations show that the buildings would have office features to the corners and that they include a canopy style feature. The detailed design is replicated with each unit having a *'similar entrance feature'*.

The DDG then identifies that the cladding to the buildings will *'be to high quality modern standards appropriately insulated, robust, secure and designed to discourage crime and anti-social behaviour'*. The DDG then states that profiled metal walls will be installed in horizontal panels and to ensure that shadows are minimised (so half round or sinusoidal). Wall profiles used in feature areas such as around window openings and at building corners may have a more accentuated profile and canopy profiles will be flat. The proposed development would meet these requirements of the DDG.

In terms of colour the DDG stated that other than at corners and entrances, walls will be clad in up to three bands of 'earth' based colour and that a single colour based on either blue or green hues will be selected for the estate. Colours should range from the darkest tones at the base to the lightest tones at the top. The submitted plans show compliance with this requirement. In terms of

the final colour the applicant has suggested the imposition of a condition as they would like to discuss this matter further with the Town Council before the final colours is chosen

The proposed development complies with the requirements of the DDG and the appearance is acceptable.

### **United Utilities**

The impact upon United Utilities infrastructure was discussed at the appeal for the outline application where the applicant stated that they were unable to identify the location of the pipe but they would divert it if necessary.

The position now is that one water main has been identified. The second pipe has been found following a trial hole dug on 14<sup>th</sup> September. A further 4 trial holes will be dug (a minimum of 5 in total) to identify the line and depth of the pipeline with further discussions with United Utilities. Following the further trial pits and discussions with UU a decision will be made as to whether the second pipeline requires diversion.

This matter does not relate to the appearance of the development which is the only issue under consideration. In this case given the concerns it is considered reasonable to delegate the matter back to the Head of Planning to allow further investigations/discussions to take place before a decision is issued.

### **Health and Safety**

As can be seen in the consultations section above the Explosives Inspectorate has no comment to make on this application provided that the development is not a vulnerable building.

The applicant has provided a statement which states that there is only a small amount of curtain walling to the entrance areas so the first point does not apply. As there is only a small amount of windows to the office block elevation the second and third points raised by the HSE does not apply

Finally the applicant has stated that the proposed buildings are single storey buildings with a steel portal frame, they will have horizontal ties at eaves and will not be susceptible to disproportionate damage or progressive collapse.

On the basis of the above the application is acceptable in terms of its Health and Safety implications.

### **Condition 7 – Biodiversity Strategy**

Condition 7 imposed as part of the outline approval requires that the first RM application be supported by a biodiversity strategy for the incorporation of features to enhance the biodiversity value of the site.

The Councils Ecologist has confirmed that an acceptable Biodiversity Strategy has been submitted with this application. However this strategy includes proposals for the creation of species rich grassland. The method used to create this habitat will be dependant upon the existing soil



conditions on site. The Councils Ecologist has advised that soil tests are required on the area proposed for the creation of this habitat. The soil tests should record soil nutrient levels and a test hole should also be dug to establish the depth of top-soil present. The results of these surveys should then be used to inform the proposed method statement for the creation of this habitat. The soil tests have not been provided at this stage and this technical issue could be delegated back to the Head of Planning to resolve.

### **Condition 8 – Arboricultural Method Statement**

Condition 8 imposed as part of the outline approval requires that each RM application be supported by a detailed arboricultural method statement

An Arboricultural Method Statement (AMS) has been submitted with this application. This has been considered by the Councils Tree Officer who considers that it is acceptable and a condition can be imposed to ensure the implementation of the AMS.

### **Condition 9 – Ground Levels**

Condition 8 imposed as part of the outline approval requires that each RM application be supported by a details of the proposed levels and cross sections.

The proposed levels in terms of the impact upon the trees on the site has been considered by the Councils Tree Officer. There is no objection to the proposed levels in terms of the impacts upon the trees on the site.

As part of the previous appeal decision the Inspector stated that;

*'Whilst all the units would be taller than surrounding residential development, the 3 units closest to the dwellings (units 3, 4 and 5) would be set back within the site with units 4 and 5 offset at an angle reducing the appearance of the scale and massing of the development when viewed from Crewe Road. The lower ground level of the site would mean that the buildings would sit some one metre lower than the level of Crewe Road and the lines of sight for residential occupants would also be mitigated by the set back of the properties from the road. Overall, the height, scale and massing would be less than other units at Radway Green South.'*

The submitted plans show that the finished floor levels and the proposed levels within the site would largely work with existing levels. The impact upon the character and appearance of the area and residential amenity is considered to be acceptable.

### **Condition 10 – Updated Surveys for Kingfisher, Otter and Water Vole**

Condition 10 imposed as part of the outline approval requires that each RM application within 15m of the watercourse be supported updated surveys for Kingfisher, Otter and Water Vole.

Updated surveys as required by this condition have been submitted. No evidence of these species was recorded and consequently the proposed development is not reasonable likely to result in an adverse impact upon them.

### **Condition 11 – Cycle Parking and Shower Facilities within the Buildings**

Condition 11 imposed as part of the outline approval requires that each RM application be supported by a details of cycle parking and shower facilities within the buildings.

The submitted site plan indicates the following level of cycle parking;

Unit 1 – 14 spaces

Unit 2 – 6 spaces

Unit 3 – 16 spaces

Unit 4 – 14 spaces

Unit 5 – 14 spaces

The level of parking exceeds the recommended cycle parking requirements contained within Appendix C of the CELPS.

Covered cycle parking is proposed with Sheffield cycle parking stands (as advocated within the CEC Design Guide).

The floor plans for each unit show that there would be a male and female shower within each unit. This meets the requirement of the condition.

### **Letters of Representation**

The letters of representation and the Town Council comments have been fully considered. In most cases they relate to matters which have already been approved as part of the outline consent (such as scale, landscaping and the highways impact of the development). It is not possible to reconsider these issues which have already been approved.

### **CONCLUSION**

The site is allocated for employment development under LPS 25 of the CELPS and now has outline consent following the appeal decision for application 19/0529C. The matters of access, layout, landscaping and scale have all been approved at the outline stage, and these issues cannot be reconsidered.

This application is to consider the issue of the appearance of the buildings only. This issue is narrowed further through the imposition of condition 5 by the Inspector which requires the appearance to be substantially in accordance with the Detailed Design Guide provided by the applicant at the appeal.

As explained within the report the development complies with the Detailed Design Guide and on that basis the application should be approved.

The outline consent includes a number of conditions which require approval at the Reserved Matters stage. Acceptable details have been provided for conditions 8, 9, 10 and 11.

Soil tests have been requested to deal with the Biodiversity Strategy (condition 7 attached to the outline application). This is the only outstanding issue for condition 7 and the issue could be delegated to the Head of Planning to resolve.

Following consultation a concern has been raised from United Utilities, however this issue does not relate to the appearance of the development and therefore permission could not be held on that basis. To allow further investigations/discussions to take place the application could be delegated to the Head of Planning to seek a solution on this matter prior to a decision being issued.

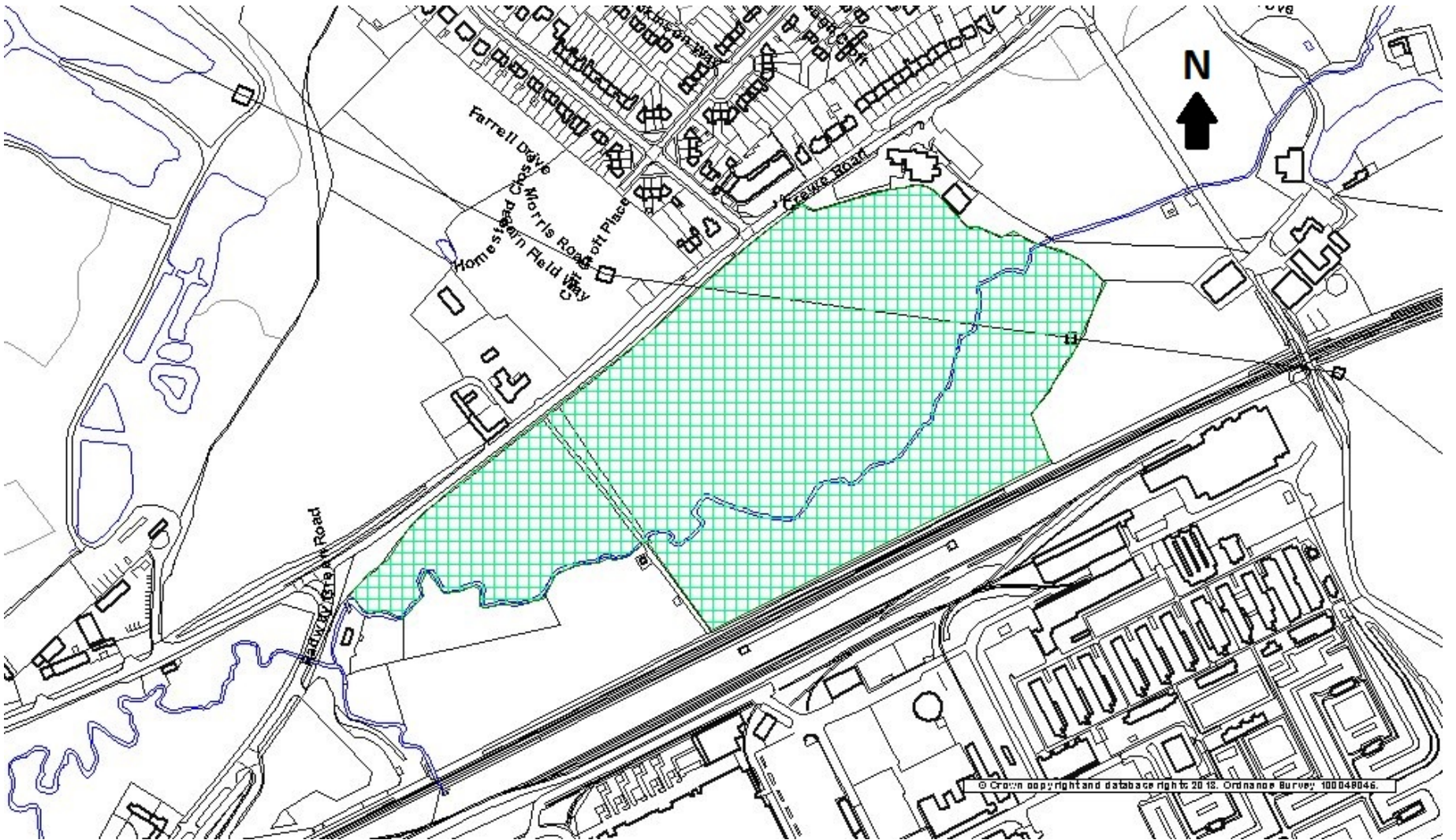
The development of the site would provide a number of economic benefits in terms of job creation and during the construction phase of the development. Significant weight should be placed on the need to support economic growth as specified within the NPPF and the application is recommended for approval.

**RECOMMENDATION:**

**DELEGATE to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) of Strategic Planning Board to resolve the outstanding issues of the Biodiversity Strategy and to allow further investigation regarding the concern from United Utilities and then approve subject to the following conditions;**

- 1. Approved Plans**
- 2. Cladding colour to be submitted and approved in writing**

**In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.**



Application No: 20/2877N

Location: UNITS A & B, 1 WESTON ROAD, CREWE,

Proposal: Partial Demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25,706sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe

Applicant: AEW UK Core Property Fund

Expiry Date: 07-Oct-2020

## **SUMMARY**

The application site is situated within an existing employment area within the Crewe Settlement Boundary, off Weston Road; where investment in employment uses is supported.

The proposal seeks permission the partial demolition and redevelopment and refurbishment of the existing building resulting in a total of 25,706 sq. m. of B8 (storage and distribution) floorspace. This is a net loss of 4514 sq. m. of internal floorspace.

The proposal would visually improve the appearance of the site within a prominent location in Crewe, and will retain an employment use on the site. The design is considered to be acceptable for the proposed use in this location.

The proposed development will result in the loss of some semi-mature trees and landscaping within the site and mitigation is proposed in a new landscaping scheme. None of the protected mature trees off site are to be affected by the development and will help to maintain a softened appearance of the site when seen in views from Weston Road.

The potential impact of light pollution on the adjacent woodland and its wildlife requires a lighting scheme and existing light survey is to be submitted. It is considered that this matter could be conditioned for approval prior to commencement (if necessary).

There are no issues in relation to amenity, highways safety or floodrisk of the site, and it is therefore considered that proposal is acceptable and recommended for approval subject to conditions, as set below.

## **RECOMMENDATION**

**APPROVE with conditions**

## **REASON FOR REFERRAL**

This application is for the partial demolition and redevelopment and refurbishment of an existing warehouse building resulting in a total of 25, 706 sq.m of B8 floor space. The proposal is therefore a large scale major development.

## **PROPOSAL**

This application seeks full planning permission for the partial demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25,706sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe, noted as Option 1 on the plans.

This proposal incorporates 14,632 sqm of the existing warehouse to the rear of the site. The proposal includes the demolition of part of the existing building and construction of 10,306 sqm of new warehouse floor space on the frontage of the site. The building will also include 750 sqm of office space on the frontage of the building over three floors.

The proposal also includes the replace of the existing gate house with a new one.

The proposal involves a modernisation of the existing building to meet current logistic purposes and results in a net reduction of floorspace of 4,514 sq. m.

## **SITE DESCRIPTION**

The application site is an existing warehouse building which is partly constructed in brick, with a number of more modern extensions and alterations, of differing external materials. The building is largely a flat roof building of around two storeys in nature, with a 30m high brick tower in the middle.

The site is situated on an established commercial area off Weston Road, Crewe. The area is predominantly commercial and situated within the Crewe Settlement Boundary. The site is located off Weston Road (A532) which is the primary route into Crewe from J16 of the M6 motorway.

Car parking would be reorganised, including the provision of 20 rapid electric vehicle charging bays and cabling for a future 19 bays. 70 cycle storage spaces are also proposed.

## **RELEVANT HISTORY**

20/2876N - Partial Demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25, 673sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe - undetermined

20/1796S – Environmental Impact Assessment (EIA) Screening Opinion for the partial demolition and redevelopment of Units A and B, 1 Weston Road, Crewe – EIA not required 3<sup>rd</sup> June 2020

19/3796N – Change of use from existing storage and distribution (Class B8) to a flexible employment use comprising light industrial use or storage and distribution (Classes B1c or B8) – Approved with conditions 2<sup>nd</sup> October 2019

17/4587N – Retrospective application to erect a single storey portable modular building within the current site ownership – Approved with condition 31<sup>st</sup> October 2017

17/4600N – To install outdoor wall fascia signage on warehouse, office and gatehouse elevations – Approve with conditions 23<sup>rd</sup> January 2018

P06/0357 – Canopy Extension – Approved with conditions 5<sup>th</sup> June 2006

P03/0462 – Additional Car and Commercial Vehicle Parking – Approved with conditions 23<sup>rd</sup> June 2003

P01/0242 – Overcladding, Insertion of Windows, Revised Car Parking, Installation of Fire Escape and Creation of Office Link – Approved with conditions 2<sup>nd</sup> May 2001

P01/0725 – Security Gate House and Barriers – Approved 4<sup>th</sup> October 2001

P00/0825 – Overcladding of Office Block and Creation of Loading Area – approved with conditions 9<sup>th</sup> November 2000

P00/0786 – Office and Warehouse Extension – approved with conditions 9<sup>th</sup> November 2000

P00/0825 – Overcladding of Office Block and Creation of Loading Area – approved with conditions 9<sup>th</sup> November 2000

P00/0786 – Office and Warehouse Extension – Approved with conditions 9<sup>th</sup> November 2000

P94/0936 – Temporary building. Approved until 30.12.97- approved with conditions 22<sup>nd</sup> December 1994

P97/0884 – Renewal of permission for temporary building – approved with conditions 1<sup>st</sup> December 1997

P99/0125 – Change of use to storage and alterations to elevations – Approved with conditions 16<sup>th</sup> March 1999

7/09227 – Illuminated logo sign. – approved with conditions 12<sup>th</sup> July 1982

7/04561 – Gas/oil store – 26<sup>th</sup> September 1978

7/04605 – Extension of existing work shop for operations plant – approved with conditions 10<sup>th</sup> October 1978

7/07138 – Two storey extension to existing factory to provide additional manufacturing and packing facilities and covered area over existing compactor and baler – approved with condition 29<sup>th</sup> July 1980

7/10512 – Extension to existing Chill Room and Pallet Handling area. New hardstanding area for parking 20 vehicles – approved with conditions 17<sup>th</sup> November 1983

7/03153 – Kitchen store to supplement existing store facilities – approved with conditions 1<sup>st</sup> September 1977

7/03153 – Kitchen store to supplement existing store facilities – approved with conditions 1<sup>st</sup> September 1977

## **NATIONAL & LOCAL POLICY**

### **National Policy**

National Planning Policy Framework  
Planning Practice Guidance

### **Local Plan Policies**

#### *Cheshire East Local Plan Strategy*

MP1 Presumption in favour of Sustainable Development,  
PG2 Settlement Hierarchy,  
SD1 Sustainable Development in Cheshire East,  
SD2 Sustainable Development Principles,  
EG1 Economic Prosperity,  
EG3 Existing and Allocated Employment Sites,  
SE1 Design,  
SE2 Efficient Use of Land,  
SE3 Biodiversity and Geodiversity,  
SE4 Landscape,  
SE5 Trees, Hedgerows and Woodland,  
SE 6 Green Infrastructure,  
SE12 Pollution, Land Contamination and Land Instability,  
CO1 Sustainable Travel and Transport,  
CO4 Travel Plans and Transport Assessments,  
Appendix C

#### *Saved policies of the Crewe and Nantwich Replacement Local Plan*

BE.1 Amenity,  
BE.3 Access and Parking,  
BE.4 Drainage, Utilities and Resources,  
NE.9 Protected Species,  
E1 Existing Employment Allocations,  
E4 Development on existing employment areas,



## **Other relevant documents**

Cheshire East Design Code

## **CONSULTATIONS**

**Strategic Highways Officer** – No objections

**Environmental Protection**- No objections, subject to conditions Electrical Vehicle Infrastructure, low emission boilers, contaminated land conditions and informatives for construction hours, piling foundations, dust control, and contaminated land

**Flood Risk Manager** – No objections, subject to conditions for the development to be carried out in accordance with the FRA and a drainage management/ maintenance plan

**United Utilities** – No objections. Subject to conditions surface water drainage, foul water to be drained separately, and Sustainable drainage management plan

**Cadent/National Grid** - No objections, advise HSE should be consulted.

**HSE** – Do not advise against

**Crewe Town Council** – None received at time of writing this report.

**REPRESENTATIONS** – none received at time of writing this report.

## **OFFICER APPRAISAL**

### **Principle of development**

The proposal site is situated within the Crewe settlement boundary; within an existing employment area which is protected by Policy EG 3 Existing and Allocated Employment Sites of the Cheshire East Local Plan Strategy. The site is also designated within EMP 1 Strategic Employment Areas within the emerging SADPD.

Policy EG3 aims to retain existing employment uses on sites in order to maintain an adequate and flexible supply of employment land to attract new and innovative businesses, to enable existing businesses to grow and to create new and retain existing jobs. Furthermore, the emerging policy EMP 1 states that...(3) *'Proposals for further investment for employment uses in these areas will be supported'*. Whilst the policies in the emerging plan have no/limited weight in the decision making process currently, there is a clear indication that the re-use and redevelopment of the site for employment is in principle considered to be acceptable.

Therefore, the main issues of the proposal are the impact on trees, ecological impact, design and character and appearance within the street scene, and parking provision. These issues are considered further below.

## **Design**

Local Plan policies SD1, SD2 and in particular SE1 set out the importance of good design in the Borough, as well as the clear guidance set out in the Cheshire East Borough Design Guide.

The proposal (option 1) retains 14,532 sqm of the existing warehouse to the rear of the site. The proposal includes the demolition of existing buildings to the frontage and construction of 10,306 sqm of new warehouse on the frontage of the site. The building will also include 750 sqm of office space on the frontage of the building over three floors.

The proposed extension and existing building will all be clad in Kingspan Microrib (or similar) in a grey colour (exact colour to be agreed by condition). The building will have a maximum height of around 16m on the road frontage. The existing building has a maximum ridge height of 16m, with the majority of the building not exceeding 12.5m, other than the brick tower which projects to 30m in height.

The building as proposed would remove a number of ad-hoc extensions and condense the development into a more efficient rectangular shaped building. The removal of external canopies etc has also allowed for a more efficient parking and access/egress arrangement for the delivery vehicles.

The proposed building will be largely taller than the existing building and extends further towards the road. The building will also be slightly taller than the adjacent warehouse on Weston Road. Therefore, the visual appearance of the building will be more prominent on the street frontage, which is visible from Weston Road, but will be screened by mature trees and a landscaping strip. The Design Officer considered the application during pre-application stage and considered the over design to be acceptable, and would help to improve the overall visual appearance of the site within the streetscene.

The proposed front elevation has changed slightly, in response to pre-application discussions held with the applicant, with large glazed window sections on the corner and vertical feature panelling helping to break up the elevation on the frontage, as suggested by the Design Officer. It is considered that the design is modern and will help to improve and update the visual appearance of the site within the wider streetscene.

The wider streetscene on Weston Road, is made up of large warehouse/industrial buildings and further down car show rooms, most of which have been modernised in the recent past. Therefore, the proposal is considered to be acceptable and of design which is suitable for its use and location.

## **Landscape and Forestry**

The site is located to the north of Weston Road (A532) in an established employment area and is prominent to public view. The existing development includes two large buildings and extensive areas of hardstanding.

There are existing trees within the vicinity of the proposed development. There is a belt of trees of mixed coniferous and deciduous species to the south east which is subject to the Crewe and

Nantwich Borough Council (Quakers Coppice and Land adjacent to University Way, Crewe) Tree Preservation Order 2006 and forms part of the green infrastructure in the wider area. There are also trees within landscaped areas on the site.

The application is supported by an Arboricultural Impact Assessment (AIA) report dated 12/6/20 which incorporates a BS5837 tree survey. The report covers proposals for two development options. The survey includes records of 14 individual trees, 4 tree groups and a woodland together with 4 domestic hedgerows. Two further tree groups within the body of the site are referenced but the report indicates these were not surveyed in detail due to Covid 19 access restrictions.

The AIA indicates that the development would require the removal of 7 category C trees, and 1 Category B group together with approximately 8 unsurveyed trees (reported to be low to moderate value). The report indicates that all proposed tree removals are within the site and will have no impact on the wider amenity or landscape value outside the site.

Due to extensive hard surfacing on site, no new root protection area incursions are identified. Reference is made to the limited opportunities for mitigation and to 8 replacement trees in the landscape scheme.

The Forestry and Landscape Officer notes that the loss of healthy trees identified for removal would be regrettable. In particular, there are several semi-mature specimens in landscaped areas around the buildings which have some amenity value. The trees to the south west of the buildings provide interest and enhance an area where there are picnic tables for staff use. In terms of public amenity, the trees to the south west and off site trees on the roadside verge fronting Weston Road are the most visually prominent. As recognised in the AIA, the proposed layout would offer little opportunity for new tree planting with only 8 new trees in the landscape scheme resulting in an overall net loss.

Policy SE 5 (Trees, Hedgerows and Woodland) aims retain healthy trees, hedgerows, and woodlands that provide a significant contribution to the amenity, biodiversity, landscape character or historical character of the surrounding area. Although a small number of trees are to be removed they are mainly category C and 1 category B tree within a landscape area within the site. The wider TPO trees and tree outside the site on the road verge are to be retained and the development will have no impact upon. Therefore on balance it is considered that the development is in accordance with policy SE5.

Policy SE 4 (the landscape) states that all development should conserve the landscape character and quality and should wherever possible, enhance and effectively manage the historic, natural and man made landscape features that contribute to local distinctiveness of both rural and urban landscapes. The policy aims to preserve landscape area, and whilst the loss of established trees and an outdoor recreational space for employees is regrettable, with limited internal soft landscape treatment within the site. The overall landscape value of the site will be seen on the context of the off site trees and landscaping. The proposed landscaping scheme is limited but sufficient and is therefore considered to be on balance acceptable.

The landscape and tree implications are considered to be acceptable subject to conditions to secure implementation of the proposed landscaping scheme, an arboricultural method statement (AMS) and a tree protection scheme

## **Access and Parking**

The Strategic Highways officer has assessed the application and notes that the proposal is essentially a refurbishment of the existing site, which will use the existing access onto the highway and which will also reduce the building floor area.

The Strategic Highways officer notes that the parking provision is largely the same as existing and considers that the highways impact will be negligible.

Therefore the Strategic Highways Officer has raised no objections to the proposed development.

Car parking would be reorganised, including the provision of 20 rapid electric vehicle charging bays and cabling for a future 19 bays, 70 cycle storage spaces are also proposed, this is positive of the scheme and is in accordance with paragraph 110e and 181 of the NPPF, which encourages the uptake of ultra-low emission vehicles and helps to ensure the development is sustainable.

## **Ecology**

The Council's ecologist has considered the proposal and the submitted ecology report and have made the following comments.

### Woodland Habitats and Lighting

The woodland located on the sites eastern boundary appears on the national inventory of priority habitat. Habitats of this type are a material consideration for planning. The proposed development will not result in a direct loss of this habitat, but lighting associated with the scheme may have an adverse impact upon the woodland and species associated with it.

The submitted lighting scheme shows high levels of light pollution on the edge of the site adjacent to the woodland and levels in excess of 1 lux falling through much of the woodland. The Council's Ecologist has advised that the levels of lighting proposed are likely to have an adverse effect on the woodland and species associated with it.

The Council's Ecologist however states that he is conscious that the site is in current usage and is likely to be subject to existing levels of light pollution. It has therefore been recommended that the applicant submits a survey of the current levels of light pollution occurring on the woodland on the site's eastern boundary. This survey would enable a baseline to be established to allow an assessment to be made of the currently proposed lighting. Regardless of the current level of lighting on site the lighting scheme must look to minimise light spill onto the eastern woodland.

The applicant has confirmed that an existing light survey and scheme is being carried out and the submission of the results are imminent. The survey and ecologists updated comments will be recorded in an update report to the committee.

Nevertheless, the Ecologist notes that the light spill needs to be reduced and this can be done through a suitable lighting scheme submission. It is therefore considered that this can be dealt with by condition, if required. This matter will form an update to the committee if any further information is submitted.

### **Flood Risk and Drainage**

The application site is over 1ha in size and therefore a Flood Risk Assessment has been submitted. The Flood Risk Officers have considered the report and raised no objections subject to conditions in relation to implementation in accordance with the FRA and a detailed drainage management scheme.

United Utilities have also been consulted on the application and raised no objections to the proposal subject to a conditions for surface water drainage scheme, foul and surface water to be drained separately and Management and Maintenance of Sustainable Drainage Systems condition.

As such, it is not considered that the proposed development would create any significant flooding or drainage concerns, subject to suitable conditions as set out below.

### **Residential Amenity**

The application site is situated within an existing employment park where there are no residential properties. The development therefore is unlikely to cause any impact on residential amenity.

### **Planning Balance and conclusion**

The application site is situated within an existing employment area within the Crewe Settlement Boundary, off Weston Road; where development for employment uses is promoted and considered to be acceptable in principle.

The proposal would visually improve the appearance of the site within a prominent location in Crewe, and represents positive investment in an employment use on the site. The design is considered to be acceptable for the proposed use in this location.

The loss of some semi-mature trees and landscaping within the site are negatives of the scheme, but can be mitigated in part by a suitable landscape scheme. None of the protected mature trees off site are to be affected by the development and will help to maintain a softened appearance of the site when seen in views from Weston Road.

Furthermore, the impact on light pollution on the adjacent woodland and its wildlife is an outstanding matter, and a lighting scheme and existing light survey is to be submitted. Nevertheless, it is considered that this matter could be conditioned for approval prior to commencement (if necessary).

There are no issues in relation to amenity, highways safety or floodrisk of the site.

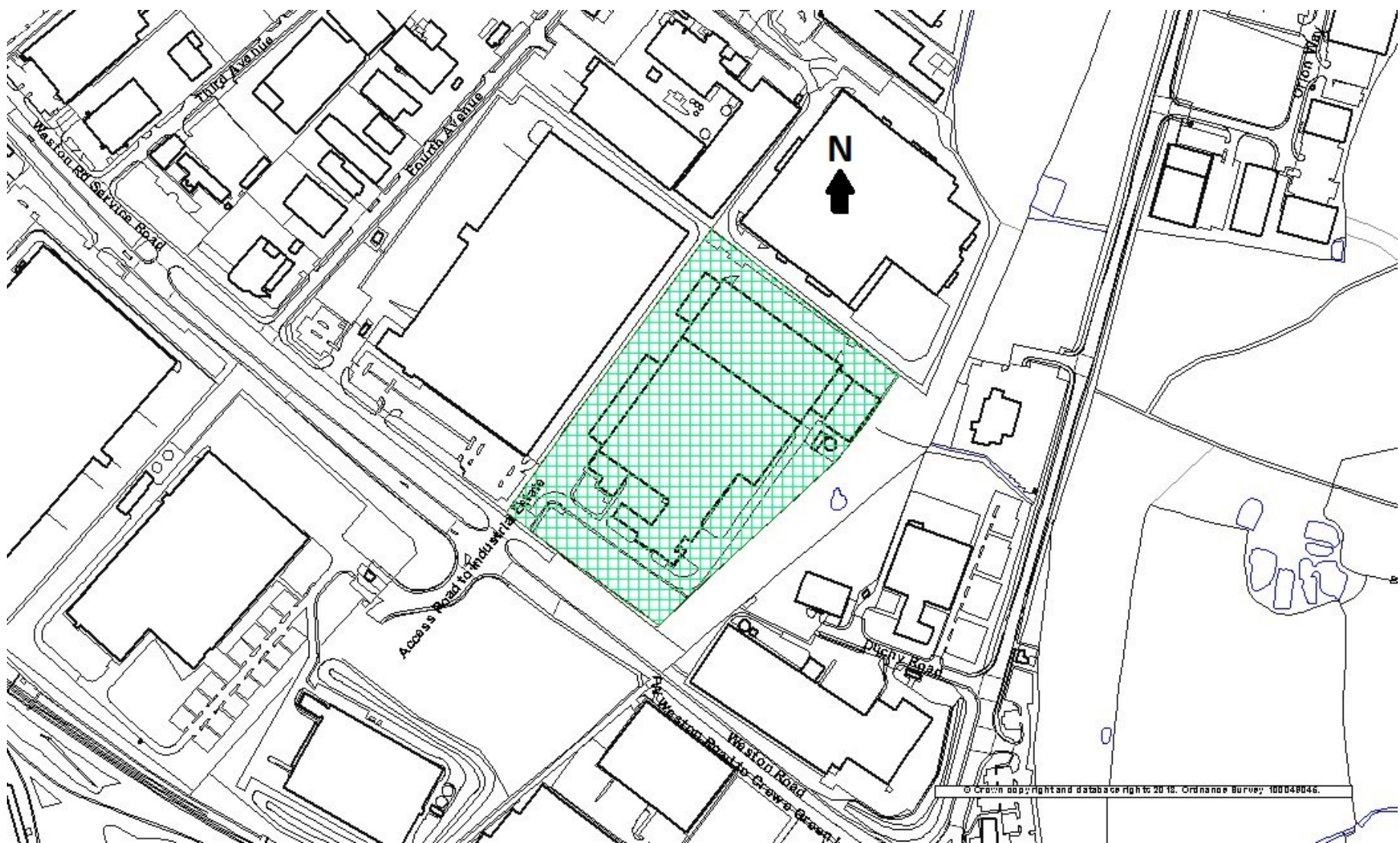
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications are made in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is considered to be in general accordance with the relevant policies of the Development Plan and there are notable economic benefits arising from investment in the employment site in favour of the development. It is therefore considered that proposal is acceptable and recommended for approval subject to conditions, as set out below.

## **RECOMMENDATION**

### **APPROVE Subject to conditions**

- 1. Standard Time**
- 2. Approved Plans**
- 3. External Material details to be submitted**
- 4. Landscape Implementation Scheme**
- 5. Submission of a Tree Protection Scheme**
- 6. Submission of a Arb Method Statement**
- 7. Provision of Electric Vehicle Charging infrastructure**
- 8. Provision of Ultra Low Emission Boilers**
- 9. Submission of Phase II contaminated land report**
- 10. Submission of a verification report in accordance with the remediation scheme**
- 11. Prior approval of a soil contamination verification report**
- 12. Development should stop if contamination is encountered**
- 13. Development to be in accordance with FRA**
- 14. Submission of a detailed strategy / design, associated management / maintenance plan for sustainable drainage**
- 15. Foul and surface water to be drainage separately**

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



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Application No: 20/2876N

Location: UNITS A & B, 1 WESTON ROAD, CREWE,

Proposal: Partial Demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25,673sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe

Applicant: AEW UK Core Property Fund

Expiry Date: 07-Oct-2020

## **SUMMARY**

**The application site is situated within an existing employment area within the Crewe Settlement Boundary, off Weston Road; where investment in employment uses is supported.**

**The proposal seeks permission to retain part of the existing warehouse unit and replace the larger area on the site frontage. This proposal seeks to retain 5,266 sq. m. of the existing warehouse to the rear of the site and the existing canopy shed to the south of the building, and construction of 16,940 sq. m. of new warehouse floor space on the frontage of the site. The building will also include 1,500 sqm of office space on the frontage of the building over two floors. This is a net loss of 4,547 sq. m. of internal floorspace.**

**The proposal would visually improve the appearance of the site within a prominent location in Crewe, and will retain an employment use on the site. The design is considered to be acceptable for the proposed use in this location.**

**The proposed development will result in the loss of some semi-mature trees and landscaping within the site and mitigation is proposed in a new landscaping scheme. None of the protected mature trees off site are to be affected by the development and will help to maintain a softened appearance of the site when seen in views from Weston Road.**

**The potential impact of light pollution on the adjacent woodland and its wildlife requires a lighting scheme and existing light survey is to be submitted. It is considered that this matter could be conditioned for approval prior to commencement (if necessary).**

**There are no issues in relation to amenity, highways safety or floodrisk of the site, and it is therefore considered that proposal is acceptable and recommended for approval subject to conditions, as set below.**

## **RECOMMENDATION**

**APPROVE with conditions**

## **REASON FOR REFERRAL**

This application is for the partial demolition and redevelopment and refurbishment of an existing warehouse building resulting in a total of 25,673 sq. m of B8 floor space. The proposal is therefore a large scale major development.

## **PROPOSAL**

This application seeks full planning permission for the partial demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25,673sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe, noted as Option 2 on the plans.

This proposal incorporates 5,266 sq. m of the existing warehouse to the rear of the site and the existing canopy shed to the south of the building. The proposal includes the demolition of large area of the existing building and construction of 16, 940 sq. m of new warehouse floor space on the frontage of the site. The building will also include 1,500 sq. m of office space on the frontage of the building over three floors.

The proposal includes the replacement of the existing gate house with a new one.

The proposal involves the modernisation of the existing building to meet current logistic purposes and results in a net reduction of floorspace of 4,547 sq. m.

## **SITE DESCRIPTION**

The application site is an existing warehouse building which is partly constructed in brick, with a number of more modern extensions and alterations, of differing external materials. The building is largely a flat roof building of around two storeys in nature, with a 30m high brick tower in the middle.

The site is situated on an established commercial area off Weston Road, Crewe. The area is predominantly commercial and situated within the Crewe Settlement Boundary. The site is located off Weston Road (A532) which is the primary route into Crewe from J16 of the M6 motorway.

Car parking would be reorganised, including the provision of 21 rapid electric vehicle charging bays and cabling for a future 20 bays. 70 cycle storage spaces are also proposed.

## **RELEVANT HISTORY**

20/2877N - Partial Demolition and Redevelopment and Partial Refurbishment of an Existing Building resulting in a total of 25,706sq.m of B8 floorspace at Units A and B, 1 Weston Road, Crewe - undetermined

20/1796S – Environmental Impact Assessment (EIA) Screening Opinion for the partial demolition and redevelopment of Units A and B, 1 Weston Road, Crewe – EIA not required 3<sup>rd</sup> June 2020

19/3796N – Change of use from existing storage and distribution (Class B8) to a flexible employment use comprising light industrial use or storage and distribution (Classes B1c or B8) – Approved with conditions 2<sup>nd</sup> October 2019

17/4587N – Retrospective application to erect a single storey portable modular building within the current site ownership – Approved with condition 31<sup>st</sup> October 2017

17/4600N – To install outdoor wall fascia signage on warehouse, office and gatehouse elevations – Approve with conditions 23<sup>rd</sup> January 2018

P06/0357 – Canopy Extension – Approved with conditions 5<sup>th</sup> June 2006

P03/0462 – Additional Car and Commercial Vehicle Parking – Approved with conditions 23<sup>rd</sup> June 2003

P01/0242 – Overcladding, Insertion of Windows, Revised Car Parking, Installation of Fire Escape and Creation of Office Link – Approved with conditions 2<sup>nd</sup> May 2001

P01/0725 – Security Gate House and Barriers – Approved 4<sup>th</sup> October 2001

P00/0825 – Overcladding of Office Block and Creation of Loading Area – approved with conditions 9<sup>th</sup> November 2000

P00/0786 – Office and Warehouse Extension – approved with conditions 9<sup>th</sup> November 2000

P00/0825 – Overcladding of Office Block and Creation of Loading Area – approved with conditions 9<sup>th</sup> November 2000

P00/0786 – Office and Warehouse Extension – Approved with conditions 9<sup>th</sup> November 2000

P94/0936 – Temporary building. Approved until 30.12.97- approved with conditions 22<sup>nd</sup> December 1994

P97/0884 – Renewal of permission for temporary building – approved with conditions 1<sup>st</sup> December 1997

P99/0125 – Change of use to storage and alterations to elevations – Approved with conditions 16<sup>th</sup> March 1999

7/09227 – Illuminated logo sign. – approved with conditions 12<sup>th</sup> July 1982

7/04561 – Gas/oil store – 26<sup>th</sup> September 1978

7/04605 – Extension of existing work shop for operations plant – approved with conditions 10<sup>th</sup> October 1978

7/07138 – Two storey extension to existing factory to provide additional manufacturing and packing facilities and covered area over existing compactor and baler – approved with condition 29<sup>th</sup> July 1980

7/10512 – Extension to existing Chill Room and Pallet Handling area. New hardstanding area for parking 20 vehicles – approved with conditions 17<sup>th</sup> November 1983

7/03153 – Kitchen store to supplement existing store facilities – approved with conditions 1<sup>st</sup> September 1977

7/03153 – Kitchen store to supplement existing store facilities – approved with conditions 1<sup>st</sup> September 1977

## **NATIONAL & LOCAL POLICY**

### **National Policy**

National Planning Policy Framework  
Planning Practice Guidance

### **Local Plan Policies**

#### *Cheshire East Local Plan Strategy*

MP1 Presumption in favour of Sustainable Development,  
PG2 Settlement Hierarchy,  
SD1 Sustainable Development in Cheshire East,  
SD2 Sustainable Development Principles,  
EG1 Economic Prosperity,  
EG3 Existing and Allocated Employment Sites,  
SE1 Design,  
SE2 Efficient Use of Land,  
SE3 Biodiversity and Geodiversity,  
SE4 Landscape,  
SE5 Trees, Hedgerows and Woodland,  
SE 6 Green Infrastructure,  
SE12 Pollution, Land Contamination and Land Instability,  
CO1 Sustainable Travel and Transport,  
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Appendix C

#### *Saved policies of the Crewe and Nantwich Replacement Local Plan*

BE.1 Amenity,  
BE.3 Access and Parking,  
BE.4 Drainage, Utilities and Resources,

NE.9 Protected Species,  
E1 Existing Employment Allocations,  
E4 Development on existing employment areas,

### **Other relevant documents**

Cheshire East Design Code

## **CONSULTATIONS**

### **Strategic Highways Officer – No objections**

**Environmental Protection-** No objections, subject to conditions Electrical Vehicle Infrastructure, low emission boilers, contaminated land conditions and informatives for construction hours, piling foundations, dust control, and contaminated land

**Flood Risk Manager –** No objections, subject to conditions for the development to be carried out in accordance with the FRA and a drainage management/ maintenance plan

**United Utilities –** No objections. Subject to conditions surface water drainage, foul water to be drained separately, and Sustainable drainage management plan

**Cadent/National Grid -** No objections, advise HSE should be consulted.

**HSE –** Do not advise against

**Crewe Town Council –** None received at time of writing this report.

**REPRESENTATIONS –** none received at time of writing this report.

## **OFFICER APPRAISAL**

### **Principle of development**

The proposal site is situated within the Crewe settlement boundary; within an existing employment area which is protected by Policy EG 3 Existing and Allocated Employment Sites of the Cheshire East Local Plan Strategy. The site is also designated within EMP 1 Strategic Employment Areas within the emerging SADPD.

Policy EG3 aims to retain existing employment uses on sites in order to maintain an adequate and flexible supply of employment land to attract new and innovative businesses, to enable existing businesses to grow and to create new and retain existing jobs. Furthermore, the emerging policy EMP 1 states that...(3) *'Proposals for further investment for employment uses in these areas will be supported'*. Whilst the policies in the emerging plan have no/limited weight in the decision making process currently, there is a clear indication that the re-use and redevelopment of the site for employment is in principle considered to be acceptable.

Therefore, the main issues of the proposal are the impact on trees, ecological impact, design and character and appearance within the street scene, and parking provision. These issues are considered further below.

## **Design**

Local Plan policies SD1, SD2 and in particular SE1 set out the importance of good design in the Borough, as well as the clear guidance set out in the Cheshire East Borough Design Guide.

The proposal (option 2) seeks to retain 5,266 sq. m of the existing warehouse to the rear of the site and the existing canopy shed to the south of the building with lorry bays retained to the south but largely on the north of the site. The proposal includes the demolition of large area of the existing building and construction of 16,940 sq. m of new warehouse on the frontage of the site. The building will also include 1,500 sq. m of office space on the frontage of the building over two floors.

The proposed extension and existing building will all be clad in Kingspan Microrib (or similar) in a grey colour (exact colour to be agreed by condition). The building will have a maximum height of around 19m on the road frontage. The existing building has a maximum ridge height of 16m, with the majority of the building not exceeding 12.5m, other than the brick tower which projects to 30m in height.

The building as proposed would remove a number of ad-hoc extensions and condense the development into a more efficient rectangular shaped building. The removal of external canopies etc has also allowed for a more efficient parking and access/egress arrangement for the delivery vehicles.

The proposed building will be at least 3m taller than this existing building, and will be sited closer to the road frontage than the current units. The proposed building will be taller than the adjacent Warehouse which is visible from Weston Road, and therefore will be more prominent on the street frontage. However, the site is screened by mature trees on Weston Road and the protected woodland to the south. The Design Officer considered the application during pre-application stage and considered the over design to be acceptable, and would help to improve the overall visual appearance of the site within the streetscene.

The proposed front elevation has changed slightly, in response to pre-application discussions held with the applicant, with large glazed window sections on the corner and vertical feature panelling helping to break up the elevation on the frontage, as suggested by the Design Officer. It is considered that the design is modern and will help to improve and update the visual appearance of the site within the wider streetscene.

The wider streetscene on Weston Road, is made up of large warehouse/industrial buildings and further down car show rooms, most of which have been modernised in the recent past. Therefore, the proposal is considered to be acceptable and of design which is suitable for its use and location.

## **Landscape and Forestry**

The site is located to the north of Weston Road (A532) in an established employment area and is prominent to public view. The existing development includes two large buildings and extensive areas of hardstanding.

There are existing trees within the vicinity of the proposed development. There is a belt of trees of mixed coniferous and deciduous species to the south east which is subject to the Crewe and Nantwich Borough Council (Quakers Coppice and Land adjacent to University Way, Crewe) Tree Preservation Order 2006 and forms part of the green infrastructure in the wider area. There are also trees within landscaped areas on the site.

The application is supported by an Arboricultural Impact Assessment (AIA) report dated 12/6/20 which incorporates a BS5837 tree survey. The report covers proposals for two development options. The survey includes records of 14 individual trees, 4 tree groups and a woodland together with 4 domestic hedgerows. Two further tree groups within the body of the site are referenced but the report indicates these were not surveyed in detail due to Covid 19 access restrictions.

The AIA indicates that the development would require the removal of 7 category C trees, and 1 Category B group together with approximately 8 unsurveyed trees (reported to be low to moderate value). The report indicates that all proposed tree removals are within the site and will have no impact on the wider amenity or landscape value outside the site.

Due to extensive hard surfacing on site, no new root protection area incursions are identified. Reference is made to the limited opportunities for mitigation and to 7 replacement trees in the landscape scheme.

The Forestry and Landscape Officer notes that the loss of healthy trees identified for removal would be regrettable. In particular, there are several semi-mature specimens in landscaped areas around the buildings which have some amenity value. The trees to the south west of the buildings provide interest and enhance an area where there are picnic tables for staff use. In terms of public amenity, the trees to the south west and off site trees on the roadside verge fronting Weston Road are the most visually prominent. As recognised in the AIA, the proposed layout would offer little opportunity for new tree planting with only 7 new trees in the landscape scheme resulting in an overall net loss.

Policy SE 5 (Trees, Hedgerows and Woodland) aims retain healthy trees, hedgerows, and woodlands that provide a significant contribution to the amenity, biodiversity, landscape character or historical character of the surrounding area. Although a small number of trees are to be removed they are mainly category C and 1 category B tree within a landscape area within the site. The wider TPO trees and tree outside the site on the road verge are to be retained and the development will have no impact upon. Therefore on balance it is considered that the development is in accordance with policy SE5.

Policy SE 4 (the landscape) states that all development should conserve the landscape character and quality and should wherever possible, enhance and effectively manage the historic, natural and man made landscape features that contribute to local distinctiveness of both rural and urban landscapes. The policy aims to preserve landscape area, and whilst the loss of established trees and an outdoor recreational space for employees is regrettable, with limited internal soft landscape treatment within the site. The overall landscape value of the site

will be seen on the context of the off site trees and landscaping. The proposed landscaping scheme is limited but sufficient and is therefore considered to be on balance acceptable.

The landscape and tree implications are considered acceptable subject to a landscape implementation condition and conditions to secure an arboricultural method statement (AMS) and a tree protection scheme.

## **Access and Parking**

The Strategic Highways officer has assessed the application and notes that the proposal is essentially a refurbishment of the existing site, which will use the existing access onto the highway and which will also reduce the building floor area.

The Strategic Highways officer notes that the parking provision is largely the same as existing and considers that the highways impact will be negligible.

Therefore the Strategic Highways Officer has raised no objections to the proposed development.

Car parking would be reorganised, including the provision of 21 rapid electric vehicle charging bays and cabling for a future 20 bays, 70 cycle storage spaces are also proposed, this is positive of the scheme and is in accordance with paragraph 110e and 181 of the NPPF, which to encourages the uptake of ultra-low emission vehicles and ensure the development is sustainable..

## **Ecology**

The Council's ecologist has considered the proposal and the submitted ecology report and have made the following comments.

### Woodland Habitats and Lighting

The woodland located on the sites eastern boundary appears on the national inventory of priority habitat. Habitats of this type are a material consideration for planning. The proposed development will not result in a direct loss of this habitat, but lighting associated with the scheme may have an adverse impact upon the woodland and species associated with it.

The submitted lighting scheme shows high levels of light pollution on the edge of the site adjacent to the woodland and levels in excess of 1 lux falling through much of the woodland. The Council's Ecologist has advised that the levels of lighting proposed are likely to have an adverse effect on the woodland and species associated with it.

The Council's Ecologist however states that he is conscious that the site is in current usage and is likely to be subject to existing levels of light pollution. It has therefore been recommended that the applicant submits a survey of the current levels of light pollution



occurring on the woodland on the site's eastern boundary. This survey would enable a baseline to be established to allow an assessment to be made of the currently proposed lighting. Regardless of the current level of lighting on site the lighting scheme must look to minimise light spill onto the eastern woodland.

The applicant has confirmed that an existing light survey and scheme is being carried out and the submission of the results are imminent. The survey and ecologists updated comments will be recorded in an update report to the committee.

Nevertheless, the Ecologist notes that the light spill needs to be reduced and this can be done through a suitable lighting scheme submission. It is therefore considered that this in itself would not amount to a reason for refusal and can be dealt with by condition. This matter will form an update to the committee.

### **Flood Risk and Drainage**

The application site is over 1ha in size and therefore a Flood Risk Assessment has been submitted. The Flood Risk Officers have considered the report and raised no objections subject to conditions in relation to implementation in accordance with the FRA and a detailed drainage management scheme.

United Utilities have also been consulted on the application and raised no objections to the proposal subject to a conditions for surface water drainage scheme, foul and surface water to be drained separately and Management and Maintenance of Sustainable Drainage Systems condition.

As such, it is not considered that the proposed development would create any significant flooding or drainage concerns, subject to suitable conditions as set out below.

### **Residential Amenity**

The application site is situated within an existing employment park where there are no residential properties. The development therefore is unlikely to cause any impact on residential amenity.

### **Planning Balance and conclusion**

The application site is situated within an existing employment area within the Crewe Settlement Boundary, off Weston Road; where retention of employment uses are considered to be acceptable in principle.

The proposal would visually improve the appearance of the site within a prominent location in Crewe, and represents positive investment in an employment use on the site. The design is considered to be acceptable for the proposed use in this location.

The loss of some semi-mature trees and landscaping within the site are negatives of the scheme, but can be mitigated in part by a suitable landscape scheme. None of the protected mature trees off site are to be affected by the development and will help to maintain a softened appearance of the site when seen in views from Weston Road.

Furthermore, the impact on light pollution on the adjacent woodland and its wildlife is an outstanding matter, and a lighting scheme and existing light survey is to be submitted. Nevertheless, it is considered that this matter could be conditioned for approval prior to commencement (if necessary).

There are no issues in relation to amenity, highways safety or floodrisk of the site.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications are made in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is considered to be in general accordance with the relevant policies of the Development Plan and there are notable economic benefits arising from investment in the employment site in favour of the development. It is therefore considered that proposal is acceptable and recommended for approval subject to conditions, as set below.

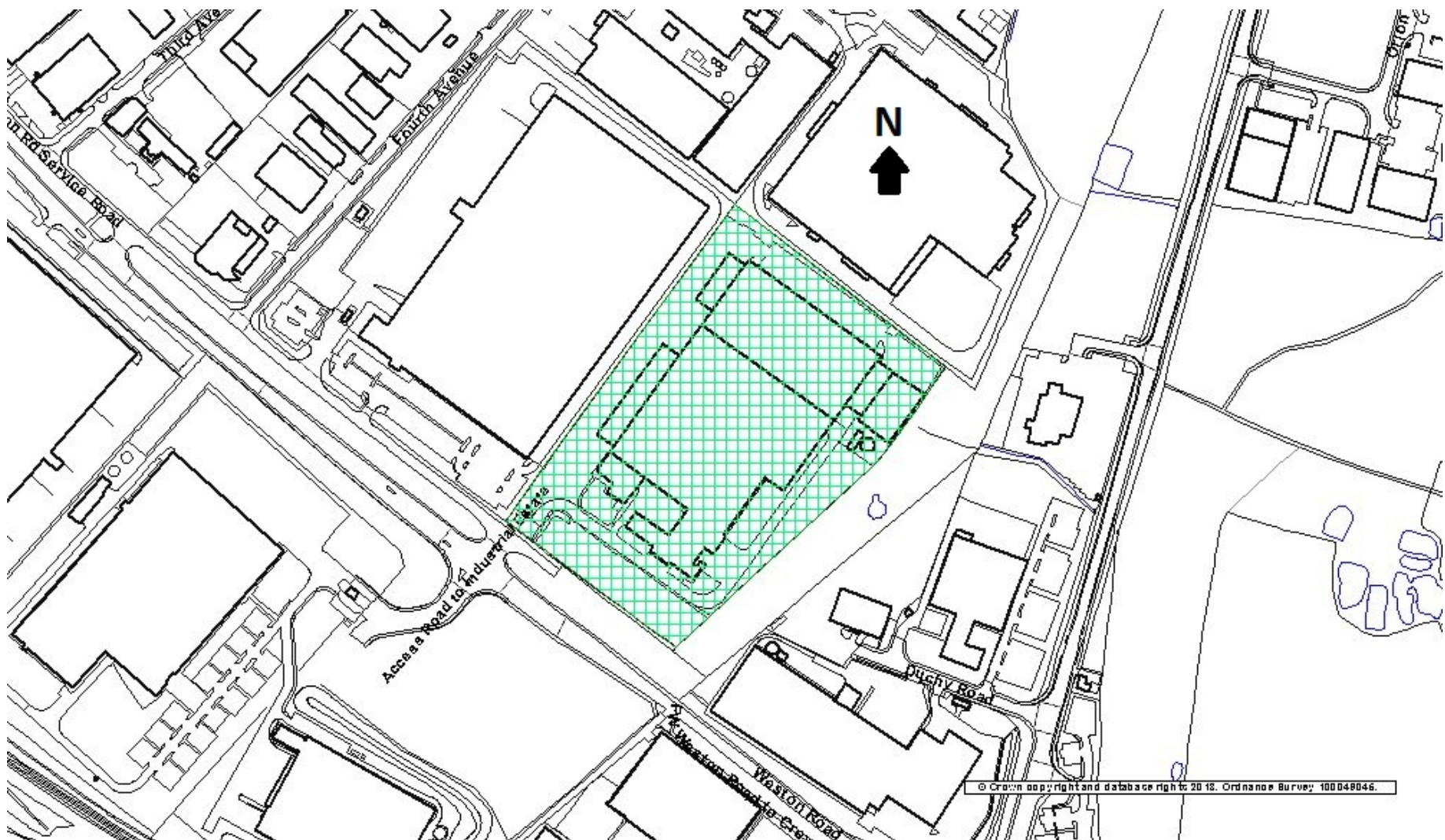
## **RECOMMENDATION**

### **APPROVE Subject to conditions**

- 1. Standard Time**
- 2. Approved Plans**
- 3. External Material details to be submitted**
- 4. Landscape Implementation Scheme**
- 5. Submission of a Tree Protection Scheme**
- 6. Submission of a Arb Method Statement**
- 7. Provision of Electric Vehicle Charging infrastructure**
- 8. Provision of Ultra Low Emission Boilers**
- 9. Submission of Phase II contaminated land report**
- 10. Submission of a verification report in accordance with the remediation scheme**
- 11. Prior approval of a soil contamination verification report**
- 12. Development should stop if contamination is encountered**
- 13. Development to be in accordance with FRA**
- 14. Submission of a detailed strategy / design, associated management / maintenance plan for sustainable drainage**

**15.Foul and surface water to be drainage separately**

**In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice**



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## Strategic Planning Board

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**Date of Meeting:** 23<sup>rd</sup> September 2020

**Report Title:** Update following the resolution to approve application 17/5070C – Outline Planning Permission (Revisions to 09/2083C) in respect of zones 2, 5 and 6 to provide up to 100 residential units (C3) plus care home (C2) or 120 residential units, up to 2,600sqm of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices (B1) with associated infrastructure at the Former Albion Chemical Works, Moston

**Senior Officer:** David Malcolm, Head of Planning

### 1. Report Summary

- 1.1. This report seeks approval to amend the SPB resolution for this application. This follows the submission of a viability report by the applicant, which has been assessed by an independent viability consultant.
- 1.2. The report recommends that the affordable housing provision on the development is reduced to 10% and that the Canal Towpath contribution is removed to allow the footpath upgrade along Booth Lane.

### 2. Recommendations

- 2.1. That the Strategic Planning Board amend the Committee resolution for this application as follows;
- 2.2. The Heads of Terms for the S106 Agreement are amended and an additional condition imposed (as stated below).

*That the application be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board for further details of the Spatial Design Code. The rest of the Section 106 Agreement to include the following:-*

S106	Amount	Triggers
Affordable Housing	10% (65% Affordable Rent / 35%	In accordance with phasing plan to be submitted at the

	Intermediate)	reserved matters stage.  No more than 80% open market occupied prior to affordable provision in each phase.
Education	<p>For a development of 100 dwellings;</p> <p>Primary £195,233</p> <p>Secondary £245,140</p> <p>SEN £45,500</p> <p>For a development of 120 dwellings;</p> <p>Primary £238,618</p> <p>Secondary £294,168</p> <p>SEN £45,500</p>	<p>50% of the total education sum to be paid on the occupation of the 25<sup>th</sup> dwelling.</p> <p>The next 25% of the total education sum to be paid on the occupation of the 50<sup>th</sup> dwelling.</p> <p>The final 25% of the total education sum to be paid on the occupation of the 75<sup>th</sup> dwelling.</p>
Indoor recreation	<p>For a development of 100 dwellings a contribution of £18,200.</p> <p>For a development of 120 dwellings a contribution of £21,450.</p>	Prior to first occupation.
Outdoor recreation	£1,000 per family dwelling or £500 per 2 bed pace (or more) apartment	Prior to the occupation of the 75 <sup>th</sup> dwelling.
Allotment Contribution	£230.70 per dwelling	Prior to the occupation of the 75 <sup>th</sup> dwelling.
Public Open Space	<p>Private Management Company</p> <p>Provision of a NEAP and the open space</p>	<p>On first occupation</p> <p>On occupation of 50% of the dwellings</p>

Biodiversity Off-Setting Contribution	£30,000	Prior to first occupation.
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And subject to the following conditions:-

1. Standard Outline 1
2. Standard Outline 2
3. Standard Outline 3
4. Approved Plans
5. Contaminated land – submission of a remediation strategy
6. Contaminated land – No occupation prior to the submission of a verification report
7. Contaminated land – works to stop if further unknown contaminated land is uncovered
8. Reserved Matters application to include details of existing and proposed levels
9. Each Reserved Matters application for residential development shall include an updated acoustic appraisal together with any mitigation measures.
10. Piling works
11. Travel Plan – Residential development
12. Travel Plan – Commercial development
13. Electric Vehicle Charging Provision
14. Reserved matters application for the commercial units to include a scheme of brown roofs
15. Reserved matters application to include a scheme of replacement hedgerow planting
16. The proposed development to proceed in strict accordance with the measures detailed in paragraph 5.2.5 of the submitted Preliminary Ecological Appraisal prepared by enzygo
17. Reserved Matters application for the housing to include a phasing plan
18. Development to be carried out in accordance with the submitted FRA
19. No development shall take place until a detailed strategy / design and associated management / maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority.
20. Scheme to ensure that the site boundary will need to be adequately protected to ensure that any flood risk is contained and managed onsite and not transferred off site.
21. External Lighting to be submitted and approved
22. Each phase of the development hereby approved shall incorporate a mix of units of -
  - 1bed and/or 2 bed dwellings – between 10% and 30% of the number of dwellings
  - 3 bed dwellings – between 20% and 40% of the number of dwellings
  - 4 bed and/or 5 bed dwellings – between 20% and 40% of the number of dwelling
 and a minimum of 5 % of the units shall be bungalows or units for single storey living. The 1st reserved matters application shall provide a strategy for the distribution of all the housing across the site in accordance with these parameters. Thereafter the housing on each phase of development shall



accord with the housing mix details provided unless otherwise approved in writing by the Local Planning Authority

23. The first Reserved matters application shall include a survey the trees within the grass verge and provide and implement a scheme of re-planting of tree (and removal if necessary) within the grass verge.

24. Visibility splays

25. Booth Lane improvement works details to be submitted within 2 months of the date of decision and to be implemented within 6 months of the date of decision.

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

2.3. The committee resolution also gives approval to enter into a S106 Agreement in the event of an appeal. This will need to be included as above within the committee resolution.

### **3. Reasons for Recommendations**

3.1. The allow a development of a previously developed site to be brought forward.

### **4. Other Options Considered**

4.1. The Council is obliged to consider the viability information provided by the applicant. The viability report has been assessed by the Councils own viability consultant. In relation to viability the NPPF states at paragraph 57 that

*'It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force'*

### **5. Background**

5.1. Planning application 17/5070C was referred to Strategic Planning Board on 26<sup>th</sup> September 2018. The minutes from the meeting are as follows:

**RESOLVED**

*That the application be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board for further discussion on the Section 106 contributions for upgrading of the public footpath to Mill Lane in liaison with the Ward Councillor and for further details*



of the Spatial Design Code. The rest of the Section 106 Agreement to include the following:-

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<i>Affordable Housing</i>	30%  (65% Affordable Rent / 35% Intermediate)	<i>In accordance with phasing plan to be submitted at the reserved matters stage.</i>  <i>No more than 80% open market occupied prior to affordable provision in each phase.</i>
<i>Education</i>	<i>For a development of 100 dwellings;</i>  <i>Primary £195,233</i>  <i>Secondary £245,140</i>  <i>SEN £45,500</i>  <i>For a development of 120 dwellings;</i>  <i>Primary £238,618</i>  <i>Secondary £294,168</i>  <i>SEN £45,500</i>	<i>50% of the total education sum to be paid on the occupation of the 25<sup>th</sup> dwelling.</i>  <i>The next 25% of the total education sum to be paid on the occupation of the 50<sup>th</sup> dwelling.</i>  <i>The final 25% of the total education sum to be paid on the occupation of the 75<sup>th</sup> dwelling.</i>
<i>Health</i>	<i>If the care home is provided as part of this application.</i>  <i>£23,760</i>  <i>(Ashfields Medical Centre)</i>	<i>Prior to first occupation.</i>
<i>Indoor recreation</i>	<i>For a development of 100 dwellings a contribution of £18,200.</i>  <i>For a development of 120</i>	<i>Prior to first occupation.</i>

	<i> dwellings a contribution of £21,450.</i>	
<i>Outdoor recreation</i>	<i>£1,000 per family dwelling or £500 per 2 bed pace (or more) apartment</i>	<i>Prior to the occupation of the 75<sup>th</sup> dwelling.</i>
<i>Allotment Contribution</i>	<i>£230.70 per dwelling</i>	<i>Prior to the occupation of the 75<sup>th</sup> dwelling.</i>
<i>Public Open Space</i>	<i>Private Management Company</i>  <i>Provision of a NEAP and the open space</i>	<i>On first occupation</i>  <i>On occupation of 50% of the dwellings</i>
<i>Biodiversity Off-Setting Contribution</i>	<i>£30,000</i>	<i>Prior to first occupation.</i>
<i>Canal Towpath improvement contribution</i>	<i>£150,000</i>	<i>50% to be paid on the occupation of the 25<sup>th</sup> dwelling.</i>  <i>The final 50% to be paid on the occupation of the 50<sup>th</sup> dwelling.</i>

*And subject to the following conditions:-*

- 1. Standard Outline 1*
- 2. Standard Outline 2*
- 3. Standard Outline 3*
- 4. Approved Plans*
- 5. Contaminated land – submission of a remediation strategy*
- 6. Contaminated land – No occupation prior to the submission of a verification report*
- 7. Contaminated land – works to stop if further unknown contaminated land is uncovered*
- 8. Reserved Matters application to include details of existing and proposed levels*
- 9. Each Reserved Matters application for residential development shall include an updated acoustic appraisal together with any mitigation measures.*
- 10. Piling works*

11. *Travel Plan – Residential development*
12. *Travel Plan – Commercial development*
13. *Electric Vehicle Charging Provision*
14. *Reserved matters application for the commercial units to include a scheme of brown roofs*
15. *Reserved matters application to include a scheme of replacement hedgerow planting*
16. *The proposed development to proceed in strict accordance with the measures detailed in paragraph 5.2.5 of the submitted Preliminary Ecological Appraisal prepared by enzygo*
17. *Reserved Matters application for the housing to include a phasing plan*
18. *Development to be carried out in accordance with the submitted FRA*
19. *No development shall take place until a detailed strategy / design and associated management / maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority.*
20. *Scheme to ensure that the site boundary will need to be adequately protected to ensure that any flood risk is contained and managed onsite and not transferred off site.*
21. *External Lighting to be submitted and approved*
22. *Each phase of the development hereby approved shall incorporate a mix of units of -*  
  - *1bed and/or 2 bed dwellings – between 10% and 30% of the number of dwellings*
  - *3 bed dwellings – between 20% and 40% of the number of dwellings*
  - *4 bed and/or 5 bed dwellings – between 20% and 40% of the number of dwelling**and a minimum of 5 % of the units shall be bungalows or units for single storey living. The 1st reserved matters application shall provide a strategy for the distribution of all the housing across the site in accordance with these parameters. Thereafter the housing on each phase of development shall accord with the housing mix details provided unless otherwise approved in writing by the Local Planning Authority*
23. *The first Reserved matters application shall include a survey the trees within the grass verge and provide and implement a scheme of re-planting of tree (and removal if necessary) within the grass verge.*
24. *Visibility splays*  
*In order to give proper effect to the Board`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.*

5.2. Since the SPB resolution, the applicant has raised viability issues associated with the S106 Heads of Terms. There have also been further discussions between the applicant and the Highways Department regarding the upgrading of the footway along Booth Lane to Mill Lane (as requested by SPB in 2018).

5.3. The site of the proposed development is situated 3.6km north west of Sandbach Town Centre, and is 4.5km south east of Middlewich.

- 5.4. The site is a former chemical works which has now been cleared and some remediation has taken place on this site. On the west, the site has a long frontage to the A533 (with a tree lined grass verge), and it is bound by the Sandbach to Middlewich railway line to the east. The site also lies adjacent to the Trent and Mersey Canal which is a designated Conservation Area. There is a retained industrial site to the north.
- 5.5. The outline planning permission that the Council resolved to approve in 2018 is for zones 2, 5 and 6 to provide up to 100 residential units (C3) plus care home (C2) or up to 120 residential units; and up to 2,600sqm of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices with public open space and associated infrastructure. All matters are reserved apart from access. The access would be via a single junction off Booth Lane.
- 5.6. It should be noted that since the committee resolution for application 17/5070C that the care home on the site has been built out. This follows the approval of application 17/5223C. As a result this application now relates to 100 dwellings and a care home (and not 120 dwellings).
- 5.7. Although 2 years have passed since the application was first determined at Strategic Planning Board, the principle of development is still considered to be acceptable. The site is an extensive brownfield site which has been undergoing works associated with the extensive contamination on the site. As a result the principle of this development is still considered to be acceptable.
- 5.8. Since the Committee Resolution for this application there have been on-going discussions between the applicants Viability Consultant (BNP) and the Councils appointed Viability Consultant (Cushman & Wakefield – C&W). The Viability Appraisal submitted by the applicant originally suggested that the scheme cannot viably provide affordable housing and provide the requested S106 contributions.
- 5.9. As expected the site has significant abnormal costs associated with its previous use as a chemical works. On this site the applicant has already spent £2,710,288 associated with the abnormal costs. The applicants Viability Appraisal identifies that there are further abnormal costs totalling £2,695,025 which includes the remaining mercury remediation, the construction of a noise bund, general remediation, earthworks, gas membranes, foundations and clean cover. C&W have assessed the abnormal costs and consider that some appear high. C&W consider that a figure of £2,073,577 is more appropriate.
- 5.10. There has also been a difference between the parties in terms of build cost (BNP have suggested £115.51psf compared to C&W suggested figure of £106.65psf); finance costs (BNP have suggested £476,582 compared to the

C&W suggestion of £359,328); profit level (BNP have suggested rounding the figure to 18% and C&W have suggested a Blended Profit based on the individual elements of the scheme of 17.82%).

5.11. C&W state that based on their figures that the viability can support 10% affordable housing and the full S106 costs.

5.12. The applicant has responded by stating that there is much that could still be debated between the parties and this is before any allowance is made for market uncertainty due to the current pandemic. However Bluefield 'do not wish to see the viability prolonged any further; it is over 12 months since they submitted their viability assessment to the Council and as a consequence they would like to draw matters to a conclusion so that revised Heads of Terms can be agreed with the Council. This will enable a Section 106 Agreement to then be signed and planning permission issued so that Bluefield can get on with the next phase of the site's redevelopment'

5.13. Following these discussions the applicant has requested that S106 Heads of Terms are varied as follows;

- Affordable Housing to be reduced to 10% of the total units
- The delivery of the Booth Lane footpath upgrade works (including the installation of street lighting) to be completed within 6 months of the grant of outline planning permission
- The requirement for the £150,000 contribution towards the canal towpath to be removed.

5.14. As can be seen within the original Committee Resolution a request was made that the developer upgrades the footpath along Booth Lane towards Mill Lane. Based on the detailed design review of the footpath works which has been considered by the Highways Authority these works will cost a total of £221,250 (this is more than the original estimate given by the Highways Engineer at SPB of £140,000). In order to accept this higher figure Bluefield have requested that the S106 contributions be amended to reflect the negative residual land value and increased footpath costs and as a result it is requested that the canal towpath contribution be removed.

5.15. This is considered to be a reasonable approach as the Canal Towpath contribution was intended to improve the sustainability of this site and the same will be done by the Booth Lane footpath improvements.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

- 6.1.1. The viability information provided by the applicant is a material consideration and it is necessary for the Local Planning Authority to consider this information prior to the decision being issued.

## **6.2. Finance Implications**

- 6.2.1. If the SPB do not accept the recommendation then the application could be the subject of an appeal. This would have finance implications in defending the appeal.

## **6.3. Policy Implications**

- 6.3.1. The policy implications are considered within the original SPB Report and this update report. Clearly the affordable housing provision would fall below the level expected in policy SC5 but the LPA is required to balance this against the viability issues associated with this development.

## **6.4. Equality Implications**

- 6.4.1. Under the Council's public sector equality duty, the authority needs to consider the effect of its policies on members of society with protected characteristics.

- 6.4.2. This has not identified any actual or potential negative impact on people with protected characteristics.

## **6.5. Human Resources Implications**

- 6.5.1. The change to the Heads of Terms will not require additional staff resources to implement.

## **6.6. Risk Management Implications**

- 6.6.1. The decision to update the Heads of Terms like all decisions of a public authority, open to challenge by Judicial Review. The risk of any legal challenge has been minimised by the process through which the amendments are prepared and checked by both officers and members.

## **6.7. Rural Communities Implications**

- 6.7.1. There are no direct implications for rural communities.

## **6.8. Implications for Children & Young People/Cared for Children**

- 6.8.1. There are no direct implications for children and young people.

## **6.9. Public Health Implications**

6.9.1. There are no direct public health implications..

## **6.10. Climate Change Implications**

6.10.1. The proposal to provide a footpath link along Booth Lane will improve the sustainability credentials of the development. The redevelopment of this previously developed site is encouraged and is considered to represent sustainable development.

## **7. Ward Members Affected**

7.1. Cllr Wray – Brereton Rural

## **8. Consultation & Engagement**

8.1. There is no requirement to formally consult on the change to the SPB resolution. Cllr Wray has been made aware that the application will be referred back to SPB.

## **9. Access to Information**

9.1. The Council's website includes the original report to SPB which can be found using the link below;

<https://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=279&MId=7134&Ver=4>

## **10. Contact Information**

10.1. Any questions relating to this report should be directed to the following officer:

Name: Daniel Evans

Job Title: Principal Planning Officer

Email: Daniel.Evans@Cheshireeast.gov.uk







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## **Strategic Planning Board**

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**Date of Meeting:** 23<sup>rd</sup> September 2020

**Report Title:** Statement of Community Involvement Update 2020

**Senior Officer:** Frank Jordan, Executive Director of Place

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### **1. Report Summary**

- 1.1. This report seeks approval to amend and update the Council's Statement of Community Involvement (SCI). The SCI sets out how the Council will engage with stakeholders and the wider public on all of its principal planning functions.
- 1.2. The SCI has been updated to reflect recent government guidance related to the Covid-19 pandemic, and temporary changes to plan making regulations that support increased reliance on digital engagement.

### **2. Recommendations**

- 2.1. That the Strategic Planning Board:
- 2.2. Consider the draft Statement of Community Involvement October 2020 attached at Appendix 1
- 2.3. Recommends that the Portfolio Holder for Planning approves the Statement of Community Involvement October 2020.

### **3. Reasons for Recommendations**

- 3.1. The updated SCI will ensure that stakeholders understand how the Council will engage the community in plan making and planning decisions and be used to evidence that the standards that the Council adopts have been adhered to in discharging its planning functions.

### **4. Other Options Considered**

- 4.1. The Council is obliged to prepare a Statement of Community Involvement under section 18 of the Planning and Compulsory Purchase Act 2004. The

proposed SCI is updated to reflect government guidance to minimise the spread of Covid-19 through public interaction. To continue adhering to the commitments of the previous SCI would not achieve this.

## **5. Background**

- 5.1. The first SCI for Cheshire East was prepared in the early years of the Council in 2010 and updated in 2018 to ensure that the Councils approach reflected the many changes in planning policy, legislation and regulations brought about since then.
- 5.2. Since 2010 the nature of development plans has changed, primarily through the introduction of the National Planning Policy Framework and National Planning Practice Guidance. In addition, the volume, scale and nature of development proposals received by the Council changed significantly over this period.
- 5.3. The revised 2018 SCI also reflected the changed nature of personal communication, recognising the increased reliance on digital engagement and a decline in paper based communication and media.
- 5.4. Overall the 2018 SCI consolidated the previous document, reduced its length and addressed the means through which the Council would engage its residents and stakeholders on both planning policy and development management functions.
- 5.5. Since 2018 the Council has made significant progress toward preparing the Site Allocations and Development Policies Document (SADPD - part two of the Local Plan Strategy), the Minerals and Waste Plan and the Crewe Hub Area Action Plan; all of which are likely to be subject to public consultation in the near future.
- 5.6. The current circumstances in regard to the Covid-19 pandemic mean that it is pragmatic to reduce the Councils reliance on accessing hard copies of planning documents in public buildings and instead, following updated government guidance on these matters, increasingly to focus on digital engagement. Therefore the obligations of the 2018 SCI that required hard copies of planning policy documents to be accessible at the Councils primary offices and libraries has been removed, alongside requirements that committed the Council to hold public engagement events on such matters.
- 5.7. Given the removal of these elements in response to the Covid-19 pandemic, the Council must also consider how it can mitigate the approach when individuals are unable to digitally access relevant documents or are finding

it difficult to do so. The SCI sets out a number of measures that may be appropriate where such circumstances arise (such as pre-booking a specific time to access hard copies at a local library, following Covid-secure guidance).

5.8. In terms of Development Management the principles of the previous SCI remain the same but updates have been made to the legislative background to the publicity afforded on various types of planning applications. Emphasis has been placed on the use of the Council's website to view applications and to signpost the public to the website to monitor any additional information and updates. The current *Publicity on Planning Applications Protocol* will also be updated alongside the SCI and made available on the Council's website.

5.9. It is always open to the Council to do more than is set out in the SCI, but it can never do less. Consequently there may be occasions where it is necessary and appropriate to adopt a more detailed level of engagement where circumstances dictate.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

6.1.1. The preparation of a Statement of Community Involvement is a requirement of section 18 of the Planning and Compulsory Purchase Act 2004. The Statement should set out the Council's policy as to how people who have an interest in development in their area can be involved in our principal planning functions.

6.1.2. Section 6 of the Neighbourhood Planning Act 2017 requires Local Planning Authorities to set out in their SCI the policies for giving advice or assistance on proposals for the making, or modification, of Neighbourhood Development Plans.

6.1.3. The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 amends the Local Planning regulations to make provision for Local Planning Authorities to make their plans available digitally for public inspection, removing the need to place hard copies in local libraries and primary offices.

### **6.2. Finance Implications**

6.2.1. The policies adopted by the Council on community involvement can have potential financial implications for the whole of the planning service. Obligations to supply hard copy documents, send letters by post or place public notices in newspapers involve a direct financial cost. Others, such

as the placing of site notices involve a cost in staff time and resources. Overall, electronic communication such as email notification, web based consultation and social media have smaller financial implications.

- 6.2.2. In drawing up appropriate policies for community involvement in planning, the Council needs to balance the cost of each form of engagement with the benefit that it accrues to stakeholders and the public.

### **6.3. Policy Implications**

- 6.3.1. The SCI prescribes the Council's policies on how it will involve people in its planning processes. These policies involve a combination of mandatory and discretionary activities.

### **6.4. Equality Implications**

- 6.4.1. The Council needs to ensure that its policies and processes for planning engagement enable all sections of the community to be involved in the plan making and decision taking process. The SCI provides flexibility to overcome barriers to engagement and sets out how this may be achieved.

- 6.4.2. Under the Council's public sector equality duty, the authority needs to consider the effect of its policies on members of society with protected characteristics. As such, an Equality Impact Assessment has been completed on the SCI and is included as Appendix 2 to this report.

- 6.4.3. This has not identified any actual or potential negative impact on people with protected characteristics that would warrant a full assessment being carried out. The EqIA report is attached at Appendix 2 of this report.

### **6.5. Human Resources Implications**

- 6.5.1. The administration of the planning function and its adherence to the Council's SCI is a duty that falls on existing staff in the planning service, and will not require additional staff resources to implement.

### **6.6. Risk Management Implications**

- 6.6.1. The decision to update the is, like all decisions of a public authority, open to challenge by Judicial Review. The risk of any legal challenge to the SCI has been minimised by the process through which the amendments are prepared and checked by both officers and members,

to ensure proposals are in accordance with relevant legislation and current guidance.

#### **6.7. Rural Communities Implications**

6.7.1. There are no direct implications for rural communities.

#### **6.8. Implications for Children & Young People/Cared for Children**

6.8.1. There are no direct implications for children and young people.

#### **6.9. Public Health Implications**

6.9.1. In the current context of the Covid-19 pandemic, the measures set out here will assist the council in reducing person to person contact and therefore reduce the ability of the virus to spread through the Cheshire East Community.

#### **6.10. Climate Change Implications**

6.10.1. An increased reliance on digital engagement will reduce the need for individuals to travel to access planning documents and reduce the resources required to print and deliver such documents to various locations. The impact of this may be small but cumulatively over time, will help the Council to reduce its carbon footprint and achieve environmental sustainability by reducing energy consumption.

### **7. Ward Members Affected**

7.1. All Wards. The implications of the SCI are relevant to the whole of Cheshire East.

### **8. Consultation & Engagement**

8.1. There is no requirement to formally consult on an SCI.

### **9. Access to Information**

9.1. The Council's website includes the current [SCI](#) as well as our policies for assisting [Neighbourhood Plans](#).

9.2. Key Documents:

9.2.1. Appendix 1: Draft Statement of Community Involvement October 2020

9.2.2. Appendix 2: Draft Equalities Impact Assessment

### **10. Contact Information**

10.1. Any questions relating to this report should be directed to the following officer:

Name: Tom Evans

Job Title: Neighbourhood Planning Manager

Email: [Tom.Evans@Cheshireeast.gov.uk](mailto:Tom.Evans@Cheshireeast.gov.uk)



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## Statement of Community Involvement

October 2020

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# 1 Introduction

## Role of Statement of Community Involvement

- 1.1 The Statement of Community Involvement (SCI) sets out how Cheshire East Borough Council intends to involve all sectors of the community in the planning process. It relates to the preparation of planning policy and the determination of planning applications.
- 1.2 The SCI explains how and with whom the Council will consult when carrying out its planning duties. Whilst this document relates only to planning functions it is intended to dovetail with the Council's wider approach to community engagement.

In response to the on-going Covid-19 pandemic, the October 2020 SCI includes temporary changes to the way the Council will consult and engage its stakeholders on matters related to its planning function. Primarily this means a greater emphasis on use of digital engagement methods whilst ensuring alternative options are available as mitigation for those who cannot easily access digital services. To ensure the Council enables its residents and stakeholders to fully participate in the Council's planning functions, the measures set out in this SCI will be reviewed as appropriate.

## Status of Document

- 1.3 The Statement of Community Involvement reflects the requirements of the Town and Country Planning (Local Development) (England) Regulations 2012. It also reflects temporary changes to these regulations, introduced by the Town and Country Planning (Local Planning) (England) (Coronavirus) Amendment Regulations (2020), the National Planning Policy Framework and the National Planning Practice Guidance.

- 1.3 The National Planning Practice Guidance states that:

*Local Authorities have discretion about how they inform communities and other interested parties about planning applications. Article 15 of the Development Management Procedure Order sets out minimum statutory requirements.....In addition, local authorities may set out more detail on how they will consult the community on planning applications in their Statement of Community Involvement, prepared under section 18 of the Planning and Compulsory Purchase Act 2004.*

*Publishing information online in an open data format can help facilitate engagement with the public on planning applications.*

Paragraph: 004 Reference ID: 15-004-20140306

## Revised Statement of Community Involvement

- 1.4 The first Cheshire East Statement of Community Involvement was adopted by the Council in June 2010. This update reflects current statutory requirements and national planning policy and guidance.
- 1.5 It is proposed that the Draft SCI be subject of consultation alongside other planning policy documents in the Autumn of 2018.

### Monitoring and Review of the Statement of Community Involvement

- 1.6 The Council will review its Statement of Community Involvement from time to time in the light of any changes to statutory requirements, national policy or guidance and good practice.
- 1.6 There is no requirement to consult on a SCI, however, the approach set out here will be communicated to stakeholders and published on the Councils website for public viewing.

### Monitoring and Review of the Statement of Community Involvement

- 1.7 The measures set out in this SCI are temporary and the Council will review its Statement of Community Involvement from time to time (and at least every 5 years) in the light of any changes to statutory requirements, national policy or guidance and good practice.

## 2 Community Involvement in Planning

### National Policy

- 2.1 The NPPF stresses the importance of engaging the community in plan making and decision taking:

The Framework states that Local Plans should be

*shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; [Paragraph 16]*

It also stresses the benefits for development and planning processes that arise from effective engagement:

*Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. [Paragraph 39]*

The Framework also emphasises the role that community involvement can play in securing good design:

*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process [paragraph 124]*

*Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot [Paragraph 128]*

## Local Principles and Linkages with Other Strategies

- 2.2 Cheshire East Borough Council recognises and appreciates the positive contribution that community involvement can have in all aspects and areas of planning. The Statement of Community Involvement explains how the local and wider community (including stakeholders and specific, general and other consultation bodies such as statutory consultees) will be engaged and consulted on planning issues.
- 2.4 There is no legal requirement to consult on a SCI and therefore, to avoid stakeholders suffering from “consultation fatigue”, the Council will publish its updated SCI on its webpages and communicate the changes to stakeholders appropriately.
- 2.5 It is important to consult a broad range of groups during the preparation of each planning policy document and at various stages thereafter. In general terms, key stakeholders include:
  - Ward Councillors
  - General public – residents and people who undertake business, leisure activities or have a general interest in the area;
  - Town and Parish Councils;
  - Business interests and major landowners including developers and agents;
  - Government departments and statutory bodies;
  - Infrastructure providers;
  - Interest groups - environmental, amenity, community and voluntary groups at a local, regional or national level.
- 2.6 In the production of planning policy documents, the Council will aim to achieve the following:

- Ask for views at an appropriate stage;
- Provide sufficient information to enable an effective response to any consultation;
- Provide details of how to respond to any consultation and in what time period;
- Avoid jargon and include a glossary of terms where required;
- All comments will be made publicly available and the Council will report on all consultation stages;
- Publicise any consultation events on the Council's website and hold them at appropriate locations in the Borough that are accessible with appropriate disabled access.

## Your Data

- 2.7 When engaging with consultations on local plan documents individuals personal information and data will be treated in accordance with the Councils [Strategic Planning Privacy Notice](#).

### 3 Duty to Cooperate

- 3.1 As part of the statutory Duty to Co-operate, neighbouring councils and other relevant organisations must work together across boundaries on strategic planning issues that affect them all. In future such cooperation will be formalised within the forthcoming Statements of Common Ground.
- 3.2 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council will work together on strategic planning issues with the following organisations:

#### Duty to Co-operate Bodies

1. Environment Agency
2. English Heritage
3. Natural England
4. Civil Aviation Authority.
5. Homes and Communities Agency
6. Clinical Commissioning Groups.
7. NHS England
8. Office of the Rail Regulator
9. Highways Agency
10. Integrated Transport Authorities
11. Highway Authorities
13. Local Enterprise Partnerships
14. Neighbouring and other relevant Local Authorities
15. The Greater Manchester Combined Authority.

- 3.3 In addition to the above, the Council is required to consult 'specific' and 'general' consultation bodies and other consultees including the community, business and third sector groups when consulting on planning policy documents. The following list of organisations will be informed of any consultation being undertaken, as appropriate.

Specific Consultation Bodies	General Consultation Bodies
Adjoining Local Authorities (including the Peak District National Park) Other relevant Local Authorities with strategic policy links to Cheshire East e.g. on minerals and waste matters All parish councils within and adjoining the boundary of Cheshire East Cheshire Constabulary The Coal Authority The Environment Agency Historic England Natural England The Secretary of State for Transport Electronic Communications Operators Telephone Operators	Voluntary Bodies Ethnic/Racial/National Groups Religious Groups and Churches Disabled Groups Local Businesses Business Support Agencies
	<b>Other Consultees</b> Health Agencies Learning Agencies Schools Transport Bodies and Groups Sports Clubs/Bodies Recreation Bodies

<p>Electricity Operators  Gas Undertakers  Sewage Undertakers  Water Undertakers  The Homes and Communities Agency  Network Rail  Highways England  Public Health England  Electricity and Gas Companies  Sport England  Manchester Airport</p>	<p>Infrastructure and Service Providers  Design/Townscape/Urban  Conservation Bodies  Nature Conservation/ Countryside  Bodies  Environmental Groups  Planning Consultants and Agents  The Development Industry  The Canal &amp; River Trust  Other miscellaneous bodies</p>
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## 4 Planning Policy Documents

### The Cheshire East Local Plan

- 4.1 The Cheshire East Local Plan is the principal statutory development plan for the Borough. It comprises three distinct documents – and once adopted each forms the benchmark for planning decision making in the Borough.
- 4.2 The three parts of the Local Plan are
- Cheshire East Local Plan Strategy sets out the overall vision, objectives and strategy for how Cheshire East will develop between 2010 and 2030, including strategic sites. This Plan was adopted in July 2017.
  - Cheshire East Site Allocations and Development Policies Document contains a suite of detailed policies to support the delivery of the Local Plan Strategy alongside more detailed and localised development proposals / site allocations. A Policies Map on an Ordnance Survey base will show proposals, designations and site specific policies. This Plan is currently in production.
  - Cheshire East Minerals & Waste Development Plan Document which will set out policies for dealing with Minerals and Waste and identify specific sites and areas. This Plan is currently in production.

### Area Action Plans

- 4.3 An Area Action Plan is a Development Plan Document that relates to specific areas of significant development or dynamic change.
- 4.4 It is proposed within the 2018 Local development Scheme that an Area Action Plan be prepared for Crewe Railway station and its environs. As such the Crewe Hub Area Action Plan is currently in preparation, to establish a planning framework to support the Councils regeneration and growth ambitions for Crewe in response to the arrival of HS2.

### Neighbourhood Plans

- 4.5 A Neighbourhood Plan is a Planning Policy document that sets out policies for the area in question and can be used to influence the shape and form of development that will take place in the Neighbourhood Plan area. A Neighbourhood Plan can also allocate sites for development including land for housing and employment.
- 4.6 There has been a considerable take-up of Neighbourhood Plans across the borough.

### Supplementary Planning Documents

- 4.7 These documents cover a range of issues, both thematic and site specific. They provide more detailed guidance on how Development Plan policies are to be applied or design guidance for the development of a site or area. Supplementary Planning Documents will be a “material consideration” in the determination of planning applications.

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## 5 Planning Policy - Consultation and Engagement

- 5.1 This section details the process involved in the production of documents contained within the Local Development Framework. The legal requirements for consultation and engagement for the Local Development Framework are set out within the Town and Country Regulations (Local Planning) (England) 2012.

Within these regulations, the statutory requirements for Local Planning Authorities to make documents available for inspection, (at our principal office and at such other places within our area as we consider appropriate), during normal office hours and to provide a copy of a document as soon as reasonably practicable after receipt of a person's request is suspended until the end of the year (31.12.20).

The approach set out below recognises the temporary suspension of some consultation methods and The SCI will be reviewed at the end of the year and, if necessary, be updated to reflect the most current guidance on these matters.

### Development Plan Documents

- 5.2 The following table sets out a summary of the consultation stages and methods that the Council will use when consulting on a Development Plan Document.

Development Plan Document Stage	Consultation Duration	Consultation Methods
Scoping Consultation (Regulation 18-Town and Country Planning Regulations (Local Planning) 2012)	No minimum	<ul style="list-style-type: none"> <li>Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments and;</li> </ul>
Preferred Option Consultation (Regulation 18-Town and Country Planning Regulations (Local Planning) 2012)	Minimum of 6 weeks (excluding Bank Holidays)	<ul style="list-style-type: none"> <li>Digital consultation using the Council's on-line consultation portal;</li> <li>Use of digital engagement tools</li> <li>Promotion of the plan and advice on how to engage with its development through social media platforms;</li> <li>Consultation documents available for public inspection on the Council's website;</li> <li>Public &amp; Parish Council digital consultation events as appropriate; and</li> <li>Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments and;</li> </ul>
Publication version Consultation (Regulation 19/20-Town and Country Planning Regulations (Local Planning) 2012)	6 weeks consultation (including Bank Holidays)	<ul style="list-style-type: none"> <li>Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments and;</li> </ul>

**Commented [ET1]:** Update to reflect recent guidance/regs and emphasis on digital

		Inviting representations on the document through press advertisements (publication stage only) and a notice on the Council's website;
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- 5.3 Further Information on the Cheshire East Local Plan can be found on the relevant section of the Council's [website](#).

## Neighbourhood Plans

- 5.3 Consultation on the early stages of the Neighbourhood Plan preparation is carried out by the Town or Parish Council preparing the Neighbourhood Plan. A Statement has to be submitted along with the draft Plan indicating what consultation has been carried out and how it has informed the preparation of the draft Plan.
- 5.4 Once the Neighbourhood Plan is submitted, the Council is required to consult on the draft Neighbourhood Development Plan as set out below.
- 5.5 Following receipt of the Examiner's report and before the Neighbourhood Plan can be 'made' by the Council, a referendum must be held for the community to approve the Plan in its final form. A simple majority of the votes is required before Cheshire East Council can formally 'make' the Plan so that it becomes part of the Development Plan.

Neighbourhood Plan Stage	Consultation Duration	Consultation Methods
Neighbourhood Area Designation consultation	Minimum of 6 weeks (excluding Bank Holidays) Where a neighbourhood area application is coterminous with an existing parish boundary, there is no requirement to consult on the application.	<ul style="list-style-type: none"> <li>• Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments</li> <li>• Consultation document available on the Council's website</li> <li>• Notice on the Council's website.</li> </ul>
Submission Consultation & Publicity of a plan	6 weeks consultation (including Bank Holidays)	<ul style="list-style-type: none"> <li>• Inviting representation on the document through social media advertisement.</li> </ul>

- 5.6 The Council will publish any decision notices relating to the designation of a Neighbourhood Plan area, as well as all Examiner's reports on its website.

- 5.7 The Council will also update details of the progress of each Neighbourhood Development Plan (including details of examination or referendum arrangements) on the same section of its website
- 5.8 The website also details the support that the Council is able to provide to Town & Parish Councils undertaking Neighbourhood Plans. The Current support package is set out in Appendix 5

## Supplementary Planning Documents

- 5.9 When preparing Supplementary Planning Documents (SPD) and other Non-Development Plan planning documents the Council will use the methods to engage with the local community as set out in the table below.
- 5.10 It is generally expected that one stage of consultation will be necessary, since the SPD will expand upon adopted Development Plan policy which has already been subject to extensive engagement. However, exceptionally, a preliminary consultation may be necessary to scope out the form or content of an SPD.

SPD Stage	Consultation Duration	Consultation Methods
Optional scoping consultation (where necessary)	No minimum	<ul style="list-style-type: none"> <li>Digital consultation using the Council's on-line consultation portal;</li> <li>Use of digital engagement tools</li> <li>Promotion of the plan and advice on how to engage with its development through social media platforms;</li> <li>Consultation documents available for public inspection on the Council's website;</li> <li>Public &amp; Parish Council digital consultation events as appropriate; and</li> <li>Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments and; Inviting representation on the document through a notice on the Council's website.</li> </ul>
Draft SPD consultation	4 weeks consultation	
Final Draft SPD consultation	4 weeks consultation (including Bank Holidays)	

**Commented [ET2]:** Update to reflect recent guidance/regs and emphasis on digital

**Appropriate mitigation where persons are not able to access the development plan by electronic means or are finding it difficult to do so.**

The Council will take reasonable steps to ensure sections of the community that do not have access to the Development Plan by electronic means are not unduly prevented from accessing it if they wish to. Such steps may include:

- Pre-arranged visits to offices or libraries to view hard copies of documents (subject to relevant Covid-19 guidance in place at the time);
- Engagement with representative groups rather than directly with individuals and targeting those in areas directly affected by the proposed plan, and allowing individuals to nominate an advocate to share views on their behalf.
- Consulting in writing or using the telephone, where this is feasible, and alternatives cannot be identified.

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## 6 Planning Applications

- 6.1 Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals. It is led by the Local Planning Authority (LPA), working closely with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness, and supports the delivery of key priorities and outcomes.
- 6.2 The Council is committed to engaging both individuals and the wider community in the decision making process. The scale and scope of the consultation process will depend on the nature of the application.
- 6.3 No system for publicising planning applications can be totally effective, however extensive. A balance needs to be struck between providing a reasonable opportunity for people to comment on applications, and the cost and speed of decision-making.

### Consultation on planning applications

- 6.4 The Council undertakes appropriate consultation with statutory and other consultees on the majority of applications received. While not exhaustive these are listed within Appendix 3

### Pre-application Advice

- 6.5 The Council strongly encourages applicants to undertake pre-application discussions prior to the submission of planning applications., and/or related applications (e.g. Conservation Area Consent applications, Listed Building Consent applications and Tree Works applications).
- 6.6 Pre-application discussions are critically important and benefit developers, the Council and the wider community in ensuring a better understanding of the existing, and potential, objectives and constraints to a development. In the course of such discussions proposals can be adapted to ensure they better reflect community aspirations. The benefits of such an approach include:
  - better quality, more straightforward, applications which can be quickly processed;
  - a means of resolving problems at an early stage;
  - an inclusive and transparent approach to determining applications;
  - better design, and greater opportunity to meet the needs and aspirations of local communities;
  - greater efficiency in both time and resources for both developers and the Council.
- 6.7 For significant or major applications, developers will be encouraged to carry out pre-application consultation with interested local parties and community

bodies. This should allow any issues to be addressed early in the planning process, and hopefully prior to the submission of a planning application, to reduce the potential for delay in the decision making process, and improve the quality of applications. The content and method of any pre-application consultation exercise should be agreed with Council planning officers in advance, and a summary of both the methods used and results should normally accompany the submitted planning application. Councillors may be involved in pre-application discussions in accordance with the Council's Code of Conduct Protocol in relation to planning matters.

## Publicity on Applications

- 6.8 Once registered applications will appear on the Council's website. This will include the appropriate application form, plans and supporting information in accordance with the Council's statutory requirements which form Part 1 of the Planning Register.
- 6.9 Article 15 of the Town & Country Planning (Development Management Procedure) Order 2015 sets out the statutory framework for publicity on applications. This requires certain specified types of application to be publicised by way of a site notice and newspaper advertisement and in some cases also by way of notification for adjoining owners or occupiers.
- 6.10 The Council's procedure for publicising applications is contained in the *Publicity for Planning Applications Protocol*. This is available on the Council's website and updated from time to time. A copy of the latest protocol is attached as Appendix 4 for reference however it should be noted that any updates to this Protocol will take precedence over information contained in this document.
- 6.11 Where appropriate and the type of application requires it the timeframe for responding is generally 21 days, unless any notifications specify otherwise. Regardless of how you hear about a proposal, anyone can submit comments on an application (of the required type). Any comments must focus on planning matters and will become 'public documents' as part of the application.
- 6.12 Applications are available to view on the Council [website](#). Further information on Committee decisions can be found on the Council & Democracy web page. The publication of some material may be restricted by law e.g.: material containing racist or other offensive comments, or falling within statutory exemptions or protected by confidentiality" in line with the Anti-social Behaviour Act 2003

## Making a Decision

- 6.13 Decisions on planning applications are made by either Planning Officers under delegated authority, or by Planning Committee. The Council's scheme of delegation is available on the Council's website.



- 6.14 For delegated applications made by Officers a report will be written summarising the main issues, including comments received and then an assessment of the application will be made. The report and subsequent decision will be made by a Senior Officer.
- 6.15 For committee applications, Planning Officers will prepare a report summarising all the relevant issues, comments received and then an assessment of the application. The report and Officer's recommendation will be published on the Councils website in advance of the meeting.
- 6.16 In both instances consideration is given to all consultation responses, and comments received. However decisions on applications must be made in accordance with the development plan unless material considerations indicate otherwise.
- 6.17 Following the determination of the application the decision is sent to the applicant/agent. The decision notice will also appear on the Council's website which forms Part 2 of the statutory Planning Register.

## Appeals

- 6.18 In circumstances where an application has been refused, or a decision is not made within a specified timeframe, the applicant may choose to appeal. When this happens, an independent Planning Inspector or the Secretary of State will make a final decision. There are associated notification processes for those who commented on the original application including an opportunity for further comments or involvement in the process.

## Information Updates

- 6.19 Appendix 1 sets out contact details for the Development Management service. The Council's website is the primary source for information about planning applications including updated information, when they may be determined and if they are due to go before a committee and when. The link <https://www.cheshireeast.gov.uk/planning/planning.aspx> will take you to the main planning pages for further information and any updates.

## 7 Further Information

- 7.1 Further information on the planning policy process can be obtained by contacting the Spatial Planning Team, as detailed in Appendix 1. Alternatively, the following organisations offer advice and information on all aspects of the planning system and process:
- **Planning Portal** - This is a Government sponsored website setting out the current process and systems of town and country planning. The site can be used to learn about the planning system, the LDF process, and the latest government policy. The site also details how to apply for planning permission, how to find out about development near to where you live or work, and how to appeal against a planning decision ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).
  - **Ministry of Housing, Communities and Local Government** - The Planning Directorate of the MHCLG is the Government Department that legislates, regulates, and prepares guidance on planning in England and Wales. (<http://www.communities.gov.uk/planningandbuilding/>).
  - **Planning Aid** - Planning Aid is a voluntary service linked to the Royal Town Planning Institute, offering free, independent and professional advice on town planning matters to community groups and individuals who cannot afford to employ a planning consultant. Planning aid is a vital part of the planning system. It enables local communities, particularly those with limited resources, to participate effectively in planning matters. Every effort will be made to seek to ensure that members of the community are aware of the advice and support that may be available from this source ([www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)).

Email: [advice@planningaid.rtpi.org.uk](mailto:advice@planningaid.rtpi.org.uk)

Write to: Planning Aid England  
RTPI  
41 Botolph Lane  
London EC3R 8DL

## Appendix 1: Contact Details / How to Register Interest

Information on the Local Plan and the Local Plan consultation portal can be accessed using the following website link: [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan).

Information on Planning Applications including viewing current applications can be accessed by using the following website link:  
<https://www.cheshireeast.gov.uk/planning/planning.aspx>

### Contact Details:

For all matters relating to the Local Plan and planning policy please contact the Spatial Planning Team:

Telephone: 01270 685893  
E-mail: [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk)  
Letter: Spatial Planning Team, Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

For all matters relating to Neighbourhood Planning, please contact the Neighbourhood Planning Team:

Telephone: 01270 686918  
Email: [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)  
Letter: Neighbourhood Planning Team, Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

For all matters relating to planning and other applications please contact the Development Management Section:

Telephone: 0300 123 5014  
E-mail: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)  
Letter: Development Management, PO Box 606, Municipal Buildings, Crewe CW1 9HP

### Local Plan Consultation Database:

If you wish to be consulted on the Local Development Framework please send your full contact details to the Spatial Planning Team (details above) so that you can be added to the Local Plan consultation database.

## Appendix 2: Planning Policy List of Stakeholders

### Specific Stakeholders

The following organisations will be consulted in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004, as amended in 2008, 2009 and 2010. Please note that this list is not exhaustive and will relate to successor bodies where re-organisations occur:

- Cheshire West & Chester Council
- Derbyshire County Council
- Greater Manchester Combined Authority
- High Peak Borough Council
- Manchester City Council
- Newcastle under Lyme Borough Council
- Peak District National Park Authority
- Shropshire Council
- Staffordshire County Council
- Staffordshire Moorlands Borough Council
- Stockport MBC
- Stoke on Trent City Council
- Trafford MBC
- Warrington MBC
- West Midlands Local Enterprise Partnerships
- East Midlands Local Enterprise Partnerships
- Town and Parish Councils in the Borough
- Town and Parish Councils adjacent to the Borough
  
- Historic England
- Environment Agency
- Homes England
- Natural England
- The Secretary of State for Transport
- NHS Clinical Commissioning Groups
- The Coal Authority
- Relevant Telecommunications Companies
- Relevant Electricity and Gas Companies
- Relevant Sewerage and Water Undertakers

### Government Departments

The Council will consult with the Secretary of State for Housing Communities and Local Government on each Development Plan Document. Other Government departments will be consulted where necessary:

### General Stakeholders

The following are defined as general consultation bodies and will be consulted, as appropriate, in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended in 2008, 2009 and 2010:

- Voluntary Bodies, some or all of whose activities benefit any part of the Local Authority's area;
- Bodies which represent the interests of different racial, ethnic or national groups in the Local Authority's area;
- Bodies which represent the interests of different religious groups in the Local Authority's area;
- Bodies which represent the interests of disabled persons in the Local Authority's area; and
- Bodies which represent the interests of business people in the Local Authority's area;

## Other Stakeholders

Where necessary, the Council will consult with a wide range of additional agencies and groups. The Council has a planning policy database, which includes a range of stakeholders, individuals, groups and organisations who have requested to be consulted on the preparation of planning policy Documents. A comprehensive list of stakeholders held on our database is available to view on request.

Examples of types of stakeholders include:

- Airport operators
- Highways England
- Landowners
- Fire Authority
- Housebuilders and developers
- Minerals and waste operators and trade associations
- Environmental and amenity groups at local, regional and national Level
- Strategic transport authorities
- National controllers of waterways and navigation authorities

## Appendix 3: Development Management Consultees

**STATUTORY CONSULTTEES** - *These bodies must be consulted if the Council considers that the body would be affected by what is proposed in a planning application. This list is not exhaustive.*

- Brine Compensation Board
- Canal & River Trust
- Civil Aviation Authority
- Individual airports (in their role as Aerodrome Safeguarding Authority)
- Coal Authority
- Department for Digital, Culture, Media & Sport
- Department for Environment, Food & Rural Affairs
- Historic England
- Environment Agency
- Garden History Society
- Health & Safety Executive
- Highways England
- Local Planning Authorities adjoining Cheshire East
- Local Enterprise Partnerships
- Manchester Airport
- Manchester University (Jodrell Bank)
- Natural England
- Network Rail
- Sport England
- Theatres Trust
- Town & Parish Councils
- United Utilities (or other relevant sewerage undertaker)

**NON-STATUTORY CONSULTTEES** - *These bodies may be consulted if the Council considers that the body would be affected by what is proposed in a planning application. This list is not exhaustive.*

- Active Cheshire
- Adlington Civic Society
- Ancient Monuments Society
- Bollin Valley Partnership
- Bollington Civic Society
- Bridgewater Canal
- British Gas Plc
- British Pipeline Agency
- Campaign to Protect Rural England
- Cheshire & Wirral Ornithological Society
- Cheshire Brine Subsidence Compensation Board
- Cheshire Constabulary
- Cheshire Family Practitioner Committee
- Cheshire Fire and Rescue Service
- Cheshire Wildlife Trust
- Civic Trust

- Coal Authority
- Commission for Architecture and the Built Environment
- Council for British Archaeology
- DBERR
- DEFRA
- East Cheshire Ramblers
- Edge Association
- Footpaths Preservation Societies
- Forestry Commission
- Friends of the Earth
- Georgian Group
- Health Protection Agencies/Health Authorities
- Highways England (Northern Region)
- H M Alkali Inspectorate
- Inland Waterways
- Knutsford Civic Society
- Macclesfield Access Group
- Macclesfield Canal Society
- Macclesfield Civic Society
- Manchester Airport - in accordance with agreed criteria
- MANWEB Plc
- Ministry of Defence
- Ministry of Defence (Defence Estates)
- Mersey Basin Campaign
- National Farmers Union
- National Grid
- National Trust
- Network Rail London North Western
- North West Tourist Board
- Parish & Town Councils
- Peak District National Park Authority
- Planning Inspectorate
- Powergen Plc
- Prestbury Amenity Society
- Ramblers Association
- Residents of Wilmslow Group
- Royal Commission on Historic Monuments
- Royal Society for the Protection of Birds
- Scottish Power
- Society for the Protection of Ancient Buildings
- Sports Council (North West Region)
- Sustrans
- Styal Village Association
- Transco
- Twentieth Century Society
- Unipen
- United Utilities
- Victorian Society
- Wilmslow Fire Safety Office
- Wilmslow Trust

- Woodland Trust

## **Appendix 4: Publicity on Planning Applications Protocol (as at September 2018)**

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### **PUBLICITY FOR PLANNING APPLICATIONS PROTOCOL**

#### **Statutory Requirements**



Statutory Procedures are set out within the following legislation which establishes the basis for publicity on planning applications:

*The Town and Country Planning (Development Management Procedure) Order 2015.*

<http://www.legislation.gov.uk/uksi/2015/595/contents/made>

*The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

<https://www.legislation.gov.uk/uksi/1990/1519/contents/made>

*Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015*

[Schedule 2 to the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)

Further guidance is also available from the Planning Practice Guidance

<https://www.gov.uk/guidance/consultation-and-pre-decision-matters>

### **Current Cheshire East Protocol**

Nature of Development	Statutory Publicity required and consultation timescale	Current Cheshire East protocol
<b>All planning applications</b>		
EIA application accompanied by Environmental Statement	Newspaper advertisement (14 days) <b>and</b> Site notice (21 days)	Newspaper advertisement Site Notice Neighbour notification
Departure from Development Plan	Newspaper advertisement (14 days) <b>and</b> Site notice (21 days)	Newspaper advertisement Site Notice Neighbour notification
Affecting Public Right of Way	Newspaper advertisement (14 days) <b>and</b> Site notice (21 days)	Newspaper advertisement Site Notice Neighbour notification
Major Development	Newspaper advertisement (14 days) <b>and</b> Either Site notice (21 days) <b>or</b> Neighbour notification (21 days)	Newspaper advertisement Site Notice Neighbour notification
Non-Major Development	Site Notice (21 days) <b>Or</b> Neighbour notification (21 days)	Neighbour notification  Site notice (only if no near neighbours)
Discharge of Condition	None	None
<b>Listed Buildings and Conservation Areas</b>		
Listed Building Consent (excluding works that are limited to internal works to a Grade-II listed building)	Newspaper advertisement (21 days) <b>and</b> Site notice (7 days)	Newspaper advertisement Site Notice

Development affecting the setting of listed building	Newspaper advertisement (21 days) <b>and</b> Site notice (7 days)	Newspaper advertisement Site Notice Neighbour notification
Relevant demolition in a Conservation Area	Newspaper advertisement (21 days) <b>and</b> Site notice (7 days)	Newspaper advertisement Site Notice
Discharge of Condition attached to a Listed Building Consent (excluding works to the interior of a Grade-II listed building)	Newspaper advertisement (21 days) <b>and</b> Site notice (7 days)	Newspaper advertisement Site Notice
<b>Prior approvals and prior notifications</b>		
Prior Notification of Demolition of a building	Site Notice must be posted by applicant (21 days from date of notification)	None
Prior Approval for a larger extension to a dwellinghouse	Neighbour notification (21 days)	Neighbour notification
Prior Approval of Agricultural or forestry development (Agricultural/Forestry)	None (If prior approval of details is required applicant must post site notice for 21 days)	None
Prior Approval for change of use (Class C, J, M, N, O, P, PA, Q, R, S, T)*	Site Notice (21 days) <b>or</b> neighbour notification	Site Notice <b>or</b> neighbour notification (depending on location)
Prior Notification for Telecommunication Equipment	<p><b>Where development is not in accordance with the development plan or would affect a public right of way to which Part 3 of the Wildlife and Countryside Act 1981 applies:</b> Site notice (21 days) <b>and</b> Advertisement in local newspaper.</p> <p><b>On sites of 1 hectare or more:</b> Advertisement in local newspaper <b>and</b> Site notice <b>or</b> neighbour notification.</p> <p><b>All other development not covered above:</b> Site notice <b>or</b> neighbour notification.</p>	<p>Site Notice Newspaper advertisement</p> <p>Site Notice Newspaper advertisement</p> <p>Site Notice <b>or</b> neighbour notification (depending on location)</p>
<b>Other applications</b>		

Certificate of Lawful Use/Proposed Use	None	None
Advertisement Consent	None	None
Non-Material Amendment	None	None
Scoping/Screening Opinions	None	None
<b>Trees and Hedgerows</b>		
Applications for Works to Trees Protected by a Tree Preservation Order	Site Notice (21 days) - Where the Council considers that local people might be affected, or that there is likely to be a good deal of public interest - Obligatory in any case where the Council is the applicant.	TPO works applications are placed on weekly list of applications PCs and ward members have 21 days to respond
Notice of works to trees in conservation areas	None	None
Notice of Hedgerow Removals	Notify Parish/Town Council	As for TPO works applications

**Note: Major development** means development involving any one or more of the following:

- 10 or more dwellings (or if numbers of dwellings unknown more than 0.5 hectares)
- creation of building/s where the floor space is 1,000 square metres or more
- development is to be carried out on a site having an area of 1 hectare or more
- mineral working or the use of land for mineral-working deposits;
- all waste related development

**\*Prior Approval Change of Use** publicity requirements apply only to prior approval applications for the following changes of use:

- Class C retail, betting office or pay day loan shop or casino to restaurant or cafe
- Class J retail or betting office or pay day loan shop to assembly and leisure
- Class M retail or betting office or pay day loan shop to dwellinghouses
- Class N specified sui generis to dwellinghouses
- Class O offices to dwellinghouses
- Class P storage or distribution centre to dwellinghouses
- Class PA premises in light industrial use to dwellinghouses
- Class Q agricultural buildings to dwellinghouses
- Class R agricultural buildings to a flexible commercial use
- Class S agricultural buildings to state-funded school or registered nursery
- Class T business, hotels etc to state-funded schools or registered nursery

### Consultation Methods

### **Council Website**

Once registered, applications are posted on the Council's website, along with all representations and consultation responses made.

### **Site Notices**

Site notices are normally posted as near as possible to the site, but not necessarily on the site itself, in a prominent position (often making use of lampposts, road signs, street furniture and fences)

For minor developments, site notices will only be used where landowners cannot be identified e.g. where the application site is next to open land or in a rural location.

### **Neighbour notification**

Occupiers of adjacent land or premises most likely to be directly affected by a proposal, which includes adjoining occupiers whose properties have a common boundary with the application site – this can include boundaries located diagonally. In addition, occupiers immediately opposite the site (on the other side of a road) will be notified if they are within 20m.

Such adjacent properties are identified using the submitted application documents and the Council's mapping systems.

### **Newspaper Advertisement (Press Notice)**

The Council will publicise applications by formal advertisement in a local newspaper where it meets the criteria identified above.

### **Amendments to Applications**

Minor amendments to applications under determination are generally made to overcome a particular objection or concern so there is often no need to re-consult. Re-notification of neighbours on minor amendments is left to the Case Officer's discretion.

More significant alterations will require neighbour notification; however, a reduced timescale for a response to re-notification is set (normally between 10-14 days). Parish Councils and relevant statutory consultees will also be re-consulted on any significant alterations.

## **APPENDIX 5 - SUPPORT FOR NEIGHBOURHOOD PLANS (As at September 2018)**

DRAFT

## Neighbourhood Planning Service Level Agreement January 2018

### Free Support:

CEC will provide:

- Two weeks dedicated officer support to write a first version of your plan.

At the end of the two weeks you will have a project plan and an outline draft document to take forward and develop with your community.

The two weeks of time will be continuous, based at Cheshire East Council offices and organised to be appropriate to your circumstances. This support will cover:

1. How to write a plan
2. Managing the project
3. Consultation and engagement
4. Understanding issues and options
5. Establishing an evidence base
6. Drafting policy themes

To access this support you will need to have:

1. An established steering group
  2. Appropriate governance arrangements in place
  3. A designated neighbourhood area
  4. The results of a first consultation with your community
- Open door planning surgeries at Council offices, on a rotating basis around the Borough, each Wednesday
  - Advice on the Local Plan Strategy, the Settlement Hierarchy and your local housing needs
  - A series of toolkits, guides and resources, alongside advice on their use
  - Provision of a Neighbourhood Plan Template
  - Access to our national monitoring database of neighbourhood plans
  - Suite of background core maps
  - Advice on consultation and engagement
  - Advice on your draft plan including:
    - The preparation of a Strategic Environmental Assessment (SEA) Screening Report
    - Pre-consultation comments on your draft plan (prior to regulation 14 stage)
  - Support through the examination process including timeframes for examination, referendum and adoption stages
  - Implementation of any modifications arising through examination of your plan
  - Post plan implementation guidance and advice
  - Advice on modifying a made neighbourhood plan

### Chargeable Support:

The Council can also offer more detailed and specialist advice at a cost and can provide:

- Housing Needs Advice Reports (£500)
- Local Character Assessments( minimum of £500)
- Specialist mapping services (£12 per digital map, additional costs for printing)

# EQUALITY IMPACT ASSESSMENT

**TITLE: Statement of Community Involvement**

## VERSION CONTROL

Date	Version	Author	Description of Changes
07/09/2020	1	Tom Evans	

# EQUALITY IMPACT ASSESSMENT

## CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

**Stage 1 Description:** Fact finding (about your policy / service / service)

<b>Department</b>	<i>Place</i>		<b>Lead officer responsible for assessment</b>		<i>Tom Evans (Neighbourhood Planning Manager)</i>	
<b>Service</b>	<i>Strategic Planning</i>		<b>Other members of team undertaking assessment</b>		<i>n/a</i>	
<b>Date</b>	<b>September 2020</b>		<b>Version</b>			
<b>Type of document (mark as appropriate)</b>	<b>Strategy</b>	<b>Plan</b>	<b>Function</b>	<b>Policy</b>	<b>Procedure</b>	<b>Service</b>
<b>Is this a new/ existing/ revision of an existing document (please mark as appropriate)</b>	<b>New</b>		<b>Existing</b>		<b>Revision</b>	
<b>Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation)</b>  <b>Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service</b>	<ul style="list-style-type: none"> <li>• <i>Statement of Community Involvement</i></li> <li>• <i>Existing policy which is being revised</i></li> </ul> <p>The Statement of Community Involvement is a statutory document that sets out how the council will engage with stakeholders in regard to the development of planning policy documents and development management decisions.</p> <p>In response to COVID-19, government has issued temporary regulations that reduce the need to provide hard copies of planning documents in libraries and offices, whilst emphasizing digital engagement.</p> <p>This EIA is focused on the delivery of a Covid-Secure approach to the Councils planning function and the implications for all staff and stakeholders.</p> <p>The already identified risk disparities by PHE against Covid-19 include:</p> <ul style="list-style-type: none"> <li>• Age: adverse impacts on older people.</li> <li>• Sex: adverse impacts on males.</li> <li>• Race: adverse impacts on people from a Black and Minority Ethnic background (BAME)</li> <li>• Co-morbidity: adversely impacting those with existing health conditions.</li> </ul>					
<b>Who are the main stakeholders and have they been engaged with?</b>	<i>The main stakeholders are:</i> <ul style="list-style-type: none"> <li>• <i>The general public</i></li> </ul>					



## EQUALITY IMPACT ASSESSMENT

(e.g. general public, employees, Councillors, partners, specific audiences, residents)	<ul style="list-style-type: none"> <li>• The development industry</li> <li>• CEC staff</li> </ul> <p>Specific characteristics that may be affected most by these proposals are age and disability. Charities that support older people, the disability charity 'Belong' and Cheshire East 'Connected Communities' service have been consulted</p>
What consultation method(s) did you use?	Consultation with these groups included email exchange and phone conversation and identified... (pending feedback)

### Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)	The proposals could affect a range of protected characteristics based on their ability access digital services. The most likely characteristics affected are age and disability. <a href="#">Exploring the UK's Digital Divide</a> , (Office for National Statistics, 2019) identified that over half on non-internet users were over 75 and over half were disabled. The percentage of non-internet users in both groups has been declining in recent years.
Who is intended to benefit and how?	The revised policy could have a positive impact on any of the protected characteristics by reducing the need for public interaction when accessing planning documents, and therefore reducing transmission opportunities for Covid 19.
Could there be a different impact or outcome for some groups?	Greater emphasis on digital services and the promotion of access to planning documents and consultation material through social media and other digital platforms may improve engagement with sections of the community that currently do not participate in planning decisions.
Does it include making decisions based on individual characteristics, needs or circumstances?	No.
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No. Although focusing consultation and access to planning documents toward digital services is more likely to affect older people and disabled people, mitigation measures are also proposed to ensure these groups can still access documents should they need to.
Is there any specific targeted	The approach will include mitigation measures that ensure those that wish to access the council's planning documents

## EQUALITY IMPACT ASSESSMENT

action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?		in hard copy can do so by pre-appointment at our library services.					
Is there an actual or potential negative impact on these specific characteristics? (Please tick)							
Age		N	Marriage & civil partnership		N	Religion & belief	N
Disability		N	Pregnancy & maternity		N	Sex	N
Gender reassignment		N	Race		N	Sexual orientation	N
What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts							Consultation/ involvement carried out
							Yes    No
Age	<i>Does this service provide any impact for different age groups? If so what is this?</i> <b>Yes – it may reduce access to planning documents and consultation opportunities however mitigation measures are proposed to offset this impact</b>					Yes	
Disability	<i>Does this service provide any impact for disabilities? If so what is this?</i> <b>Yes – it may reduce access to planning documents and consultation opportunities however mitigation measures are proposed to offset this impact</b>					Yes	
Gender reassignment	<i>Does this service provide any impact for those who have undergone gender reassignment? If so what is this?</i> <b>No – existing information does not indicate that this group are significantly disadvantaged in terms of access to digital services/the internet</b>						No
Marriage & civil partnership	<i>Does this service provide any impact for people who are married or have a civil partner?</i> <b>No – existing information does not indicate that this group are significantly disadvantaged in terms of access to digital services/the internet</b>						No
Pregnancy & maternity	<i>Does this service provide any impact for women who are pregnant or on maternity leave?</i> <b>No – existing information does not indicate that this group are significantly disadvantaged in terms of access to digital services/the internet</b>						No
Race	<i>Does this service provide any impact for people from a particular race? If so what is this?</i> <b>No – existing information does not indicate that this group are significantly</b>						No

## EQUALITY IMPACT ASSESSMENT

	<b><i>disadvantaged in terms of access to digital services/the internet</i></b>		
<b>Religion &amp; belief</b>	<i>Does this service provide any impact for people from different faith groups? If so what is this?</i> <b><i>No – existing information does not indicate that this group are significantly disadvantaged in terms of access to digital services/the internet</i></b>		
<b>Sex</b>	<i>Does this service provide any impact for men or women? If so what is this?</i> <b><i>No – existing information does not indicate that this group are significantly disadvantaged in terms of access to digital services/the internet</i></b>		
<b>Sexual orientation</b>	<i>Does this service provide any impact for people who are gay, lesbian etc.? If so what is this?</i> <b><i>No – existing information does not indicate that this group are significantly disadvantaged in terms of access to digital services/the internet</i></b>		
<b>Proceed to full impact assessment? (Please tick)</b>		<b>No</b>	<b>Date September 2020</b>
<b>Lead officer sign off</b>		<b>Date</b>	
<b>Head of service sign off</b>		<b>Date</b>	

**If yes, please proceed to Stage 3. If no, please publish the initial screening as part of the suite of documents relating to this issue**

## EQUALITY IMPACT ASSESSMENT

### Stage 3 Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed

Protected characteristics	Is the policy (function etc....) likely to have an adverse impact on any of the groups?  Please include evidence (qualitative & quantitative) and consultations  <i>List what negative impacts were recorded in Stage 1 (Initial Assessment).</i>	Are there any positive impacts of the policy (function etc....) on any of the groups?  Please include evidence (qualitative & quantitative) and consultations  <i>List what positive impacts were recorded in Stage 1 (Initial Assessment).</i>	Please rate the impact taking into account any measures already in place to reduce the impacts identified  <i>High:</i> Significant potential impact; history of complaints; no mitigating measures in place; need for consultation <i>Medium:</i> Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures <i>Low:</i> Little/no identified impacts; heavily legislation-led; limited public facing aspect	Further action (only an outline needs to be included here. A full action plan can be included at Section 4)  <i>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</i>
Age				
Disability				
Gender reassignment				
Marriage & civil partnership				
Pregnancy and				

## EQUALITY IMPACT ASSESSMENT

maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
Is this change due to be carried out wholly or partly by other providers? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)				

## EQUALITY IMPACT ASSESSMENT

### Stage 4 Review and Conclusion

<b>Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed</b>			
<b>Specific actions to be taken to reduce, justify or remove any adverse impacts</b>	<b>How will this be monitored?</b>	<b>Officer responsible</b>	<b>Target date</b>
<b>Please provide details and link to full action plan for actions</b>			
<b>When will this assessment be reviewed?</b>			
<b>Are there any additional assessments that need to be undertaken in relation to this assessment?</b>			
<b>Lead officer sign off</b>		<b>Date</b>	
<b>Head of service sign off</b>		<b>Date</b>	

Please publish this completed EIA form on the relevant section of the Cheshire East website



*Working for a brighter future together*

## **Strategic Planning Board**

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**Date of Meeting:** Wednesday 23 September 2020

**Report Title:** Site Allocations and Development Policies Document – Revised Publication Draft

**Senior Officer:** Frank Jordan – Executive Director of Place

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### **1. Report Summary**

- 1.1. The Site Allocations and Development Policies Document (SADPD) forms the second part of the Council's Local Plan. The Council published an initial Publication Draft SADPD and invited representations to be made about it over a period of six weeks during August and September 2019. This report seeks the views and recommendations of the Strategic Planning Board regarding the approval to publish a Revised Publication Draft SADPD, which makes a number of proposed changes to the initial version, and invite representations to be made about it, similarly over a six week period. The proposed changes follow the careful consideration of representations received in 2019 and reflect updated evidence and circumstances regarding the Plan.
- 1.2. The purpose of the Local Plan is to achieve sustainable development by enabling jobs growth and maintaining a strong local economy, protecting the environment and delivering the new homes needed for existing and future residents. The Revised Publication Draft SADPD remains consistent with the strategic policies of the adopted Local Plan Strategy (LPS) and supports priority actions within the Council's recently approved Environment Strategy including the urgent need to tackle climate change.

### **2. Recommendations**

- 2.1. That Strategic Planning Board;-
  - 2.1.1. Consider the Revised Publication Draft version of the Site Allocations and Development Policies Document (Appendix 1), its Sustainability Appraisal (Appendices 2 and 2a) and Habitats Regulation Assessment

(Appendix 3) and recommend to Cabinet that the documents are approved for publication so that representations can be made about them over a period of six weeks; and

- 2.1.2. alongside the documents listed in 2.1.1, recommend that Cabinet approves and publishes the draft Plan's supporting evidence base (listed in Appendix 6), including the draft Statement of Common Ground (Appendix 8).

### **3. Reasons for Recommendations**

- 3.1. To enable residents, local councils, developers, landowners, organisations and others to make representations about the SADPD, as amended, following its initial publication in August and September 2019.

### **4. Other Options Considered**

- 4.1. There is no realistic alternative to progressing the SADPD. The Council has expressed its intention to prepare the SADPD within its Local Development Scheme. The SADPD is the route by which a comprehensive set of up-to-date planning policies for the borough can be put in place at the earliest opportunity, leading to the replacement of policies in the legacy local plans.
- 4.2. The Council could submit the initial Publication Draft SADPD for examination following its six-week period representations period in August and September last year; however this would not enable the changes proposed to it to be made. The changes are significant and, as such, a further period for making representations would be required ahead of the Plan's submission to the Secretary of State for examination (see paragraphs 5.4-5.9).

### **5. Background**

- 5.1. The first part of the Council's Local Plan, the LPS, was adopted in July 2017. It sets out the vision and overall spatial strategy for the borough to 2030. It includes strategic policies and allocates 'strategic sites' for development.
- 5.2. The SADPD is the second part of the Local Plan. It follows the strategic lead of the LPS and sets out more detailed, non-strategic policies to guide planning application decisions. It also allocates a limited number of additional, non-strategic sites for development.

#### The preparation of the SADPD

- 5.3. The preparation of the SADPD commenced in 2017 and has been shaped by feedback received through public consultation and relevant



evidence (see paragraph 5.6). Table 1, below, identifies the key feedback stages that the Plan has gone through.

<b>Table 1: Key stages in the development of the SADPD to date</b>	
<b>Stage</b>	<b>Details</b>
<b>Issues Paper (Regulation 18)</b>  February 2017	<p>Consultation on the SADPD Issues Paper took place for 6 weeks between February and April 2017. It was the first opportunity for residents, developers and other organisations to give their views on the scope of the SADPD and the direction that its policies should take.</p> <p>The Issues Paper identified a range of matters and issues that the SADPD was likely to address, and asked a series of questions to encourage feedback on them. In parallel, consultation also took place on a draft sustainability appraisal scoping report, setting out the proposed environmental, economic and social issues against which SADPD policies and proposals would be tested.</p> <p>The consultation also included a 'call for sites' exercise, through which landowners and developers were invited to submit sites for consideration, to inform the selection of land allocations in the SADPD.</p> <p>A Report of Consultation, summarising the 1,478 responses to the Issues Paper was published on the Council's website.</p>
<b>First Draft SADPD (Regulation 18)</b>  September 2018	<p>The First Draft SADPD was published for consultation between 11 September and 22 October 2018. It was close to a full draft Plan.</p> <p>During the consultation, a further 'call for sites' took place providing an additional opportunity to submit sites that may be suitable for Gypsy, Traveller and Travelling Showpeople accommodation.</p> <p>A Report of Consultation, summarising the 3,042 responses made to the First Draft Plan was published on the Council's web site.</p>
<b>Publication Draft SADPD (Regulation 19)</b>  August 2019	<p>The initial Publication Draft version of the SADPD was subject to a six-week period for representations from 19 August to 30 September 2019.</p> <p>A Report of Consultation, summarising the 2,698 responses made to the initial Publication Draft Plan was published on the Council's web site in May this year.</p>

#### Proposed next steps

- 5.4. The publication draft (Regulation 19) version of a plan should be the version that a Council considers legally compliant and sound and therefore ready for submission for examination and capable of adoption. However, National Planning Practice Guidance (PPG)

acknowledges that local planning authorities may identify proposed changes following the publication of their plans and the period in which representations have been invited<sup>1</sup>. The PPG refers to the practical guidance on the procedural aspects of the examination of local plans produced by the Planning Inspectorate (PINS)<sup>2</sup>. The PINS Guide advises that if a local planning authority wishes to make changes to a plan following the Regulation 19 consultation and before submission, and wishes the changes to be considered as part of the submitted plan, they should prepare an addendum to the plan containing the proposed changes. It goes on to say that the addendum, together with a sustainability appraisal [SA] of the proposed changes if they are significant, should be published for consultation, on the same basis as the Regulation 19 consultation, before the plan is submitted for examination.

- 5.5. The proposed changes to the SADPD are significant and, therefore, if they are agreed to at the Cabinet meeting of 6 October 2020, a further period to allow representations to be made to the Plan would be necessary. The proposed changes to the Plan would be presented in a 'track changes' format (Appendix 1) and although stakeholders would be encouraged to focus on the proposed changes to the Plan, representations would be accepted on any part of the Plan, even where they related to policies or parts of it that would be unchanged. Representations to the initial Publication Draft SADPD would, unless withdrawn or superseded, also remain 'live' and be submitted for consideration by the appointed Inspector at the examination stage.
- 5.6. A 'clean' version of the revised Plan<sup>3</sup> and a Schedule of Changes document (Appendix 4) would also be made available for the consultation. The latter describes the reasons for the proposed changes. A list of proposed policies and site allocations in the Revised Draft SADPD is set out in Appendix 5. In terms of other supporting documents and related evidence base to the Plan, these would be published, where necessary, as 'clean', updated versions. There is an extensive evidence base which has informed the SADPD and these documents are available to view in the Revised SADPD library which would become the examination library in due course (<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/revpubevidence>). A list

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<sup>1</sup> Planning Practice Guidance Paragraph: 050 Reference ID: 61-050-20190315 Revision date: 15 03 2019

<sup>2</sup> Procedural Guide for Local Plan Examinations, June 2019 (5<sup>th</sup> Edition)

<https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

<sup>3</sup> Reference ED 01b in the Revised Publication Draft SADPD library

of documents published in connection with the Revised Publication Draft SADPD is also included in Appendix 6.

- 5.7. As with the Regulation 19 Plan in 2019 (the initial Publication Draft SADPD), representations would be invited on whether or not the Revised Publication Draft SADPD has met the legal requirements for its preparation and whether or not it is sound, namely that it has been positively prepared and is justified, effective and consistent with national policy. These will be tested at during the Plan's examination. The National Planning Policy Framework says that these tests of soundness will be applied to non-strategic policies in a proportionate way taking into account the extent to which they are consistent with relevant strategic policies for the area. It is considered that the Plan, appended to this report, meets these tests.
- 5.8. The period for making representations on the Revised Publication Draft SADPD would continue to be carried out in accordance with the Council's Statement of Community Involvement 2018, subject to a number of temporary revisions to be agreed through a Planning Portfolio Holder decision at the beginning of October. These revisions reflect temporary changes<sup>4</sup> made by the Government to the regulations<sup>5</sup> governing how Plans are made available at the Regulation 19 Stage. The changes temporarily remove the requirement on a local planning authority to make documents available for public inspection at the authority's principal office and at such other places as the authority considers appropriate, although every effort will still be made to make physical copies of documents available for inspection at libraries where this can be done with safety measures in place. They also make temporary changes to remove the requirement on a local planning authority to provide hard copies of documents. These provisions apply until 31 December 2020. Documents are still required to be made available on the local planning authority's website. Planning Practice Guidance advises that authorities should continue to promote effective community engagement by means which are reasonably practicable, using online engagement methods to their full potential.
- 5.9. Following the period for making representations, the next step would be to collate and summarise the responses and submit the SADPD and its associated documents to the Secretary of State (Planning Inspectorate) for examination. The submission of the Plan would be a Full Council decision. Taking into account the length of time that the examination

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<sup>4</sup> The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020

<sup>5</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012

might take, the Council could be in a position to adopt the SADPD in late 2021 or early 2022.

The proposed changes

5.10. All of the proposed changes to the SADPD can be viewed in the documents described above and are appended to this report or available in the Revised Publication Draft SADPD library. The proposed changes include:

- The removal of housing allocations at Local Service Centres (LSCs)

There is evidence that now, arguably, points to a different conclusion being reached in relation to the allocation of further housing sites at the LSCs. The LPS (policy PG 7 Spatial Distribution of Development) says that the 13 LSCs are expected to accommodate in the order of 3,500 homes. This figure is neither a ceiling nor target to be reached and the supporting material to the policy advises that the numbers it sets out for individual settlements or tier of the settlement hierarchy are an indicative distribution.

The results of 2020 housing monitoring<sup>6</sup> shows that the supply of new homes (completions, commitments and a neighbourhood plan allocation) at the LSCs has increased by only a small amount (12 homes) in 2019/20. It now stands at 3,210 homes against an indicative figure of 3,500 homes. Although this is not a marked shift in the level of supply, there are a number of other changes in circumstances which, it can be argued, now warrant the removal of LSC allocations, most particularly in the context of many of the allocations currently proposed being dependent on amendments to the Green Belt boundary which can only be justified if exceptional circumstances exist.

The changes are:

- The balance between the components of LSC housing supply shifted substantially towards completions during 2019/20. A total of 418 net additional homes were completed across the LSCs in 2019/20, which now means that 2,007 net additional homes have been built across these villages in the first 10 years of the Plan period. This represents 57% of the 3,500 figure, noting that this figure is indicative only.

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<sup>6</sup> Available on the Housing Supply page on the Council's web site  
[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/strategic\\_housing\\_land\\_assmnt/housing-monitoring-update.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx)

- In the light of representations to the initial Publication Draft SADPD, further work has been carried out to identify the potential level of small site windfall development that could take place at LSCs that would add further to their housing supply by the end of the Plan period. If this replicated the average number of homes built on small-site windfall sites during the first 10 years of the Plan period (2010 to 2020), this source of supply would deliver a further 189 homes at LSCs by 2030. With this small site windfall allowance, the current housing supply at LSCs increases to 3,399 homes.
- The 2020 monitoring results show that there remains a significant overall housing supply in the borough. The level of supply flexibility now stands at 13.9%. This compares to a figure of just under 10% when the LPS was examined and found sound. More particularly, the substantial level of housing completions in 2019/20 (3,065 homes) means that supply flexibility, expressed as a proportion of homes still to be built to reach the overall requirement for 36,000 homes, now stands at 24.6%. Adding in the proposed SADPD housing allocations at Middlewich and Poynton (275 homes in total), the respective levels of flexibility increase to 14.6% and 25.9%. The latter figure now means that even if one in five homes within the current housing supply was not built by 2020, the Plan's minimum requirement would still be exceeded.

Whilst taking account of the Council's position on this issue in the initial Publication Draft SADPD and the evidence that supported it, with the change in circumstances described above, it is no longer considered that exceptional circumstances exist to justify the further changes to the Green Belt boundary involved in making the additional allocations in the initial Publication Draft SADPD. There are four allocations that fall outside the Green Belt in the initial Publication Draft SADPD. Three of these are located within northern LSCs on sites outside of the Green Belt. Subject to the application of other policies, these could still, in principle, contribute further towards the LSC and Plan housing supply. The initial Publication Draft SADPD also includes a housing allocation on the edge of Audlem which is surrounded by the Open Countryside but not the Green Belt. Although there is no exceptional circumstances test to apply in relation to this site on the edge of the village it would nevertheless involve the loss of a site greenfield site within the Open Countryside which should, arguably, be avoided in the context of

there being a LPS compliant level of housing supply at the LSCs and a significant Plan supply overall.

- Aircraft Noise

Policy ENV 13 (Aircraft Noise) seeks to manage new development in the area around Mobberley and Knutsford affected by noise from aircraft approaching and taking off from Manchester Airport, in order to avoid this having a significant impact on the health and quality of life of people. The policy has been revised to reflect updated advice from the specialist consultants engaged to assist the preparation of the policy. Most significantly it removes the presumption against new residential development between the 60 and 63 dB LAeq 16 hour contours but applies criteria requiring particular noise levels not be exceeded within new homes, consistent with achieving adequate ventilation, and controlling noise within outdoor garden/balcony areas. The justification for the revised policy is set out in Aircraft Noise Policy Background Report [reference ED 15] available in the Revised Publication Draft SADPD library.

- Environment Strategy

In the light of the Council's recently approved Environment Strategy, two additional elements have been added to Policy ENV 7 (Climate Change).

The first would introduce a requirement, permissible under the Planning and Energy Act 2008, for new build residential development to achieve a reduction in CO2 emissions 19% below what is currently required under the Building Regulations. However, viability evidence<sup>7</sup> indicates that this could not be achieved in all new residential schemes. This new element of the policy would also fall away in the event that the Government, as they intend, introduce a higher environmental performance standard for new homes some time this year through the Building Regulations, as part of the progression towards a Future Homes Standard in 2025.

The second would introduce a requirement for all new major residential development to provide for at least 10% of its energy needs from on site renewable or low carbon energy generation – the 'Merton Rule' as it is commonly known. Similarly, this could not viably be achieved for all schemes in the Borough.

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<sup>7</sup> Local Plan Site Allocations and Development Policies Viability Assessment. Reference ED 52 in the Revised Publication Draft SADPD library



- Houses in Multiple Occupation (HMOs)

Policy HOU 4 sets out a number of requirements that proposed new HMOs should meet. These have been expanded to include a criteria that seeks to manage the concentration of HMOs in an area. It states that applications will be permitted provided that the proportion of HMOs would not exceed 10% of all residential properties within a 50m radius of an application site. This is consistent with the proposed approach set out in an emerging draft HMO Supplementary Planning Document and is intended to eventually give development plan status to this requirement

- Retail and town centres

Retail and town centre policies within the initial Publication Draft SADPD along with the definition of town centre boundaries on the Local Plan policies map were informed and are supported by the Cheshire East Retail Study 2016 and a 2018 quantitative update. The retail sector has, and continues to, change rapidly affecting the future of town centres. A study that is four to five years old at the time of the Plan examination is likely to be viewed as out of date. The Study has therefore been updated and this has fed into retail and town centre policies. Most notably, it identifies a reduction in future retail floorspace needs generally in the Borough. It highlights the acceleration of recent retail trends and the ongoing uncertainty arising from the COVID-19 situation. The Plan has also been updated to reflect the Government's recent changes to the Use Classes Order, effective from 1 September 2020, which creates a new commercial, business and service use class (Class E). This brings together the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) with, amongst other uses, offices (B1) to provide greater flexibility for changes in uses within town centres and elsewhere without the need for planning permission.

- Gypsy and Traveller accommodation

It is proposed that a further site is allocated for 4 permanent residential Gypsy and Traveller pitches at Mill Lane, Smallwood (Policy HOU 5a Gypsy and Traveller site provision). It would involve the extension of an existing site with planning permission for 4 pitches. This additional provision would assist in meeting the identified need for additional pitches in the borough.

The policy approach towards Gypsy and Traveller provision is proposed to be changed so that the local need for further pitches for people falling within the category of 'unknown need' and also for

people requiring culturally appropriate accommodation but falling outside the planning definition for Gypsy and Travellers can be properly addressed.

- Safeguarded land at LSCs

The SADPD continues to make provision for 13.6 hectares of safeguarded land at the LSCs. This is land removed from the Green Belt to meet longer-term development needs, beyond the current plan period. In the initial Publication Draft SADPD, the apportionment of safeguarded land generally followed the apportionment of new development across the northern LSCs. In the absence of housing allocations and apportionment of development in the Revised Publication Draft SADPD this approach has changed and the apportionment is now based on a number of factors – the level of services and facilities in the LSC, constraints (e.g. landscape quality and heritage assets), minimising the impact on the Green Belt and site opportunities. In the absence of there being any suitable and available sites in Mobberley to meet its apportionment, additional safeguarded land is directed to Chelford, following the consideration of this and other options. This is set out in evidence<sup>8</sup> and Policy PG 12 (Green Belt and safeguarded land boundaries) identifies the sites that would be designated.

#### Policies Map

- 5.11. Councils are required to prepare a policies map, setting out the spatial application of adopted local plan policies on a map base. A map booklet accompanies this report showing the spatial application of the Revised Publication Draft SADPD policies along with LPS policies (Appendix 7). An interactive, on line version of the map will be available when the Plan is published for representations.

#### Neighbourhood Development Plans (NDPs)

- 5.12. Careful consideration has continued to be taken of the many NDPs prepared and in preparation in the borough. The aim in developing the SADPD has been to support NDPs whilst meeting the strategic requirements of the LPS. There has been a significant amount of engagement with local councils at each stage of the Plan's development. All local councils would be invited to make representations to the Revised Publication Draft SADPD.

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<sup>8</sup> Local Service Centres Safeguarded Land Distribution Report. Reference ED 53 in the Revised Publication Draft SADPD library



Duty to Co-operate

- 5.13. The Council is required to co-operate with other local authorities and other bodies on strategic planning matters that cross administrative boundaries. This was clearly a key consideration in the preparation of strategic policies in the LPS. It is not considered that any new, cross-boundary strategic matters arise through the preparation of the SADPD. This is evidenced through a proposed Statement of Common Ground (Appendix 8) which would be published alongside the Revised Publication Draft SADPD. Neighbouring authorities and other relevant statutory and non-statutory bodies would be invited to sign a final Statement of Common Ground following the period for representations, which would accompany the Plan when submitted for examination.

The effect of COVID-19

- 5.14. COVID-19 has had unprecedented effects for society. It has had a major impact on the UK economy and the country suffered its biggest slump on record between April and June as coronavirus measures pushed the country officially into recession.
- 5.15. It is still too early to know what the longer-term impacts of COVID-19 may be. It is evident, however, that vulnerability to COVID-19 has varied across society with greater vulnerability being linked to deprivation and existing health inequalities. Land-use planning influences how resilient places and communities are to risk and their recovery.
- 5.16. The impact of COVID-19 has been considered in the context of the SADPD. It is important to remember that its role is to set out more detailed, non-strategic policies under the umbrella of the adopted LPS. It is not the role of the SADPD to revisit key strategic matters settled through the LPS process. The updated Viability Assessment and Retail Study accompanying the SADPD both point to the uncertainties that have arisen because of COVID-19.
- 5.17. National planning policy has not been changed in the light of COVID-19, although this would not be expected at this time. The Government's focus has been to introduce greater planning flexibilities through changes to permitted development rules and the Use Classes Order so buildings and changes of use can take place without the need for a planning application. Many of these changes were signalled before the current COVID-19 situation. The Government has also made changes to enable planning decision making and consultation to continue and has brought in provisions to automatically extend certain planning

permissions. The Government has also announced proposed radical changes to the planning system which it will bring into effect through new legislation and updated national policy.

- 5.18. In assisting with economic recovery, both in terms of supporting future investment in employment development and housing, it is helpful that the Council has a growth-focused, up to date LPS. The current COVID-19 situation has brought about changes to many aspects of our lives, some of which may be continue in the longer-term. For example, there has been more home working for many office-based roles, an acceleration of shopping trends resulting in contracting retail floorspace on the high street and an increase in the use of digital communication technology. It has also highlighted the need for people to be able to access open and green spaces locally.
- 5.19. The LPS and the policies within the emerging SADPD are generally well placed to respond to these challenges. The ambition of good placemaking and the need to create quality homes and neighbourhoods existed before COVID-19, however the COVID-19 situation has focused more attention on these and exposed those places where they have not been achieved.
- 5.20. SADPD policies towards promoting accessibility standards and space standards for new homes, greenspace protection and provision and greater flexibility in uses within town centres are examples of how the Plan could assist in addressing some of the potential longer-term implications of COVID-19. At this time, however, it is not considered that any further specific policy is warranted in the SADPD in the light of COVID-19.

#### National planning reforms

- 5.21. At the beginning of August, the Government published, in the White Paper: Planning for the Future, proposals to radically reform the planning system, including the way in which local plans are prepared. Consultation on the proposals is open until 29 October. The White Paper makes clear that the Government wishes to move quickly to a proposed new system of plan-making. Amongst many other changes, the Government intends, in future, that the National Planning Policy Framework (NPPF) would become the primary source of policies for development management and there would be no provision for the inclusion of generic development management policies which repeat national policy within local plans. The proposed reforms have the potential to affect how the SADPD is taken forward, however the White Paper contains insufficient detail to fully gauge the impact of the

proposed reforms at this stage. For example, it is unclear what status the SADPD would have under transitional arrangements and how its policies would be affected by the intention that generic development management policies would be set out only in the NPPF.

- 5.22. The proposed reforms inevitably raise a number of issues and uncertainties for many authorities currently preparing plans. Because the proposed reforms are in draft and subject to consultation, and because of the lack of detail within them, it is not recommended that work on the SADPD be halted at this time. However, it will be important to closely track the progress of the reforms and continue to consider their impacts on the SADPD.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

- 6.1.1. In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'), the Council has a statutory duty to prepare planning policies and maintain an up-to-date development plan.
- 6.1.2. Secondary legislation relating to the preparation of development plan documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed consultation on the revised draft SADPD will be carried out in the stage of the plan-making process governed by Regulation 19. Regulation 19 requires Councils to notify particular bodies and groups on the published Plan, and to ensure they are able to make representations on it.
- 6.1.3. As noted earlier in this report, the publication draft (regulation 19) version of a plan should be the version that a Council considers legally compliant and sound and therefore ready for submission for examination and capable of adoption. However, National Planning Practice Guidance (PPG) acknowledges that local planning authorities may identify proposed changes following the publication of their plans and the period in which representation have been invited. PPG refers to the practical guidance on the procedural aspects of the examination of local plans produced by the Planning Inspectorate (PINS). The PINS Guide advises that if a local planning authority wishes to make changes to a plan following the Regulation 19 consultation and before submission, and wishes the changes to be considered as part of the submitted plan, they should prepare an addendum to the plan containing the proposed changes. It goes on to say that the addendum, together with a sustainability appraisal [SA] of the proposed changes if they are significant, should be published for consultation, on the same

basis as the Regulation 19 consultation, before the plan is submitted for examination.

6.1.4. In line with the requirements of Section 19 of the 2004 Act, the Council has carried out a Sustainability Appraisal of the proposals in the Plan and prepared a report of the findings of the Appraisal. The Plan has been prepared:

- in accordance with the Local Development Scheme that came into effect on 1<sup>st</sup> October 2018,
- having regard to national policies and advice, and
- in accordance with the Council's Statement of Community Involvement.

## **6.2. Finance Implications**

6.2.1. The preparation of the Revised Publication Draft Plan, including public consultation on it, is included in existing budgets of the Planning Service. The particular resources involved in carrying out public consultation comprise officer time and up to an estimated £2,000 in printing costs.

## **6.3. Policy Implications**

6.3.1. The Local Plan is a key policy document, central to the achievement of sustainable development in Cheshire East.

## **6.4. Equality Implications**

6.4.1. The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a "relevant protected characteristic" and persons who do not share it; foster good relations between persons who share a "relevant protected characteristic" and persons who do not share it.

6.4.2. An Equality Impact Assessment is incorporated into the integrated Sustainability Appraisal of the Revised Publication Draft SADPD. This will consider how development proposals and planning policies will impact on different groups within the community.

## **6.5. Human Resources Implications**

6.5.1. There are no new implications.

## **6.6. Risk Management Implications**

- 6.6.1. The Revised Publication Draft SADPD has been prepared taking account of the need to demonstrate the Plan's legal compliance and soundness at examination.
- 6.6.2. Publication is an essential stage in the progression of the SADPD and a major milestone towards its completion. Currently the Council still relies for many planning decisions on detailed planning policies adopted by the former Borough Councils. There is hence a significant advantage in securing the timely progression of the SADPD.
- 6.6.3. In a similar vein, the SADPD addresses a number of contemporary policy agendas not covered within the older plans – and such policies can only be applied with full weight once the plan is adopted.
- 6.6.4. With these considerations in mind, there is a sound rationale for progressing the SADPD without delay.
- 6.6.5. As highlighted earlier in the report, the progress and detail of Government's recently announced planning reforms will need to be closely monitored to gauge their impact on the SADPD.

#### **6.7. Rural Communities Implications**

- 6.7.1. The Local Plan has implications for rural communities across a range of policies. The Revised Publication Draft Plan has been informed by a Rural Proofing Assessment as part of an integrated Sustainability Appraisal.

#### **6.8. Implications for Children & Young People/Cared for Children**

- 6.8.1. There are a wide range of Revised Publication Draft SADPD policies that aim to protect and enhance the health and well-being of children and young people.

#### **6.9. Public Health Implications**

- 6.9.1. There are a wide range of Revised Publication Draft SADPD policies that aim to support active and healthy lifestyles. These include promoting prosperity, protecting and providing open space and recreation facilities and encouraging walking and cycling. A Health Impact Assessment is incorporated into the integrated Sustainability Appraisal of the SADPD.

#### **6.10. Climate Change Implications**

- 6.10.1. The Revised Publication Draft SADPD includes detailed policies to manage the impact of new development on the natural environment, climate change mitigation, renewable energy, flood risk management, and natural resources. The Plan seeks to contribute to Objective 4 of

the Council's Environment Strategy in supporting sustainable development in the borough. As noted in section 5.9 of this report, the Revised Publication Draft SADPD includes two additional elements which have been added to Policy ENV 7 (Climate Change) - to seek improvements to the environmental performance of new dwellings and secure renewable and low carbon energy generation, where feasible and viable.

## **7. Ward Members Affected**

7.1. All Ward Members are affected.

## **8. Consultation & Engagement**

8.1. The report seeks approval to invite representations to be made on a Revised Publication Draft SADPD, building on the significant consultation and engagement that has already taken place in drafting the Plan.

## **9. Access to Information**

9.1. The proposed consultation documents are appended to this report. They can also be viewed online, along with the range of supporting documents listed in Appendix 6, at: (<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/revpubevidence>)

## **10. Contact Information**

10.1. Any questions relating to this report should be directed to the following officer:

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Or

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Job Title: Head of Planning

Email: [david.malcolm@cheshireeast.gov.uk](mailto:david.malcolm@cheshireeast.gov.uk)

Appendix 1: Revised Publication Draft Site Allocations and Development Policies Document (tracked changes version)

This is included in the papers for the meeting as a separately bound document.

Appendix 2: Sustainability Appraisal

This is included in the papers for the meeting as a separately bound document.

Appendix 2a: Sustainability Appraisal (Non-technical summary)

This is included in the papers for the meeting as a separately bound document.

Appendix 3: Habitats Regulations Assessment

This is included in the papers for the meeting as a separately bound document.

Appendix 4: Schedule of changes to the initial Publication Draft SADPD.

This is included in the papers for the meeting as a separately bound document.

Appendix 5: List of Revised Publication Draft SADPD policies and site allocations

This is included in the papers for the meeting as a separately bound document.

Appendix 6: List of documents published in connection with the Revised Publication Draft SADPD

This is included in the papers for the meeting as a separately bound document.

Appendix 7: Draft Adopted Policies Map (Revised Publication Draft SADPD version)

This document, showing the location of proposed allocations and designations arising from the Revised Publication Draft SADPD, is included in the papers for this meeting as a separately bound document. An on-line, interactive draft policies map showing the allocations and designations arising from the Revised Publication Draft SADPD policies will also be available to view when the Plan is published for representations.

Appendix 8: Duty to Co-operate Draft Statement of Common Ground

This is included in the papers for the meeting as a separately bound document.

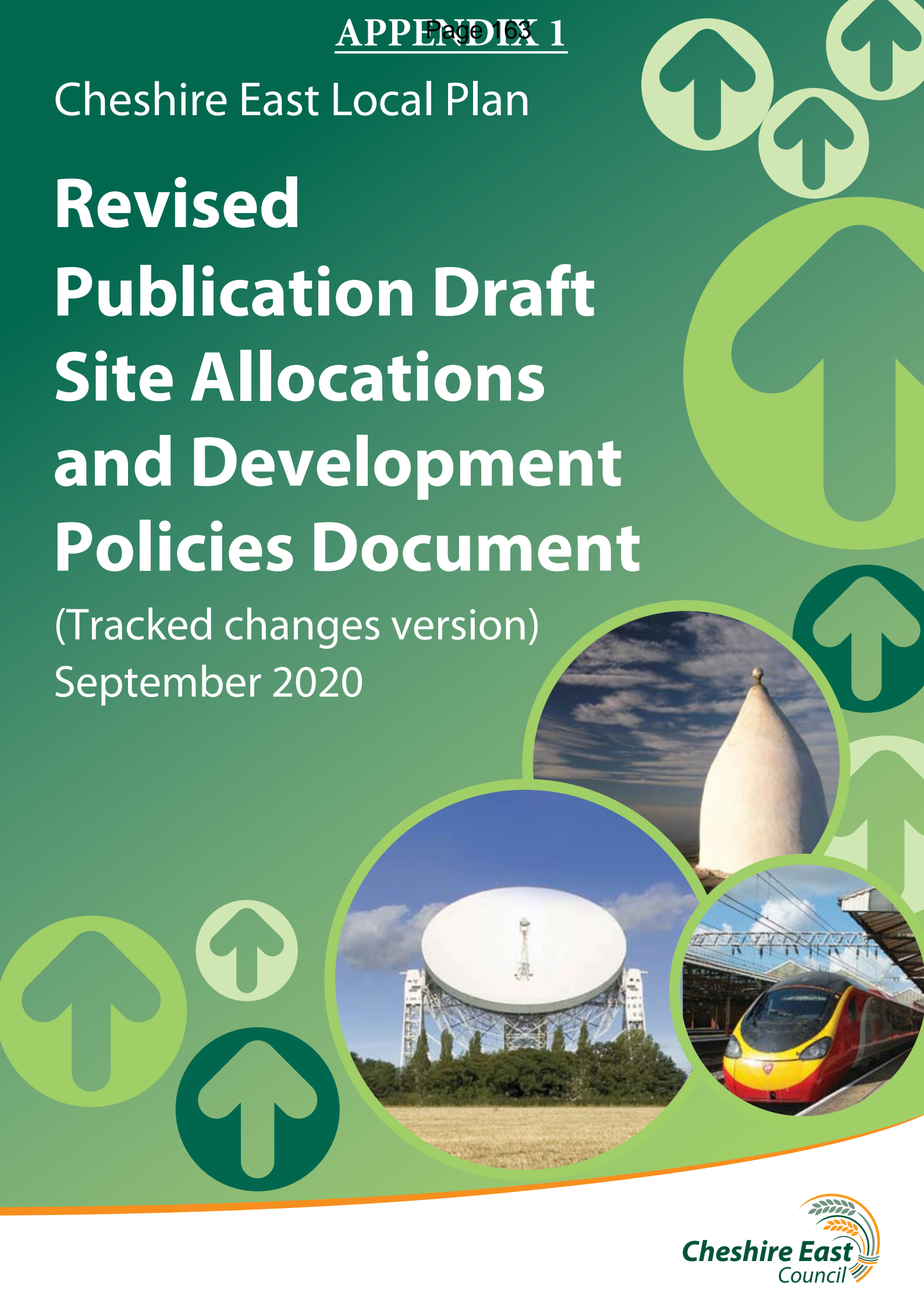
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Cheshire East Local Plan

# Revised Publication Draft Site Allocations and Development Policies Document

(Tracked changes version)  
September 2020







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# 1

## Introduction



# 1 Introduction

**1.1** This document is the **revised** publication draft of the Site Allocations and Development Policies Document (SADPD) and is published to invite representations on its content. Once complete, the SADPD will form the second part of the council's local plan, providing further detailed planning policies and site allocations to support the strategic policies and sites contained in the Local Plan Strategy (LPS), which was adopted in July 2017.

**1.1a** **This version of the Revised Publication Draft SADPD shows the changes made to the initial Publication Draft, previously published for consultation in 2019. Deleted text is highlighted and shown with strikethrough. Inserted text (such as this) is highlighted and underlined.**

## Cheshire East Local Plan

**1.2** The local plan sets planning policies and allocates sites for development. It is part of the statutory development plan, which is the basis for deciding planning applications. The local plan in Cheshire East<sup>(1)</sup> will be made up of four key documents:

1. The LPS sets out the vision and overall planning strategy for the borough over the period to 2030. It includes strategic planning policies and allocates strategic sites for development.
2. The SADPD, which will set non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development, **where necessary**, to assist in meeting the overall development requirements set out in the LPS. It has been prepared to support the policies and proposals of the LPS by providing additional policy detail.
3. The Minerals and Waste Development Plan Document (MWDPD), which will set out planning policies for minerals and waste, including the identification of specific sites for these uses. The first draft of the MWDPD is currently being prepared.
4. The Crewe Hub Area Action Plan will set out a planning framework to manage change and support investment and development of Crewe station and the surrounding area associated with the arrival of HS2 rail in Crewe. This plan will look beyond the LPS and set out policies and proposals for the area immediately around a new HS2 hub station. It directly responds to the arrival of HS2 at Crewe and will introduce a planning framework that aims to promote and manage land use change and related infrastructure provision in that area.

**1.3** The adoption of the SADPD brings about the replacement of all of the saved policies from the Congleton Borough Local Plan First Review (adopted January 2005), the Borough of Crewe and Nantwich Local Plan (adopted February 2005) and the Macclesfield Borough Local Plan (adopted January 2004). The policies in these legacy plans will therefore no longer be used when deciding planning applications.

**1.4** The remaining saved policies in the Cheshire Minerals Local Plan (adopted June 1999) and the Cheshire Waste Local Plan (adopted July 2007) will continue to be saved as set out in LPS Appendix B 'Saved policies' until replaced by policies in the MWDPD.

## Neighbourhood planning

**1.5** The Localism Act 2011 gives local communities the power to shape and influence local development through the preparation of neighbourhood plans for their areas. The Act places a duty on the local authority to support this work.

**1.6** The council will continue to support town and parish councils to establish their own non-strategic, local planning policies, site allocations and design codes that deliver sustainable development in their communities. These local policies must be in general conformity with the strategic policies of the local plan and should support the delivery of the council's strategic aims. The local focus of neighbourhood plans means they are well placed to respond to specific community needs and identify local development opportunities, sites and long term projects that will improve the lives of residents.

1 Excluding the part in the Peak District National Park where the park authority is responsible for planning matters.



**1.7** Where local communities seek to support the strategic approach of the local plan, detailed local policy frameworks can be established to refine what this strategy means in a particular community. Neighbourhood plans may identify and promote the delivery of additional development that supports and enhances local services and infrastructure, contributing to a sustainable future for the borough.

**1.8** When preparing a neighbourhood plan, communities are encouraged to take a holistic approach to future development needs, consider both constraints and opportunities, and think for the long-term by providing the necessary flexibility that will successfully shape their communities in a planned way. This means the council will support neighbourhood plans to allocate land for specific uses over and above those allocations already made in the local plan itself.

**1.9** Neighbourhood plans tested through independent examination and approved by the local community at a referendum are part of the statutory development plan and are used alongside the policies in the local plan to decide planning applications.

## National planning policy

**1.10** The policies and proposals in this **Revised** ~~Publication~~ ~~Draft~~ SADPD have been prepared with regard to the National Planning Policy Framework (NPPF), supplemented by the Planning Practice Guidance (PPG) and other government policies and legislation.

**1.11** The SADPD takes account of these government policies and legislation. It does not seek to repeat them but provides further guidance and local interpretation of their requirements.

## Evidence base

**1.12** In accordance with the requirements of the NPPF, the SADPD is supported by an up-to-date, relevant and proportionate evidence base, which has informed the planning policies and site allocations proposed in it.

**1.13** The evidence base is available to view on the council's website and includes a number of key documents, which are listed in Appendix A 'Related documents and links'.

## Sustainability Appraisal and Habitats Regulations Assessment

**1.14** Sustainability Appraisal is an ongoing process that must be carried out during the preparation of a local plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan will help to achieve relevant environmental, economic and social objectives, when judged against reasonable alternatives. A **Revised** ~~Publication~~ ~~Draft~~ SADPD Sustainability Appraisal has been produced to assess this **Revised** ~~Publication~~ ~~Draft~~ SADPD.

**1.15** A Habitats Regulations Assessment (HRA) has also been prepared to support the development of the SADPD. The HRA has assessed the impact of the SADPD on internationally designated nature conservation sites. The impact of the SADPD has been assessed both alone and in combination with other plans and projects. The HRA is an iterative process and plays an important role in refining the contents of the plan, both in terms of policies and site allocations.

**1.16** Both the **Revised** ~~Publication~~ ~~Draft~~ SADPD Sustainability Appraisal and the Habitats Regulations Assessment (**revised** publication version) have been published for representations alongside this **Revised** ~~Publication~~ ~~Draft~~ SADPD.

## Adopted policies map

**1.17** The adopted policies map shows that spatial extent of policies in the local plan. The current adopted policies map shows the policies contained in the adopted LPS and the saved policies from the Congleton Borough Local Plan First Review, Borough of Crewe and Nantwich Local Plan, Macclesfield Borough Local Plan, Cheshire Minerals Local Plan and Cheshire Waste Local Plan.



**1.18** A draft adopted policies map has been produced to illustrate how the policies map would look if the **Revised pPublication dDraft SADPD** were to be adopted in its current form. It shows the policies contained in the adopted LPS and the draft policies in this **Revised pPublication dDraft SADPD**. The policies shown are:

1. LPS and SADPD site allocations;
2. LPS and SADPD safeguarded land;
3. Peak District National Park fringe;
4. Green Belt;
5. Strategic green gaps;
6. Open countryside;
7. Settlement boundaries;
8. Village infill boundaries;
9. Protected open space;
10. Local landscape designations;
11. Ecological network;
12. Principal town centre and town centre boundaries;
13. Local centre and local urban centre boundaries;
14. Neighbourhood parades of shops;
15. Primary shopping areas;
16. Town centre regeneration zones;
17. Areas of high sensitivity to wind energy development;
18. Strategic employment areas;
19. Manchester Airport operational area;
20. Safeguarded land for proposed infrastructure.

**1.19** It also shows neighbourhood areas with plans that have been passed at referendum, but it does not show the spatial extent of policies contained in neighbourhood plans.

**1.20** In addition, the map shows a number of other designations that are referred to, but not defined by the development plan. The spatial extent of these designations may alter over time and the online adopted policies map will be updated periodically to reflect the latest position:

- A. Environment Agency flood zones;
- B. Conservation areas;
- C. Local wildlife sites/sites of biological importance;
- D. Site of special scientific interest (SSSIs);
- E. National nature reserves;
- F. Local nature reserves;
- G. Ramsar sites;
- H. Special protection areas and special areas of conservation;
- I. HS2 safeguarding zones;
- J. **Jodrell Bank Observatory World Heritage Site:**
- K. Jodrell Bank **Observatory** consultation zone/**World Heritage Site Buffer Zone**;
- L. Scheduled monuments;
- M. Registered parks and gardens;
- N. Registered battlefields;
- O. Areas of archaeological potential and areas of special archaeological potential;
- P. Local geological sites;
- Q. Manchester Airport average summer day (16 hour, 07:00-23:00) and night (8 hour, 23:00-07:00) noise contours.

**1.21** The adopted policies map will be updated as required when further development plan documents are prepared and adopted.



# 2

## Planning for growth



## 2 Planning for growth

**2.1** The need for new development to meet social and economic objectives must be weighed against environmental and other constraints. Achieving the right balance of development in rural areas is a particular challenge; providing too much risks adversely affecting the character of the countryside, whilst too little will undermine the sustainability of rural settlements. The local plan attempts to moderate these competing considerations by enabling some development to progress, proportionate to the scale of the settlements concerned.

**2.2** The policies in this section continue and supplement the planning for growth policies PG 1 to PG 7 in the LPS.

### Spatial distribution and settlements

#### Policy PG 8

##### Development at local service centres

##### Spatial distribution of development: local service centres

The local service centres are expected to accommodate development as shown: in the order of 7ha of employment land and 3,500 new homes. It is expected that the housing element will be addressed by windfall going forward, in line with other policies in the Local Plan, and the employment element will include an allocation at Homes Chapel (Site HCH 1 'Land east of London Road') as well as windfall in line with other policies in the Local Plan.

1. Alderley Edge: in the order of 0.13 ha employment land and 250 new homes
2. Audlem: in the order of 245 new homes
3. Bollington: in the order of 0.01 ha employment land and 390 new homes
4. Bunbury: in the order of 105 new homes
5. Chelford: in the order of 220 new homes
6. Disley: in the order of 0.35 ha employment land and 245 new homes
7. Goostrey: in the order of 12 new homes
8. Haslington: in the order of 0.08 ha employment land and 480 new homes
9. Holmes Chapel: in the order of 5.43 ha employment land and 880 new homes
10. Mobberley: in the order of 60 new homes
11. Prestbury: in the order of 0.01 ha employment land and 115 new homes
12. Shavington: in the order of 0.90 ha employment land and 365 new homes
13. Wrenbury: in the order of 0.09 ha employment land and 135 new homes

#### Supporting information

**2.3** LPS Policy PG 2 'Settlement hierarchy' defines the settlement hierarchy, which includes principal towns<sup>1</sup>, key service centres<sup>2</sup>, local service centres<sup>3</sup>, and other settlements and rural areas.

**2.4** LPS Policy PG 7 'Spatial distribution of development' sets indicative levels of development by settlement for principal towns and key service centres. It also sets an overall indicative level of development for local service centres (in the order of 7 ha of employment land and 3,500 new homes) and other settlements and rural areas (in the order of 69 ha of employment land and 2,950 new homes).

**2.4a** Paragraph 8.77 of the LPS confirms that the overall indicative level for local service centres will be disaggregated to individual local service centres through the SADPD and/or neighbourhood plans. As with LPS Policy PG 7, the figures set out in this policy are intended as a guide and are



neither a ceiling nor a target. The 'Provision of housing and employment land and the approach to spatial distribution' report [ED 05] sets out the level of completed and committed development at each local service centre at 31 March 2020 and takes account of the allocation of land for employment development at Recipharm, Holmes Chapel. In addition to the level of development set out against each LSC, it is expected that there will be further windfall development during the remainder of the plan period, where such schemes are consistent with policies in the Local Plan.

**2.5** The spatial distribution of development to local service centres takes account of a range of planning considerations across all 13 of these settlements including their socio-economic characteristics, the availability of services and facilities, land-use constraints (including Green Belt) and site availability. The housing figure for Goostrey is very low due to its location in one of the most sensitive areas for radio interference for the Jodrell Bank Observatory. The housing figure for Mobberley is low because of aircraft noise due to its very close proximity to the runways of Manchester Airport. The figure for each of these settlements reflects the level of completions and commitments at 31 March 2018. However, these are not maximum figures and additional housing development may still be permitted where it is consistent with development plan policies and having regard to other material considerations.

### Related documents

- Local Service Centres Spatial Distribution Disaggregation Report (2019, Cheshire East Council) [PUB 05]
- The Provision of Housing and Employment Land and the Approach to Spatial Distribution (2020, Cheshire East Council) [ED 05]

## Policy PG 9

### Settlement boundaries

1. Settlement boundaries for principal towns, key service centres and local service centres are defined on the adopted policies map<sup>(2)</sup>.
2. Settlement boundaries for settlements in the other settlements and rural areas may be defined in neighbourhood plans, where appropriate<sup>(3)</sup>.
3. Within settlement boundaries, development proposals (including change of use) will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan.

### Supporting information

**2.6** The purpose of defined defining settlement boundaries is to assist in directing built development towards the most suitable and sustainable locations across the borough with respect to LPS Policy PG 2 'Settlement hierarchy' and to define the intended relationship between settlements and the countryside beyond.

**2.7** The open countryside is defined as the area outside of any settlement with a defined settlement boundary, where LPS Policy PG 6 'Open countryside' will apply.

2 Where a neighbourhood plans defines a settlement boundary for a principal town, key service centre or local service centre, the council will apply the most recent settlement boundary, where relevant.

3 At July 2020, Calveley and Weston have settlement boundaries defined in neighbourhood plans, which will apply under this policy. In consultation with Brereton Parish Council, the settlement boundaries for Brereton Green and Brereton Heath defined in the Brereton Neighbourhood Plan are not brought forwards to be covered by this policy and under the SADPD, Brereton Green and Brereton Heath do not have defined settlement boundaries.





**2.8** Infill boundaries are defined on the adopted policies map. Policy PG 10 'Infill villages' sets out the approach to the definition and application of infill boundaries in the borough.

### Related documents

- Settlement reports (2019/2020, Cheshire East Council) [PUBED 21] to [PUBED 44]
- Settlement and Infill Boundaries Review (2019/2020, Cheshire East Council) [PUBED 06]
- Made neighbourhood plans

## Policy PG 10

### Infill villages

1. In the other settlements and rural areas, the following settlements are defined as infill villages: Acton; Adlington; Arclid; Ashley; Astbury; Aston; Brereton Green; Church Minshall; Cranage; Eaton; Gawsworth; Hankelow; Hassall Green; Henbury; High Legh; Higher Hurdsfield; Higher Poynton; Hough; Langley; Lawtongate and Lawton Heath; Lyme Green; Mount Pleasant; Mow Cop; Over Peover; Pickmere; Plumley; Rainow; Rode Heath; Scholar Green; Styal; Sutton Lane Ends; The Bank; ~~Weston~~; Winterley; Wybunbury; and Wychwood Village.
2. ~~Except where defined through a neighbourhood plan, infill villages do not have a settlement boundary, have no allocated development sites and infill villages have a defined village infill boundary, as shown on the adopted policies map, but~~ are within the open countryside and do not have a settlement boundary<sup>(4)</sup>. Some of the infill villages are also within the Green Belt, as shown on the adopted policies map.
3. Limited infilling will be supported within the village infill boundaries ~~shown on the adopted policies map~~. Limited infilling is defined as the development of a relatively small gap between existing buildings. Limited infilling will only be permitted where it ~~is~~:
  - i. ~~is~~ in keeping with the scale, character and appearance of its surroundings and the local area;
  - ii. does not give rise to unacceptable impacts; and
  - iii. does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.
4. Outside of the village infill boundaries shown on the adopted policies map, development proposals will not be considered to be 'limited infilling in villages' when applying LPS policies PG 3 and PG 6.

### Supporting information

**2.9** LPS Policy PG 6 'Open countryside' defines the open countryside as the area outside of any settlement with a defined settlement boundary and seeks to restrict development to that which is essential for uses appropriate to a rural area. The policy makes a number of exceptions to this general restriction, including "where there is the opportunity for limited infilling in villages".

**2.10** Under LPS Policy PG 3 'Green Belt', limited infilling in villages is not inappropriate development in the Green Belt.

**2.11** Footnote 34 to LPS Policy PG 6 also confirms that settlement boundaries will be reviewed and defined through the SADPD and neighbourhood plans. Settlements in the principal towns; key

4 ~~At 22 May 2019, the villages of Brereton Green and Weston, and the settlements of Brereton Heath and Calveley have settlement boundaries defined in made neighbourhood plans. Areas in these settlement boundaries are not within the open countryside and development proposals will be supported in accordance with Policy PG 9 'Settlement boundaries'~~





service centres; and local service centres tiers of the settlement hierarchy have a defined settlement boundary and development proposals will be supported in accordance with other policies in the development plan.

**2.12** In the other settlements and rural areas tier of the settlement hierarchy, settlements do not have defined settlement boundaries, unless identified by a made neighbourhood plan. Settlements without defined settlement boundaries are included in the open countryside.

**2.13** This policy clarifies which settlements are considered to be villages for the purposes of limited infilling allowed under LPS policies PG 3 and PG 6. Outside of the village infill boundaries shown on the adopted policies map, proposals will not constitute 'limited infilling in villages' for the purposes of these policies. Other forms of development in the Green Belt and open countryside outside of village infill boundaries will still be supported, in accordance with other policies in the development plan.

**2.14** Where neighbourhood plans allocate sites for development, it would usually be expected that these would fall within an existing settlement or infill boundary, or a new/revised settlement or infill boundary as defined in the neighbourhood plan.

### Related documents

- Settlement and Infill Boundaries Review (~~2019~~2020, Cheshire East Council) [~~PUBED~~ 06]
- Made neighbourhood plans

## Green Belt and safeguarded land

### Policy PG 11

#### Green Belt boundaries

1. Green Belt boundaries are shown on the adopted policies map.
2. Further to the land detailed in LPS Policy PG 3 'Green Belt', land associated with the following sites is removed from the Green Belt:
  - i. Site ALD 1 'Land adjacent to Jenny Heyes', Alderley Edge;
  - ii. Site ALD 2 'Ryleys Farm, north of Chelford Road', Alderley Edge;
  - iii. Safeguarded land ALD 3 'Ryleys Farm (safeguarded)', Alderley Edge;
  - iv. Site ALD 4 'Land north of Beech Road', Alderley Edge;
  - v. Site BOL 1 'Land at Henshall Road', Bollington;
  - vi. Site BOL 2 'Land at Oak Lane/Greenfield Road', Bollington;
  - vii. Site BOL 3 'Land at Jackson Lane', Bollington;
  - viii. Site CFD 1 'Land off Knutsford Road', Chelford;
  - ix. Safeguarded land CFD 2 'Land east of Chelford Railway Station', Chelford;
  - x. Safeguarded land DIS 2 'Land off Jacksons Edge Road', Disley;
  - xi. Safeguarded land MOB 2 'Land north of Carlisle Close', Mobberley;
  - xii. Site PRE 2 'Land south of Prestbury Lane', Prestbury; and
  - xiii. Safeguarded land PRE 3 'Land off Heybridge Lane', Prestbury.
3. Development proposals for these sites should include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to offset the impact of the removal of the land from the Green Belt.

#### Supporting information

**2.15** LPS Policy PG 3 'Green Belt' sets planning policy on Green Belt and lists the land that was removed from the Green Belt on adoption of the LPS in July 2017. It also confirms that it may also



be necessary to identify additional, non-strategic sites to be removed from the Green Belt in the SADPD.

**2.16** As set out in the LPS (paragraph 8.48), the importance of allocating land to go some way to meeting the identified development needs in the north of the borough, combined with the consequences for sustainable development of not doing so, constitutes the exceptional circumstances required to justify alteration of the existing detailed Green Belt boundaries, whilst maintaining the overall general extent of the Green Belt.

**2.17** In line with the requirements of the NPPF, compensatory improvements will be required to the environmental quality and accessibility of remaining Green Belt land to offset the impact of removing land from the Green Belt. These are set out as specific measures within the policies for each of the sites removed from the Green Belt (where appropriate) and within other related strategies to improve the environmental quality and accessibility of the countryside, including the Green Belt. These include the Rights of Way Improvement Plan and the Green Infrastructure Framework.

### **Related documents**

- Alderley Edge Settlement Report (2019, Cheshire East Council) [PUB 21]
- Bollington Settlement Report (2019, Cheshire East Council) [PUB 24]
- Chelford Settlement Report (2019, Cheshire East Council) [PUB 26]
- Disley Settlement Report (2019, Cheshire East Council) [PUB 29]
- Mobberley Settlement Report (2019, Cheshire East Council) [PUB 37]
- Prestbury Settlement Report (2019, Cheshire East Council) [PUB 40]
- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [PUB 55]
- Green Belt Boundary Alterations Explanatory Note (2019, Cheshire East Council) [PUB 56]
- Cheshire East Rights of Way Improvement Plan Strategy (2011, Cheshire East Council)

## **Policy PG 12**

### **Green Belt and safeguarded land boundaries**

#### **Safeguarded land boundaries**

1. Green Belt and Ssafeguarded land is boundaries are shown on the adopted policies map.
2. In addition to the land detailed in LPS Policy PG 4 'Safeguarded land', the following sites are designated as safeguarded land:
  - i. Safeguarded land ALD 3 'Land at Ryleys Farm (safeguarded), west of Sutton Road', Alderley Edge (2.32 ha);
  - ii. Safeguarded land BOL 1 'Land at Henshall Road', Bollington (1.48 ha);
  - iii. Safeguarded land BOL 2 'Land at Greenfield Road', Bollington (0.26 ha);
  - iv. Safeguarded land CFD 1 'Land off Knutsford Road' Chelford (0.58 ha);
  - v. Safeguarded land CFD 2 'Land east of Chelford Railway Station', Chelford (4.63 ha);
  - vi. Safeguarded land DIS 2 'Land off Jacksons Edge Road', Disley (2.43 ha);
  - vii. Safeguarded land MOB 2 'Land north of Carlisle Close', Mobberley; and
  - viii. Safeguarded land PRE 2 'Land south of Prestbury Lane', Prestbury (1.84 ha); and
  - ix. Safeguarded land PRE 3 'Land off Heybridge Lane', Prestbury (0.94 ha).
3. LPS Policy PG 4 'Safeguarded land' will be applied to all areas of safeguarded land.
4. If allocated for development in the future, proposals for these sites should include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to offset the impact of their removal from the Green Belt.



## Supporting information

**2.18** LPS Policy PG 4 'Safeguarded land' sets the policy related to land between the urban area and the inner boundary of the Green Belt that may be required to meet longer-term development needs. It also lists the areas of safeguarded land identified in the LPS and confirms that it may also be necessary to identify additional non-strategic areas of safeguarded land in the SADPD.

**2.18a** Safeguarded land remains in the open countryside and is not allocated for development at the present time.

**2.18b** If allocated for development in the future, proposals for these sites will be required to provide compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to offset the impact of their removal from the Green Belt. The degree of impact caused by their removal from the Green Belt will depend on the form of any development proposed in the future and should be assessed at that time. The compensatory improvements should be devised in consultation with local communities and may support proposals or schemes set out in local strategies including neighbourhood plans, the Cheshire East Rights of Way Improvement Strategy and Implementation Plans; the Green Infrastructure Plan or their relevant equivalents.

## Related documents

- Local Service Centres Safeguarded Land Distribution Report (20192020, Cheshire East Council) [PUBED 53]
- Alderley Edge Settlement Report (20192020, Cheshire East Council) [PUBED 21]
- Bollington Settlement Report (2020, Cheshire East Council) [ED 24]
- Chelford Settlement Report (20192020, Cheshire East Council) [PUBED 26]
- Disley Settlement Report (20192020, Cheshire East Council) [PUBED 29]
- Mobberley Settlement Report (20192020, Cheshire East Council) [PUBED 37]
- Prestbury Settlement Report (20192020, Cheshire East Council) [PUBED 40]

## Green gaps

### Policy PG 13

#### Strategic green gaps boundaries

1. The detailed boundaries of the areas defined as strategic green gaps in LPS Policy PG 5 are shown on the adopted policies map.
2. Proposals for development in the strategic green gaps will be determined in accordance with LPS Policy PG 5 'Strategic green gaps'.

## Supporting information

**2.19** LPS Policy PG 5 'Strategic green gaps' defines a number of areas as strategic green gaps. It confirms that the detailed boundaries of these areas will be defined through the SADPD.

## Related documents

- Strategic Green Gaps Boundary Definition Review (20192020, Cheshire East Council) [PUBED 08]



## Policy PG 14

### Local green gaps

1. To support the distinctiveness of settlements in the borough, the identification of localised separation policies will be supported in neighbourhood plans. In local green gaps/green wedges identified in neighbourhood plans, LPS policy PG 6 'Open countryside' will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings or land that would:
  - i. result in the erosion of a physical gap between any of the settlements identified;
  - ii. adversely affect the visual character of the landscape; or
  - iii. significantly affect the undeveloped character of the local green gap, or lead to the coalescence between or within existing settlements.
2. Exceptions will be defined locally or considered where no suitable alternative location is available.

### Supporting information

**2.20** Strategic green gaps are defined by Policy PG 13 'Strategic green gaps boundaries' and prevent neighbouring settlements from merging into one another and coalescing, thereby preserving the open character of the area and the settlements in it. Local green gaps and green wedges, as defined in neighbourhood plans, can help provide access to the countryside from urban areas, and protect the character and urban form of settlements, preventing coalescence in a settlement pattern and between nearby settlements.

### Related documents

- Made neighbourhood plans



# 3

## General requirements



## 3 General requirements

**3.1** There is a need for guidance relating to a number of issues that are universal to nearly all developments. These policies are principally concerned with the public's experience and enjoyment of the public realm. New development inevitably has an impact on its surroundings and therefore should take account of those implications. The council has assessed the extent to which new developments should provide for local infrastructure and other safeguards or benefits, but in doing so we have also considered the effect that this has on the development itself.

### Policy GEN 1

#### Design principles

In line with LPS Policy SE 1 'Design', development proposals should:

1. contribute positively to the borough's quality of place and local identity through appropriate character, appearance and form in terms of scale, height, density, layout, grouping, urban form, siting, good architecture, massing and materials. Development that fails to take the opportunity to support the quality of place of the local area will be resisted;
2. create safe places by reflecting 'secured by design' measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings, particularly over public areas;
3. create a sense of identity and legibility in the development by using landmarks and incorporating key views into and out of new development;
4. create buildings and spaces that function well, are fit for purpose and yet are innovative, adaptable and flexible to respond to changing social, environmental, technological and economic conditions over the lifetime of the development;
5. be accessible and inclusive – ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances;
6. promote active lifestyles and health and wellbeing through design, wherever possible, including through play, walking, cycling, contact with nature and opportunities for food growing;
7. be comprehensively planned and co-ordinated to enable the efficient and effective use of land to allow a sustainable mix of uses, support local facilities and transport networks;
8. integrate car and cycle parking so that it is safe and does not have a detrimental impact upon the character and appearance of the area;
9. provide for future management and maintenance to retain a high quality public realm;
10. maintain or improve access, connectivity and permeability in and through the development site and wider area including to local services and facilities, particularly for walking and cycling routes;
11. incorporate measures that can adapt to and/or show resilience to climate change and its impacts within the development layout; and
12. incorporate appropriate arrangements for recycling and waste management including bin storage and collection; and
13. interact positively with the natural environment in line with the mitigation hierarchy set out in criterion 2 of Policy ENV 2 'Ecological implementation'.

#### Supporting information

**3.2** Good design is indivisible from good planning. It makes sure that new developments function well socially, economically and physically, and that they are attractive places where people want to live, work and visit. It goes beyond visual appearance and considers the relationship between buildings, how they are used over their lifetime and the spaces and connections between places.



**3.3** Good design is central to the creation of attractive, accessible, inclusive, successful and sustainable places. We expect high quality, well designed developments that contribute positively to the quality of place in the borough and make the best use of land. Development should be inclusive, creating places and spaces where everyone can access and benefit from a full range of opportunities available to members of society. It should aim to remove barriers that create undue effort, separation or special treatment and enable everyone regardless of disability, age or gender to participate equally, confidently and independently in society with choice and dignity.

**3.4** Developers should engage with the council, the local community and relevant statutory consultees at the earliest opportunity in order to make sure that new development responds appropriately to the unique character and quality of place in the borough. Engagement can also help to consider the evidence required to support planning applications such as the requirement for design coding, testing layouts, illustrative masterplans, massing studies and modelling for larger proposals, as appropriate in line with LPS Policy SE 1 'Design'.

**3.5** To provide clarity about design expectations at an early stage, proposals should take account of any formally adopted supplementary planning documents (including the Cheshire East Borough Design Guide), the National Design Guide (or as updated), area specific design guidance, masterplans, character appraisals or area specific management plans. Neighbourhood plans can also be used to help identify the special and distinctive qualities of a local area.

**3.6** The council will also use design assessment frameworks including Building for Life 12 (or as updated) consistent with the approach set out in LPS Policy SE 1 'Design'.

**3.7** The design of new development should take account of the effects of and adapt to the impacts of climate change through the implementation of appropriate design measures in line with Policy ENV 7 'Climate change mitigation and adaptation' Policy ENV 7 'Climate change'. This includes taking opportunities to incorporate sustainable drainage and water efficiency measures within the development layout in line with policy ENV 16 'Surface water management and flood risk'.

**3.8** Developments should make sure that there are suitable arrangements for bin storage and recycling. Sufficient space and access should be included for the sorting and storage of recyclable waste materials in a convenient location, the composting of household waste (where practicable), and the collection of these and other waste materials.

**3.9** This policy, read alongside LPS Policy SE 1 'Design' will apply to all proposals for new development requiring planning permission, where relevant, regardless of its land use, both in urban and rural areas.

#### Related documents

- Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e\*SCAPE Urbanists)
- Secured by Design: design guides
- Made neighbourhood plans
- National Design Guide (2019, MHCLG)





## Policy GEN 2

### Security at crowded places

1. Development proposals for places where large numbers of people gather (for example a new retail park, sports stadium, university, or large scale regeneration of a town centre) should be designed in such a way as to:
  - i. minimise their vulnerability to a terrorist attack as far as practicable; and
  - ii. best protect people from any impact from such an attack.
2. Proposals should take into account the design principles described in 'Crowded Places: The Planning System and Counter-Terrorism' (January 2012) and 'Protecting Crowded Places: Design and Technical Issues' (April 2014) or any subsequent replacement guidance.

### Supporting information

**3.10** The UK faces a significant threat from international terrorism<sup>(5)</sup>. Experience shows that crowded places remain a target for terrorists who have demonstrated that they are likely to target places that are easily accessible, regularly available, and which offer the prospect for an impact beyond the loss of life alone. A crowded place is a location or environment to which members of the public have access that may be considered potentially liable to terrorist attack by virtue of its crowd density; this is a matter of judgment, but could include a new retail park, sports stadium, university, or large scale regeneration of a town centre.

**3.11** The Cheshire Constabulary Counter Terrorism Security Advisor (CTSA) should be contacted in respect of any large scale planning applications that include places where large crowds of people can gather. The local CTSA will understand the capability of the threat and will provide relevant, appropriate, proportionate and balanced advice so that vulnerabilities are reduced and measures are incorporated as part of the development proposal. CTSA's can also provide free pre-planning and specialist security advice to applicants involved in the design and development of sites that hold toxic chemicals or other sensitive information and materials.

**3.12** CTSA advice may include standards in respect of security procedures, security personnel, information security as well as effective security design measures such as hostile vehicle mitigation, blast resistance (structure and glazing), building management and the ability to adapt to the changing threat. Designers and developers may be expected to consult with a security and specialist engineer regarding the structural resilience of the building or asked to carry out a vehicle dynamics assessment.

### Related documents

- ~~Crowded Places: The Planning System and Counter-Terrorism (2012, HM Government)~~
- Protecting Crowded Places: Design and Technical Issues (2014, HM Government)
- Crowded Places Guidance (2017, National Counter Terrorism Security Office).

5 Section 1 of the Terrorism Act 2000 defines terrorism as: 'The use or threat of a specified action where the use or threat is designed to influence the government or an international governmental organisation or to intimidate the public or a section of the public, and the use or threat is made for the purpose of advancing a political, religious, racial or ideological cause. The action is a specified action if it involves serious violence against a person; involves serious damage to property; endangers a person's life, other than the person committing the action; creates a serious risk to the health and safety of the public or a section of the public; or is designed seriously to interfere with or seriously to disrupt an electronic system.'





## Policy GEN 3

### Advertisements

Proposals for advertisement consent will be supported where they accord with the following criteria:

1. The proposal would not be detrimental to amenity or safety, by reason of general design, size, colour, position, materials, amount and type of text or degree of illumination and luminance.
2. The proposal is not out of keeping with the style or character of a building or its surroundings.
3. Fascia boards should be lower than any first floor windows, and reflect the predominant height of existing fascia boards on surrounding buildings.
4. 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.
5. The proposal does not detract from or conceal any significant architectural features such as cornices or scrolls.
6. Illuminated advertisements should be discreet and not cause visual intrusion by virtue of light pollution into nearby residential properties or wildlife habitats comply with the requirements of Policy ENV 14 'Light pollution'.

### Supporting information

**3.13** Advertisement proposals are guided by national policy and guidance, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and subsequent amendments.

**3.14** There are three categories of advertisement consent. Firstly, those permitted without requiring either deemed or express consent from the local planning authority; secondly, those that have deemed consent; and thirdly, those that require the express consent of the local planning authority. These are set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**3.15** This policy aims to make sure that amenity and public safety are maintained, taking into account cumulative impacts, and that any advertisement respects the character of the building and area in which they are located. This policy may need to be considered alongside Policy RET 4 'Shop fronts and security'.

**3.16** Advertisements in and around conservation areas and on or near listed buildings require particular detailed consideration to be given to the historic and architectural significance and sensitivity of these areas/buildings. Any applications affecting a heritage asset will also be considered against the policies contained in Chapter 5 (The historic environment).

**3.17** The council will also seek to make sure that no harm to public safety or amenity is caused by illuminated adverts including the cumulative effect. The council will consider carefully the type and level of illumination proposed and have regard to appropriate guidance such as 'Professional Lighting Guide 05: The Brightness of Illuminated Advertisements' (20152013). Conditions relating to matters such as hours of illumination will be applied where necessary.

### Related documents

- Outdoor Advertisements and Signs: a Guide for Advertisers (2007, DCLG)
- Professional Lighting Guide 05: The Brightness of Illuminated Advertisements (20152013, Institute of Lighting Professionals)



## Policy GEN 4

### **Recovery of forward-funded infrastructure costs**

#### **The recovery of infrastructure costs and planning obligations reduced on viability grounds**

The council will recover the costs associated with forward funded infrastructure and require the implementation or payment of planning obligations that have been reduced on viability grounds as follows:

#### **Forward-funded infrastructure costs**

1. Where the council or its partners have forward funded infrastructure to support wider development proposals, applicants that rely on this infrastructure to mitigate the effects of their development and make it acceptable in planning terms will be required to repay its full cost of provision on a proportionate basis. The council will recover the costs associated with forward funded infrastructure from applicants that rely on this infrastructure to mitigate the effects of their development and make it acceptable in planning terms where:
  - i. the council or its funding partners have specifically approved the forward funding of the infrastructure in question on the basis that all or part of its costs will be subsequently recovered from the developers that benefit from it;
  - ii. the council has an approved supplementary planning document that details:
    - a. the overall amount to be recovered;
    - b. the individual sites, areas or types of development that will be required to contribute; and
    - c. the mechanism to be used for proportionately calculating the cost of contributions from applicants seeking development on the identified sites, areas or types of development requiring contribution;
  - iii. the recovery of costs meets all the planning obligation tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 or as required by any subsequent amendment to these Regulations or to national planning guidance;
  - iv. the recovery of costs is secured through a Section 106 agreement and includes any administrative, legal and financing costs associated with both providing the infrastructure and its subsequent recovery through the planning obligations process.
2. The council will refuse planning applications where applicants seek to rely on forward funded infrastructure to make proposals acceptable in planning terms but are not prepared to make the required contribution towards refunding the cost of its provision through planning obligations.

#### **Planning obligations reduced on viability grounds**

3. Where the council has agreed to reduce planning obligations on the grounds of viability, the applicant will be required to enter a legal agreement that enables the council to review an agreed viability assessment against future trigger points, with the aim of recovering all or part of the reduced planning obligations should a new assessment indicate that profits are higher than originally forecast and at a level where the council considers the reduced obligation can no longer be justified on viability grounds.
4. The details of the reduced planning obligation will be recorded in the legal agreement together with the form or nature that any recovery of obligation will take. These obligations must comply with national regulations on planning obligations.



5. The council will refuse planning applications where applicants request the reduction of planning obligations on viability grounds but have not agreed a legal agreement that enables these planning obligations to be recovered.

## Supporting information

**3.18** This policy provides greater detail to assist in implementing LPS Policy IN 1 'Infrastructure' and LPS Policy IN 2 'Developer contributions'.

**3.19** This policy is intended to help facilitate development in the borough. As a proactive authority, Cheshire East Council is seeking to assist developers in achieving agreed levels of growth in the borough as detailed in its local plan. For this reason the council recognises that in certain circumstances, such as the provision of a road or a new school required as part of wider a strategic/comprehensive approach to development proposals in an area, it is necessary or desirable for infrastructure to be provided in advance of planned development. This can be because a new road is needed to open up parcels of land to enable development to happen or because it enables the provision of important infrastructure at an earlier stage than would otherwise have been possible. This acts as an enabler and helps to bring forward individual schemes that would not otherwise be able to progress on their own.

**3.19a** This will benefit the residents or occupiers of early phases of a large scheme, particularly where this scheme may take a long time to reach completion, involve multiple developers or where the infrastructure can't be provided in a phased way and is required early on but is not viable to provide at that time.

**3.20** Where the council or its partner infrastructure providers forward fund the infrastructure needed to assist the delivery of strategic development proposals in an area, they will seek to recover the full costs of this provision from those developers who require the infrastructure to make their proposals acceptable in planning terms. This will operate within the following general criteria:

**3.20a** It will apply only to infrastructure schemes funded by the council or its partners where the funding approval was made on the basis that all or part of the costs incurred will be subsequently recovered from developers benefiting from it i.e. where the council has borrowed; used its reserves; or diverted funding from other budgets in the short term to help bring forward development on the understanding that it will be repaid. Such schemes should not be on the council's CIL Regulation 123 list and any grant funding provided to a scheme without a condition requiring its recovery will be excluded from the forward funding costs that require repayment by developers.

- It will cover all costs related to the provision of the infrastructure for which recovery is being sought. Eligible costs will include any administrative, legal and financing costs associated with both providing the infrastructure and its subsequent recovery through the planning obligations process.
- The council will identify through further planning policy or guidance, for example a supplementary planning document, area action plan or masterplan, the particular infrastructure projects to which this policy applies and the development sites that are expected to contribute to the cost of that infrastructure. Recovery of cost will be calculated on a proportionate basis taking account of the size of each development site as a proportion of the total size of all the contributing development sites, the uses proposed on each site (employment sites are likely to contribute less to the total recovered costs than housing sites for viability reasons) and the level of need generated for the forward funded infrastructure. Where possible, the council will seek to establish through its further planning policy or guidance the more detailed basis for calculating contributions. This will include any available information on the overall costs of providing the required infrastructure and the likely contribution of each development site towards these costs, so that developers are better able to understand likely development costs prior to the submission of a planning application.



**3.21** The council sets out in its local plan those planning obligations that it requires developers to meet to assist in mitigating the impact of their development. As the viability implications of the policies in the local plan have already been tested through examination and can be assumed to be viable, it is the council's expectation that infrastructure and other planning obligations required to make a development acceptable in planning terms will be provided as part of all development. In exceptional circumstances, the council will consider the need to reduce the normal planning obligations required by policy where an applicant has demonstrated to the satisfaction of the council, through a detailed viability assessment, that it is not viable to provide such an obligation. It is unlikely that the council will agree to the reduction of a planning obligation where they provide essential site specific items to mitigate the impact of development such as a necessary road improvement. In these circumstances the opportunity to negotiate a reduced obligation is limited.

**3.22** As viability is judged on a range of factors, any of which may change over time, it is appropriate that the council should seek to recover these obligations should market conditions improve or development proves to be more viable than originally forecast. This is particularly important on larger sites that are likely to be developed out over many years and where the potential for a positive change in viability is greater.

**3.23** A typical example of where a reduced obligation may apply would be affordable housing. It may be agreed for viability reasons that a developer should provide less than the policy target for affordable housing, say 20% rather than 30%, with the remaining provision being set aside as a reduced planning obligation to be provided should certain circumstances detailed through a legal agreement be triggered.

**3.24** While the details of each reduced planning obligation agreement will vary in accordance with site specific circumstances, the general mechanism for establishing and managing an agreement will be as follows:

- A full viability assessment shall be prepared and agreed with the council as a baseline financial position detailing the forecast costs and profits associated with a proposal. This should include a breakdown of the costs associated with providing all the planning obligations needed to make a planning application acceptable in planning terms. This will form part of the legal agreement. In accordance with government policy, all viability assessments should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.
- Details of the deferred planning obligations and the form in which these shall be recovered will be recorded in a legal agreement. For example, this could be for an increase in affordable housing, an extension or improvement to on-site infrastructure delivered by the developer, or a share of any increase in profits provided that it is allocated to a specified reduced obligation. The planning obligations to be restored must be identified and compliant with national regulations on planning obligations.
- Details of agreed trigger points for a financial review of the development will also be included in the legal agreement. These trigger points may take the form of calendar dates or be based on development triggers, such as number of units occupied, but must allow adequate time so that adjustments to planning obligations can be practically delivered on the site before development is complete.
- On reaching a trigger point, the applicant will be expected to submit an updated viability appraisal. This should include:
  - updated costs using an agreed index to the point of delivery;
  - updated house price information based on actual sales prices for the preceding period;
  - any other revenue received from or financial support provided to the development including grant funding and/or sales to affordable housing registered providers unless previously accounted for; and
  - updated forecasts for developer return (profit).
- The developer will be required to meet part or all of the reduced obligations that have been agreed should the developer return be higher than forecast in the original agreed assessment



and at a level where the council considers the reduced obligation can no longer be justified on viability grounds. The council will factor in the need to achieve normal profit returns when making this decision.

- All the costs incurred by the council in establishing and managing each individual reduced obligations agreement will be met by the applicant.

**3.25** Alternative mechanisms to that described above are possible and may be appropriate for certain schemes. For example, for regeneration schemes a re-valuation may be more appropriate than an updated viability appraisal. Therefore in some cases, variations to the above process may be agreed or required at the discretion of the council. The council will not seek the refunding of any grant monies it has received for the provision of a scheme from external sources, such as from the government, where there is no requirement for this element of the funds to be repaid or recovered.

**3.25a** Recovery of cost will be calculated on a proportionate basis taking account of the size of each development site as a proportion of the total size of all the contributing development sites, the uses proposed on each site (employment sites are likely to contribute less to the total recovered costs than housing sites for viability reasons) and the level of need generated for the forward funded infrastructure. Details will be provided in an accompanying supplementary planning document so that developers are able to understand at an early stage, while negotiating a land purchase and preparing a planning application, the likely contribution towards the forward funded infrastructure that will be required from them. Recoverable costs will include any administrative, legal and financing costs associated with both providing the infrastructure and its subsequent recovery through the planning obligations process.

**3.25b** The council will identify any agreed forward funded infrastructure schemes and monitor their repayment through planning obligations as part of its annual infrastructure funding statement.

#### **Related documents**

- Cheshire East Community Infrastructure Levy Charging Schedule (2019, Cheshire East Council)

### **Policy GEN 5**

#### **Aerodrome safeguarding**

Development that would adversely affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.

#### **Supporting information**

**3.26** The safeguarding zone for Manchester Airport is defined on a safeguarding map issued by the Civil Aviation Authority. They define certain types of development that, by reason of their height, attraction to birds or inclusion of or effect upon aviation activity, require prior consultation with the Airport Operator or National Air Traffic Services Ltd. Government advice in OPDM Circular 1/2003 'Advice to Local Planning Authorities on Safeguarding Aerodromes and Military Explosives Storage Areas' sets out the detailed guidance on how safe and efficient operations can be secured.

**3.27** In accordance with this circular, Manchester Airport is a statutory consultee for certain planning applications for developments that require safeguarding to protect the safety of the airport's operation.

**3.28** The safeguarding authority for Manchester Airport will assess planning applications and consider their impact on whether the development causes: an obstacle; an attraction to birds; any light or reflection that might be confused with or interfere with aerodrome lighting or present a visual hazard; interference with communication systems including radar systems and ground to air communication and whether its construction will present any hazard to flight safety.





## Related documents

- Circular 1/2003: Advice to Local Planning Authorities on Safeguarding Aerodromes and Military Explosives Storage Areas (2003, DfT and ODPM)

### Policy GEN 6

#### Airport public safety zone

In the public safety zone as defined by the Civil Aviation Authority, development or changes of use will not be permitted except for development deemed to be permissible under paragraphs 11 and 12 of DfT Circular 01/2010 'Control of Development in Airport Public Safety Zones' or any replacement guidance.

## Supporting information

**3.29** Public safety zones are designated areas of land at the end of runways at major airports, in which development is restricted so that there should be no increase in the number of people living, working or congregating in public safety zones and that, over time, the number should be reduced as circumstances allow.

## Related documents

- Circular 01/2010 - Control of Development in Airport Public Safety Zones (2010, DfT)

### Policy GEN 7

#### Recovery of planning obligations reduced on viability grounds

1. Development proposals should meet all relevant planning obligations required by local plan policy. It is up to the applicant to demonstrate to the council whether particular circumstances justify the need for a viability assessment at the application stage.
2. Where the council has agreed to reduce required planning obligations on the grounds of viability, the applicant must enter a legal agreement that enables the council to review an agreed viability assessment against future trigger points, with the aim of recovering all or part of the reduced planning obligations should a new assessment indicate that profits are higher than the normal developer returns already accounted for in the agreed viability assessment and the council considers the reduced obligation can no longer be justified on viability grounds. The underlying principle being to prioritise the use of any higher-than-anticipated returns, so that they are used in the first instance to deliver policy requirements that were previously determined not to be deliverable before being considered as an additional profit return to the developer.
3. The details of the reduced planning obligation will be recorded in the legal agreement together with the form or nature that any recovery of obligation will take. These obligations should comply with national regulations on planning obligations.
4. The council will refuse planning applications where applicants request the reduction of planning obligations on viability grounds but have not agreed a legal agreement that enables these planning obligations to be reviewed and recovered, should a proposal deliver higher returns than the normal developer profit already accounted for in the agreed viability assessment.



## Supporting information

**3.30** The council's local plan contains a number of approved policies that place obligations on developers to fulfil when proposing a scheme for development, such as the level and type of affordable housing provision required or other infrastructure needed to support development (such as that needed for education, health, transport, open space, green infrastructure, flood risk and water management etc.) It is the council's expectation that infrastructure and other planning obligations required to make a development acceptable in planning terms will be provided as part of all development, where these obligations meet the three tests set out in CIL Regulation 122.

**3.31** A proportionate assessment of viability that takes account of all relevant policies, standards and costs, including CIL and planning obligations, is required by national planning guidance as part of the plan making process. This is to ensure that the total cumulative costs of development do not undermine the deliverability of the plan. As the council's local plan policies have been viability tested prior to adoption and policies set out the contribution expected from development, the assumption in planning guidance is that "planning applications that fully comply with them should be assumed to be viable" (see Reference ID: 10-007-20190509). In addition, it is the responsibility of site promoters to ensure that proposals for development fully comply with up to date plan policies and that the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan (see Reference ID: 10-002-20190509).

**3.32** It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Planning guidance indicates that "such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force" ( see Reference ID: 10-007-20190509).

**3.33** It is unlikely that the council will agree to the reduction of a planning obligation where it provides essential site specific items to mitigate the impact of development such as a necessary road improvement. In these circumstances the opportunity to negotiate a reduced obligation is limited.

**3.34** As viability is judged on a range of factors, any of which may change over time, it is appropriate that the council should seek to recover these obligations should market conditions improve, or development prove to be more viable than originally forecast. This is particularly important on larger sites that are likely to be developed out over many years and where the potential for a positive change in viability is greater. This will be undertaken through a review process as set out in a legal agreement between the council and the applicant. As detailed in planning guidance, the review mechanism agreed should not be seen as "a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project" (see Reference ID: 10-009-20190509).

**3.35** A typical example of where a reduced obligation may apply would be affordable housing. It may be agreed for viability reasons that a developer should provide less than the policy target for affordable housing, say 20% rather than 30%, with the remaining provision being set aside as a reduced planning obligation to be provided should certain circumstances detailed through a legal agreement be triggered.

**3.36** While the details of each reduced planning obligation agreement will vary in accordance with site-specific circumstances, the general mechanism for establishing and managing an agreement will be as follows:

- A full viability assessment shall be prepared in accordance with national planning guidance and agreed with the council as a baseline financial position detailing the forecast costs and profits associated with a proposal. This should include a breakdown of the costs associated with providing all the planning obligations needed to make a planning application acceptable in planning terms. This will form part of the legal agreement.



- In accordance with national policy guidance, all viability assessments should reflect the government's recommended approach to defining key inputs, and should be made publicly available.
- Details of the reduced planning obligations and the form in which these shall be recovered will be recorded in a legal agreement. For example, this could be for an increase in affordable housing, an extension or improvement to on-site infrastructure delivered by the developer, or a share of any increase in profits provided that it is allocated to deliver a specified reduced obligation.
- The planning obligations to be restored should be identified and compliant with national regulations on planning obligations.
- Details of agreed trigger points for a financial review of the development will also be included in the legal agreement. These trigger points may take the form of calendar dates or be based on development triggers, such as number of units occupied, but should allow adequate time so that adjustments to planning obligations can be practically delivered on the site before development is complete. The council intends to produce a planning obligations supplementary planning document, which will provide further information on the future trigger points for assessment to be used in legal agreements, including the extent to which they may differ depending on whether a scheme has been phased or not.
- On reaching a trigger point, the applicant will be expected to submit an updated viability appraisal. This should include:
  - updated costs using an agreed index to the point of delivery;
  - updated house price information based on actual sales prices for the preceding period;
  - any other revenue received from or financial support provided to the development including grant funding and/or sales to affordable housing registered providers unless previously accounted for; and
  - updated forecasts for developer return (profit).
- The developer will be required to meet part or all of the reduced obligations that have been agreed should the developer return be higher than forecast in the original agreed assessment and at a level where the council considers the reduced obligation can no longer be justified on viability grounds. The council will factor in the need to achieve normal profit returns when making this decision.
- All the costs incurred by the council in establishing and managing each individual reduced obligations agreement will be met by the applicant.

**3.37** Alternative mechanisms to that described above are possible and may be appropriate for certain schemes. For example, for regeneration schemes a re-valuation may be more appropriate than an updated viability appraisal.

**3.38** Therefore in some cases, variations to the above process may be agreed or required at the discretion of the council.

#### **Related documents**

- Cheshire East Community Infrastructure Levy Charging Schedule (2019, Cheshire East Council)





# 4

## Natural environment, climate change and resources



## 4 Natural environment, climate change and resources

**4.1** The borough presents a wide variety of natural resource issues. Cheshire East is a varied borough with a diverse landscape stretching across the Cheshire Plain from the Peak District to the Sandstone Ridge. Its intimate river valleys, woods, meres and mosses are intermingled with land affected by industrialisation. The impact of climate change remains a constant challenge, whilst there are opportunities to mitigate further change through appropriate renewable energy. The policies of the SADPD seek to capitalise on new opportunities to make the best use of natural resources, whilst managing the impact that new development brings to a complex and sensitive environment.

**4.2** The council and a number of other partner organisations ~~are preparing~~ have prepared a comprehensive ~~Green and Blue~~ Green and Blue ~~Infrastructure (GBI) plan~~ Infrastructure Plan ~~(the Green Infrastructure Plan October 2019)~~ that will inform the implementation of relevant Local Plan policies. The ~~GBI plan~~ Green Infrastructure Plan will set out priority areas for green infrastructure intervention and investment. The plan outlines a number of projects that support the enhancement of the green infrastructure network. These projects are grouped around a number of activity areas: urban greening; thriving nature; getting outdoors easily; farmland and soils; environments for business; rivers and valleys; working alongside major infrastructure; and a distinctive place for culture, heritage and tourism.

### Ecology

#### Policy ENV 1

##### Ecological network

1. The ecological network consists of core areas; corridors and stepping stones; restoration areas; sustainable land use areas; and the Meres and Mosses catchments (buffer zones).
2. Core areas; corridors and stepping stones; restoration areas; and the Meres and Mosses catchments (buffer zones) are shown on the adopted policies map.
3. Sustainable land use areas consist of all land outside of the core areas; corridors and stepping stones; and restoration areas.
4. In line with LPS Policy SE 3 'Biodiversity and geodiversity', new development should seek proportionate opportunities to protect, conserve, restore and enhance the ecological network for the borough as follows:
  - i. Development in core areas, or corridors and stepping stones should:
    - a. increase the size of core areas;
    - b. increase the quality and quantity of priority habitat; and
    - c. create new priority habitat that can act as stepping stones or corridors.
  - ii. Development in restoration areas should meet the above criteria and increase the structural connectivity between stepping stones.
  - iii. Development in sustainable land use areas should enhance the wider environment by actively contributing to the integration and creation of appropriate green infrastructure and habitats.
  - iv. Development in the Meres and Mosses catchments (buffer zones) must avoid any contamination and hydrological impacts on the associated catchment.

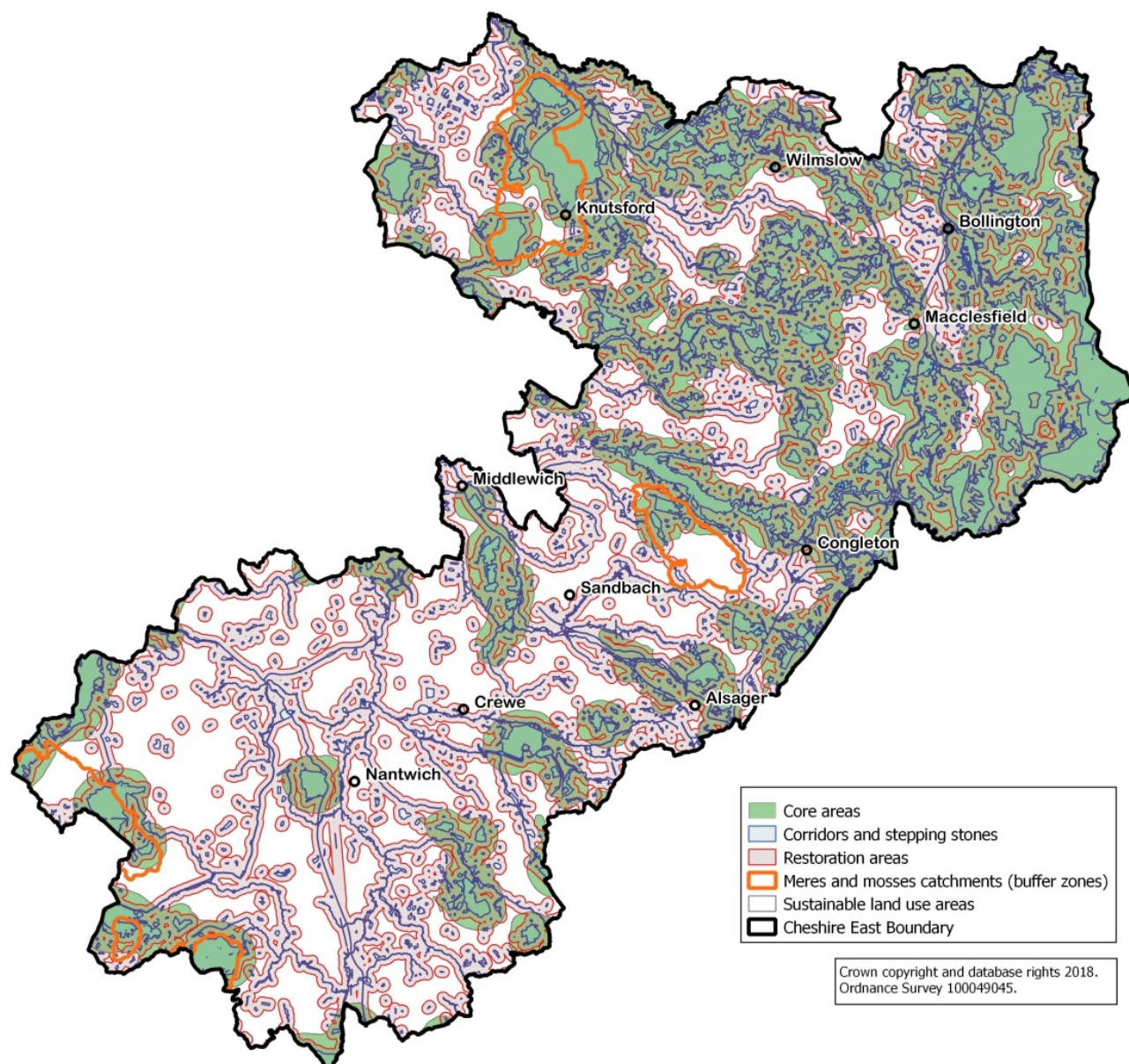
## Supporting information

**4.3** LPS policy SE 3 'Biodiversity and geodiversity' seeks to protect and enhance biodiversity and geodiversity. LPS policy SE 6 'Green infrastructure' supports the protection, enhancement, creation and management of a network of green infrastructure. It also seeks to deliver a network of green spaces providing a variety of benefits including biodiversity (criterion (3.x)). Policy ENV 1 seeks to deliver benefits for biodiversity from development. The policy does not seek to stifle or preclude development but seeks to secure ecological enhancement. The policy will be applied on a case by case basis so that proportional enhancement is sought.

**4.4** The Natural Environment and Rural Communities Act (NERC) 2006 places a duty on every public authority, in exercising its functions, to have regard to the purpose of conserving biodiversity, so far as is consistent with the proper exercise of those functions.

**4.5** The council has produced an ecological network map for the borough, which incorporates existing protected sites and priority habitats and identifies areas to restore and buffer the network. The ecological network will assist in the provision of nature conservation and ecosystem services that are essential for sustainable development, including water management, carbon capture and access to nature with associated recreational and health benefits.

Figure 4.1 Ecological network in Cheshire East





**4.6** Core areas contain concentrations of habitats that are rare or important because of the wildlife they support and areas of irreplaceable natural habitat such as ancient woodland, glacial meres and peatlands, which are impossible to re-create. They include protected wildlife sites: special areas of conservation (SAC), special protection areas (SPA), Ramsar sites, sites of special scientific interest (SSSI), local nature reserves (LNR), local wildlife sites (LWS) and UK priority habitats. Buffer zones are incorporated into the core areas and protect the individual sites and habitats from external adverse impacts such as pollution and disturbance.

**4.7** Corridors and stepping stones enable mobile species to move between core areas and the wider landscape. Connectivity does not necessarily mean linear continuous habitats. They could be in the form of a number of small sites acting as stepping stones and could include non-statutory sites and priority habitats outside core areas, as well as more recognisable watercourses and canals. They include SSSI (geological), Wildlife Trust sites outside core areas, [the](#) national inventory of woodland and trees, rivers, canals, English Woodland grant scheme new planting and 'natural' green infrastructure typologies.

**4.8** Restoration areas are designed to enhance connectivity, resilience and the functioning of the ecological network. Sustainable land use areas are those within the wider landscape, focused on the sustainable use of natural resources and appropriate economic activities that assist in the delivery of ecosystem services.

#### Related documents

- Green Space Strategy (2013, Cheshire East Council)
- Green Space Strategy Update ([20192020](#), Cheshire East Council) [[PUBED](#) 18]
- Ecological Network for Cheshire East (2017, Total Environment) [[PUBED](#) 09]
- [Cheshire East Green Infrastructure Plan \(2019, The Environment Partnership\)](#) [[ED](#) 47]
- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [[PUBED](#) 55]



## Policy ENV 2

### Ecological implementation

1. Net gain: development proposals must deliver an overall net gain for biodiversity. Major developments and developments affecting semi-natural habitats must be supported by a biodiversity metric calculation to ensure the delivery of a biodiversity measurable net gain.
2. Mitigation hierarchy: in accordance with the mitigation hierarchy, all development proposals must make sure losses of, and impacts to, biodiversity and geodiversity are:
  - i. firstly avoided; then
  - ii. if impacts cannot be avoided, identify and implement measures to acceptably mitigate these impacts; then
  - iii. finally, and as a last resort, if impacts are unavoidable and cannot be acceptably mitigated, compensation measures should be provided. This may include off-site provision where adequate on-site provision cannot be made. To maximise its benefits, off-site habitat provision should be prioritised firstly towards those areas identified as nature improvement areas and those areas identified by the ecological network map as delivering the most benefit for biodiversity (see Policy ENV 1 'Ecological network').
3. Ecological assessment: planning applications should be supported by an ecological assessment (where necessary), which complies with industry good practice/guidance and:
  - i. identifies the assets of biodiversity/geodiversity value on and in the vicinity of the site;
  - ii. evaluates the value and extent of the assets;
  - iii. assesses the likely expected impact of the development on assets of biodiversity/geodiversity value taking into account the mitigation hierarchy;
  - iv. identifies the net losses and gains for biodiversity/geodiversity, using a biodiversity metric calculation;
  - v. identifies the options to enhance the value of the assets and contribute towards the borough's ecological network; and
  - vi. provides sufficient information to inform a Habitats Regulations Assessment, where development could have an individual or in-combination significant effect on a European Site or its supporting habitat.
4. Management and maintenance: developers will be expected to secure the long term maintenance and management of any on-site or off-site habitat creation or enhancement works to make sure created habitats achieve both their target value and are maintained into the future.
5. Geodiversity: any unavoidable loss of geodiversity should be compensated through the provision of replacement exposures that are of greater value for interpretation, research and study than those lost.

### Supporting information

**4.9** LPS Policy SE 3 'Biodiversity and geodiversity' makes clear the council's commitment to increasing the total area of valuable habitat in the borough, the linking up of existing habitats and the creation of ecological stepping stones and wildlife corridors. This SADPD policy provides additional detail about how this will be achieved by making sure that all development proposals contribute positively to the conservation of biodiversity and geodiversity.

**4.10** The mitigation hierarchy firstly seeks to avoid significant harm. Developments should seek to comply with this policy requirement through the designing out of impacts on biodiversity. For example, this can be achieved by retaining and buffering important ecological features such as priority





habitats in the layout of a residential development or seeking to retain an existing bat roost in a building proposed for conversion or renovation. It is vital that these issues are considered at the very start of formulating development proposals.

**4.11** When all available options in the mitigation hierarchy have been explored and residual net gain is not possible on the site, then compensatory measures off-site will be required. Habitat creation and enhancement will only be possible where opportunities arise and so off-site habitat creation and enhancement may, in some cases, be delivered some distance away from the site of the proposed development.

**4.12** The government supports the principle of net gain in its 25 year environment plan. Thriving plants and wildlife are one of its key goals. All losses and gains to the biodiversity value of a site resulting from development should be measured to make sure developments deliver the required net gain.

**4.13** Major developments and developments affecting semi-natural habitats should be supported by an assessment of the impacts of the proposed development undertaken in accordance with the DEFRA technical paper: the metric for the biodiversity offsetting pilot in England March 2012 (or any subsequent publication). It is suggested that spreadsheets developed by the Environment Bank be used in assisting with the undertaking of this assessment.

#### Related documents

- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [PUBED 55]
- [Cheshire East Green Infrastructure Plan \(2019, The Environment Partnership\) \[ED 47\]](#)
- A Green Future: Our 25 Year Plan to Improve the Environment (2018, HM Government)
- Biodiversity Net Gain: Good Practice Principles for Development (2017, CIEEM, CIRIA and IEMA)
- The Natural Choice: Securing the Value of Nature (2011, HM Government)
- Technical Paper: The Metric for the Biodiversity Offsetting Pilot in England (2012, DEFRA)

## Landscape

### Policy ENV 3

#### Landscape character

Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area, as described in the Cheshire East Landscape Character Assessment (2018) or subsequent update, taking into account any cumulative effects alongside any existing, planned or committed development.

#### Supporting information

**4.14** Planning decisions should take into account the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside to make sure that development is suitable for the local context. All of Cheshire East's landscapes are of value and enjoyed for their ecological, recreational, agricultural, cultural, conservation and aesthetic aspects. The council will seek to conserve and enhance the diversity of landscape character and make sure that any development respects local landscape character.

**4.15** The Cheshire East Landscape Character Assessment identifies 14 landscape character types. Each of the landscape types has a distinct and relatively homogenous character with similar physical and cultural attributes. The landscape types are sub-divided into component local landscape character



areas. These are discrete geographical areas that possess the common characteristics described for the landscape type. Each character area has a distinct and recognisable local identity.

**4.16** Proposals will be assessed in relation to the landscape character type in terms of the following:

- key characteristics;
- valued landscape features;
- the overall vision and landscape strategy; and
- landscape guidance.

**4.17** Proposals will also be assessed in relation to local landscape character area profiles.

**4.18** The Cheshire East Landscape Character Assessment (2018) contains a useful user guide (figure 1.2 on page 6 of the document). It is arranged around a number of key stages, setting out a series of questions as prompts to make sure the landscape evidence can be used to shape proposals and assist in planning decisions.

**4.19** LPS Policy SE 4 'The landscape' looks at the landscape in general, specifies criteria to be met by development proposals and deals with local landscape designations. Local landscape designation areas are shown on the adopted policies map

**4.20** LPS Policy SE 6 'Green infrastructure' deals with the borough's green infrastructure assets that, linked together, create Cheshire East's unique landscape. Criterion (1) of that policy describes these assets that relate to the various landscape character types.

**4.21** Neighbourhood plans may provide more detail at the local level regarding landscape character.

#### Related documents

- Cheshire East Landscape Character Assessment (2018, LUC) [PUBED 10]
- Cheshire East Local Landscape Designation Review (2018, LUC) [PUBED 11]
- Green Space Strategy (2013, Cheshire East Council)
- Green Space Strategy Update (2019, Cheshire East Council) [PUBED 18]
- Cheshire East Green Infrastructure Plan (2019, The Environment Partnership) [ED 47]

### Policy ENV 4

#### River corridors

Development proposals must make sure that river corridors are protected and opportunities should be taken to enhance them as important natural landscape features and usable areas of open land including, where appropriate, by:

1. conserving and enhancing existing areas of value;
2. restoring and enhancing the natural elements of the river environment; and
3. promoting public access.

#### Supporting information

**4.22** The council, in consultation with the Environment Agency and Lead Local Flood Authority (for statutory main rivers and all other ordinary watercourses respectively) will seek to protect, promote and enhance river corridors as important natural landscape features.



**4.23** LPS Policy SE 6 'Green infrastructure' seeks to deliver a network of green and blue infrastructure to provide a variety of benefits. River corridors are important green infrastructure assets and the Weaver, Bollin, Dane and Wheelock are listed as strategic assets in criterion (3.i). Policy ENV 16 'Surface water management and flood risk' deals with development and flood risk.

**4.24** The Cheshire East Landscape Character Assessment (2018) provides guidance for assessing development proposals affecting the river valleys landscape type: "The overall landscape strategy for the river valley type is to conserve the valued natural and cultural heritage features, enhance areas which are not in good condition and promote sustainable recreation activity" (p114).

**4.25** Landscape guidance for the river valleys includes managing and enhancing semi-natural habitats, promoting linkages and retaining tranquillity.

**4.26** This policy links with Policy ENV 3 'Landscape character'.

**4.27** Most of the river corridors overlap with local landscape designations where LPS Policy SE 4 'The landscape' also applies.

### Related documents

- Cheshire East Landscape Character Assessment (2018, LUC) [PUBED 10]
- Cheshire East Local Landscape Designation Review (2018, LUC) [PUBED 11]
- Green Space Strategy Update (2019/2020, Cheshire East Council) [PUBED 18]
- Cheshire East Green Infrastructure Plan (2019, The Environment Partnership) [ED 47]
- Local Flood Risk Management Strategy (2017, Cheshire East Council)
- Local Landscape Designations Study (2013, LUC)

## Policy ENV 5

### Landscaping

Where appropriate, development proposals must include and implement a landscape scheme that:

1. responds sympathetically to topography, landscape features and existing green and blue infrastructure networks to help integrate the new development into the existing landscape;
2. enhances the quality, setting and layout design of the development;
3. achieves an appropriate balance between the open space and built form of development;
4. provides effective screening to neighbouring uses where appropriate;
5. utilises plant species that are in sympathy with the character of the area and, in line with **Policy ENV 7 'Climate change mitigation and adaptation'** **Policy ENV 7 'Climate change'**, takes account of the need for climate change mitigation and adaptation; and
6. makes satisfactory provision for the maintenance and aftercare of the scheme to make sure it reaches maturity and thereafter.

### Supporting information

**4.28** LPS Policy SE 4 'The landscape' looks at the landscape in general, specifies criteria to be met by development proposals and deals with local landscape designations. LPS Policy SE 6 'Green infrastructure' deals with the borough's green infrastructure assets that, linked together, create Cheshire East's unique landscape.

**4.29** Any residential development proposals should take full account of the Cheshire East Borough Design Guide supplementary planning document.





**4.29a** Recognising their ecological and amenity value and the role that they can play in climate change mitigation and adaptation, where appropriate, landscaping schemes should incorporate suitable tree planting which takes account of the site's location and conditions and reflects the function of the new trees (for example, woodland, screen belt, formal avenue, etc.)

#### Related documents

- Cheshire East Landscape Character Assessment (2018, LUC) [[PUBED 10](#)]
- Cheshire East Local Landscape Designation Review (2018, LUC) [[PUBED 11](#)]
- Green Space Strategy Update (~~2019~~2020, Cheshire East Council) [[PUBED 18](#)]
- [Cheshire East Green Infrastructure Plan \(2019, The Environment Partnership\)](#) [[ED 47](#)]
- Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e\*SCAPE Urbanists)

## Trees, woodlands and hedgerows

### Policy ENV 6

#### Trees, hedgerows and woodland implementation

1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.
2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long term survival.
3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.
4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.

#### Ancient woodland

5. Appropriate buffers must be provided adjacent/around ancient woodland to avoid any harm to the woodland arising from new development. Development proposals on any site adjacent to ancient woodland must be supported by evidence to justify the extent of the undeveloped buffer proposed.

#### Ancient or veteran trees

6. Ancient or veteran trees must be retained in development schemes and, wherever possible, located in public open space. Retained veteran trees must be protected through a management plan in accordance with Natural England guidelines (Veteran Trees: A Guide to Good Management).

#### Hedgerows

7. Hedgerows deemed to be important under the Hedgerow Regulations 1997 must be retained and their loss, by exception, would require a particularly compelling justification.

#### Supporting information

**4.30** LPS Policy SE 5 'Trees, hedgerows and woodland' discusses the role that woodland, trees and hedgerows play as important visual and ecological assets and the role they play in mitigating climate change. LPS Policy SE 3 'Biodiversity and geodiversity' adds further detail from an ecological



perspective and LPS Policy SE 6 'Green infrastructure' deals with all aspects of green infrastructure of which trees, hedgerows and woodland are key elements, often providing connectivity and supporting health and well-being.

**4.31** Trees can offer many environmental, economic, social and climatic benefits by improving air quality, by acting as filters to pollution, absorbing CO<sub>2</sub> and therefore playing a key part in mitigating climate change. Trees provide shade, helping to reduce the urban heat island effect and help control water flow through the environment. They also contribute to biodiversity, amenity and provide benefits that help improve health and well being and improvements to quality of life.

**4.32** Trees, woodlands and hedgerows contribute to the identified landscape character and townscapes of Cheshire East and their retention and proper management is essential in maintaining local distinctiveness. The council will seek to retain and protect important trees, hedgerows and woodlands that are significant in terms of their amenity, cultural, biodiversity, landscape and heritage value. Where necessary the council will make Tree Preservation Orders (TPOs) in order to retain individual trees, groups of trees and woodlands that make a significant contribution to the amenity of an area or are likely to do so in the future.

**4.33** Developers should carry out an assessment of potential development sites at an early stage to make sure that existing trees are identified and taken into consideration in the layout design of any future development proposal. The council will take into account the ultimate mature size of trees and their relationship to buildings and private amenity space to avoid future conflict with residential amenities. Where existing trees are likely to be affected by proposed development, an arboricultural impact assessment in accordance with BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012) (and any subsequent revisions) shall be submitted in support of any planning application.

**4.34** Contributions to off-site replacement trees will be calculated using an appropriate cost equivalent replacement calculation agreed with the council, such as capital asset valuation of amenity trees (CAVAT). Compensation for the loss of woodland due to the impact of development shall be calculated in accordance with the DEFRA biodiversity offsetting metric referred to in Policy ENV 2 'Ecological implementation'.

**4.35** Proposed new planting on development sites should seek to increase overall canopy cover and make sure that tree species are selected to be in keeping with the urban and rural character of the area. Where appropriate, consideration should be given to planting species that provide resilience to climate change and make provision for wider environmental benefits including improvements to biodiversity, local air quality and flood prevention.

**4.36** Ancient woodlands, including plantations on ancient woodland sites, and semi-natural woodland protected as a local wildlife site covered by Section 41 of the Natural Environment and Rural Communities Act 2006, are highly valuable and sensitive to a number of indirect impacts associated with development. Ancient woodlands receive protection through LPS Policy SE 3 'Biodiversity and geodiversity' criterion (4) and paragraph 175(c) of the NPPF. Woodland is also an important element of LPS Policy SE 6 'Green infrastructure' and is part of the ecological network in criterion (3.x).

**4.37** Ancient or veteran trees have cultural, historical, landscape and nature conservation value because of ~~the their~~ age, size or condition and are irreplaceable. As such, their loss or harm will not be permitted, and they should be sensitively integrated into schemes. Where trees are found to have potential veteran status they shall be assessed in accordance with the Natural England Specialist Survey Method for Veteran Trees and, where appropriate, shall be subject to a long term management plan in accordance with Natural England guidance.

**4.38** Ancient woodland must be protected from harm by an appropriate undeveloped buffer zone, the extent of which must be justified and reflect current standing advice.

**4.39** Development sites that include existing woodland must be supported by detailed management proposals to ensure the long term sustainable retention and enhancement of woodland.



**4.40** Hedgerows are a traditional form of field boundary, a distinctive feature of the countryside of Cheshire East, and are a habitat subject of a biodiversity action plan. Where there are existing agricultural hedgerows that are more than 30 years old and are proposed to be removed as part of a development proposal, the hedge should be assessed against the criteria in the Hedgerow Regulations 1997 in order to determine if it qualifies as 'important' under the Regulations.

**4.41** The government's 25 year plan to improve the environment stresses the importance of net environmental gain. The requirement of three replacement trees for every tree removed ensures this net gain. A two for one replacement would not result in net gain should one of the replacement trees fail to reach maturity, resulting in one for one replacement only.

#### Related documents

- The Hedgerow Regulations 1997
- BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations (2012, BSI)
- The UK Forestry Standard: The Government's Approach to Sustainable Forestry (2017, Forestry Commission)
- Tree Species Selection for Green Infrastructure: A Guide for Specifiers (2018, Trees and Design Action Group)
- Ancient Woodland, **Ancient Trees** and Veteran Trees: Protecting them from Development (2018, Natural England and the Forestry Commission)
- Trees in the Townscape: A Guide for Decision Makers (2012, Trees and Design Action Group)
- Veteran Trees: A Guide to Good Management (2000, English Nature)
- A Green Future: Our 25 Year Plan to Improve the Environment (2018, HM Government)
- Biodiversity Net Gain: Good Practice Principles for Development (2017, CIEEM, CIRIA and IEMA)

## Climate change

### Policy ENV 7

#### Climate change

#### Climate change mitigation and adaptation

1. **Climate change mitigation and adaptation:** Development proposals should incorporate measures that can adapt and/or demonstrate resilience to climate change and mitigate its impacts. Development proposals should:
  - i. maximise opportunities for both natural heating and ventilation and also reduce exposure to wind and other elements through the orientation and location of buildings;
  - ii. incorporate measures such as solar shading, thermal mass, heating, cooling, ventilation and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs and green walls;
  - iii. incorporate blue and green infrastructure, trees and other planting, to provide opportunities for cooling, shading of amenity areas, buildings and streets and to help to connect habitats, using native plants that are carefully selected so they can be managed and sustained to meet the predicted changed climatic conditions;
  - iv. include, where possible, opportunities for the growing and sourcing of local food supplies (such as allotments and other community schemes);
  - v. incorporate measures that reduce the need to travel and/or support sustainable travel initiatives in line with LPS Policy CO 1 'Sustainable travel and transport';
  - vi. incorporate water efficiency measures and include appropriate sustainable drainage systems (SuDS) to minimise and manage surface water runoff and its impacts in line



- with LPS Policy SE 13 'Flood risk and water management' and SADPD Policy ENV 16 'Surface water management and flood risk';
  - vii. optimise energy efficiency measures including the use of decentralised energy in line with LPS Policy SE 8 'Renewable and low carbon energy' and LPS Policy SE 9 'Energy efficient development';
  - viii. implement opportunities to retrofit resistance and resilience measures into the existing building stock;
  - ix. minimise the generation of waste and energy consumption in the design, construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste minimisation, reuse, recycling and composting; and
  - x. provide space for physical protection measures and/or make provision for the future relocation of vulnerable development and infrastructure, where demonstrated as necessary to ensure the future resilience of communities and infrastructure to climate change impacts.
2. **Energy efficiency:** Development Proposals should optimise energy efficiency measures in line with LPS Policy SE 9 'Energy efficient development'. New build residential development should achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L) unless this is superseded by an updated building regulations requirement requiring a higher environmental performance standard or where applicants can demonstrate that it is not viable or feasible to meet the standards.
  3. **Decentralised, Renewable and Low Carbon Energy Sources:** Development proposals should optimise the use of decentralised energy, renewable or low carbon energy sources in line with LPS Policy SE 8 'Renewable and low carbon energy' and LPS Policy SE 9 'Energy efficient development' with reference to the following minimum standards:
    - i. in line with criterion 2 of LPS Policy SE 9 'Energy efficient development' non residential development over 1,000 sq.m. is expected to secure at least 10% of its predicted energy needs from decentralised, renewable or low carbon sources, unless not feasible or viable; and/or
    - ii. all 'major' residential development schemes should provide for at least 10% of their energy needs from renewable or low carbon energy generation on site unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.

### Supporting information

**4.41a** The Climate Change Act 2008 introduced a legally binding target for the UK to reduce greenhouse gases by 80% by 2050, against a 1990 baseline. In June 2019, the UK committed to cut emissions to a net zero target by 2050 (relative to the 1990 baseline). The council, in May 2019, committed to be carbon neutral by 2025 and has prepared an Environment Strategy as part of a package of measures to detail how this commitment will be met. The council encourages all businesses, residents and organisations in Cheshire East to reduce their carbon footprint by reducing energy consumption and by promoting healthy lifestyles.

**4.42** The planning system has a critical role to play in addressing climate change, in terms of both mitigating its effects and shaping places to cope with its impacts. This policy, building on policies in the LPS and the content of the Environment Strategy, in combination with other policies in the plan, is designed to make sure that development and use of land in the borough contributes to the mitigation of, and adaptation to, climate change impacts. Climate change mitigation measures can also add to the sense of place and the design quality of development. The policy is consistent with the government's commitment to a more sustainable construction sector in the Industrial Strategy



Construction Sector Deal (2018), including its mission to at least halve the energy use of new buildings by 2030.

**4.42a** In line with LPS Policy SE 8 'Renewable and low carbon energy', the council will look favourably upon development that follows the principles of the Energy Hierarchy, and seeks to achieve a high rating under schemes such as BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for Life.

**4.43** The need to mitigate the effects of and adapt to the impacts of climate change should be considered at an early stage in formulating development proposals so appropriate design measures can be incorporated into it to help address these important issues. Many measures, if considered at an early stage, can be included at little or no additional cost in the design and layout of development proposals.

**4.43a** Information on how a proposal seeks to meet energy efficiency and decentralised energy, renewable and/or low carbon energy standards will need to be provided upfront at the planning application stage through an energy/sustainability statement. The submission will form part of the validation process. The new standards will be applied through planning conditions attached to any permission granted. If sufficient evidence is not submitted at this stage, or during the life of a planning application, a pre-commencement planning condition will be attached to any planning permission to confirm that the development will be able to achieve the required standard prior to construction starting.

**4.43b** Where viability or feasibility assessments are submitted by an applicant in response to the standards set in the policy, they will be evaluated independently with the cost being borne by the applicant.

#### Related documents

- Local Plan Site Allocations and Development Policies Viability Assessment (2020, HDH Planning and Development) [ED 52]
- Cheshire East Energy Framework (2015, Cheshire East Council)
- Climate Change and Sustainable Energy Planning Research (2011, LDA Design)
- Industrial Strategy Construction Sector Deal (2018, HM Government)
- Cheshire East Council Environment Strategy 2020-2024 (2020, Cheshire East Council)

## Energy

### Policy ENV 8

#### District heating network priority areas

1. The areas within the settlement boundaries of Crewe and Macclesfield, as defined by the adopted policies map, are identified as district heating network priority areas.
2. Development in district heating network priority areas or in large scale development elsewhere should contribute to the development of a strategic district heating network in accordance with LPS Policy SE 9 'Energy efficient development', unless it is demonstrated that this is not feasible or viable. Consideration should be given to opportunities to connect into an existing network or to establish a new network to serve both the proposed development and surrounding land uses.

#### Supporting information

**4.44** LPS Policy SE 9 'Energy efficient development' states that the SADPD will identify district heating priority areas.





**4.45** In line with the Cheshire East Energy Framework (2015), the council is undertaking heat network feasibility work for two principal towns in the borough: Crewe and Macclesfield. This work is continuing through the European Local Energy Assistance programme. These are the areas with the highest potential for heat networks, with high heat density as identified in the national heat map (2010-2018). It is anticipated that this work will be extended to other areas of the borough during the life of the plan, which will be addressed in subsequent plan reviews.

#### Related documents

- Cheshire East Energy Framework (2015, Cheshire East Council)
- Crewe Town Centre Detailed Feasibility Study (Heat Mapping and Masterplanning) (2015, AECOM)
- Macclesfield Town Centre Heat Network Detailed Feasibility Study (2017, Arup)
- Cheshire East Council Carbon Neutrality Action Plan 2020-2025 (2020, Cheshire East Council)
- National Heat Map (2010-2018) (2010, Centre for Sustainable Energy)

### Policy ENV 9

#### Wind energy

1. In accordance with LPS Policy SE 8 'Renewable and low carbon energy' criterion (5), proposals for wind energy development, involving one or more wind turbines, will only be considered as suitable where they meet all of the following criteria:
  - i. ~~P~~proposals are located outside of those areas identified on the adopted policies map as being highly sensitive to wind energy development, including local landscape designations, the Peak District National Park fringe and their settings;
  - ii. ~~P~~proposals do not adversely affect the integrity of international ecological designations<sup>(6)</sup> listed in LPS Policy SE 3 'Biodiversity and geodiversity';
  - iii. ~~T~~he impacts of the proposed wind energy development on key landscape characteristics are minimised. This means of a scale and type where landscape sensitivity to wind energy development has been identified as being 'low to moderate' or 'moderate' in impact in the Landscape Sensitivity to Wind Energy Developments (2013) study;
  - iv. ~~T~~he individual and cumulative impact of schemes is acceptable in line with the landscape, ecological, amenity and operational factors set out in LPS Policy SE 8 'Renewable and low carbon energy'. Proposals should not have an impact on ~~aircraft~~ air traffic safety or give rise to unacceptable harm to the natural or historic environment, heritage assets and their settings; ~~and~~
  - v. ~~S~~ufficient distance can be maintained between the proposal and sensitive receptors to protect amenity, particularly with respect to noise and visual impacts.
2. ~~Where an area is identified as potentially suitable for wind energy development, such proposals will, following consultation, be acceptable only when the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.~~
3. Applications for wind energy development should also include:
  - i. an assessment of shadow flicker or reflected light that might affect nearby land uses and/or properties. This assessment should also look to identify appropriate mitigation measures;
  - ii. details of associated infrastructure including connection to the electricity network and the suitability of the access routes to the proposed site for construction and operation of the proposed use;

<sup>6</sup> Including Special Protection Areas, Special Areas of Conservation, Ramsar sites and any potential Special Protection Areas, candidate Special Areas of Conservation or proposed Ramsar Sites.



- iii. a landscape appraisal or landscape visual impact assessment (when environmental impact assessment is required) that should carefully consider cumulative impacts;
- iv. details of consultation with statutory bodies and infrastructure providers, as appropriate;
- v. an appraisal of how any proposal responds to the general design principles set out in the Landscape Sensitivity to Wind Energy Developments study; and
- vi. details of what will be decommissioned and removed from the site at the end of its operational use through a decommissioning method statement. Planning conditions and/or legal agreements will be used to secure these.

## Supporting information

**4.46** In accordance with LPS Policy SE 8 'Renewable and low carbon energy', planning permission for wind energy development, involving one or more turbines, will only be granted if the development is in an area identified as suitable for wind energy development in the SADPD or through neighbourhood plans and Planning applications for wind energy development will also be considered alongside national planning policy as a material consideration. The NPPF (footnote 49) and LPS Policy SE 8 'Renewable and low carbon energy' say, amongst other things, that proposed new wind turbines (except where they involve repowering of existing turbines) should not be considered acceptable unless, following consultation, it can be demonstrated that the planning impacts identified by affected the local communities community have been fully addressed and the proposal has their backing.

**4.47** The turbine heights and cluster sizes that apply to this policy are shown below in Table 4.1 'Turbine heights and cluster sizes'.

**Table 4.1 Turbine heights and cluster sizes**

Turbine height (to blade tip)	
Very small turbines	Approximately 15 to 25 metres excluding roof mounted turbines
Small turbines	Approximately 26 to 50 metres
Medium turbines	Approximately 51 to 75 metres
Large turbines	Approximately 76 to 110 metres
Very large turbines	Approximately 111 to 150 metres (plus)
Turbine cluster size	
Small scale clusters	Up to 5 turbines
Medium scale clusters	6 to 10 turbines
Large scale clusters	11 to 25 turbines
Very large scale clusters	26 turbines and over

**4.48** This policy has been informed by the Climate Change and Sustainable Energy Planning Research (2011) and the Landscape Sensitivity to Wind Energy Developments (2013) study. The climate change and sustainable energy study describes the potential sources of renewable energy in the borough taking account factors such as wind speeds and the presence of high level constraints.

**4.49** The landscape sensitivity study is based on an assessment of landscape character using carefully defined criteria and provides guidance on design and layout of schemes to minimise impacts on the landscape. Together, these studies provide useful guidance for preparing and considering proposals for wind development, and should be read alongside this policy.



**4.50** The landscape sensitivity study identifies areas where the sensitivity of the landscape to wind development is likely to be greatest and areas where impacts may be more moderate. Proposals for very large and large wind turbines are unlikely to be acceptable anywhere in the borough due to the sensitivity of the landscape. In addition, applications for wind energy development in high landscape sensitivity areas will not normally be permitted.

**4.51** The clustering of turbines in particular concentrations can be damaging to the landscape. As such, proposals for large and very large scale clusters of turbines are unlikely to be acceptable anywhere in the borough due to the sensitivity of the landscape.

**4.52** Proposals for small or medium turbines in single free standing units or small groups may be acceptable in areas where landscape sensitivity has been identified as being low-moderate or moderate (there are no areas of low sensitivity) and when considered against all aspects of this policy and alongside LPS Policy SE 8 'Renewable and low carbon energy'. Table 6.1 of the Landscape Sensitivity to Wind Energy Developments study summarises the overall landscape sensitivity across landscape character type areas across the borough.

**4.53** However, in all areas there will be characteristics in the landscape that are sensitive to wind energy development and applicants should demonstrate how impacts, including cumulative impacts, would be acceptably minimised through siting, layout and design. Guidance on such factors can be found in appendices 1 and 2 of the Landscape Sensitivity to Wind Energy Developments study.

**4.54** Applicants are encouraged to initiate consultations with airport operators and Jodrell Bank, where necessary, prior to the submission of planning applications.

**4.55** The presence and operation of wind turbines can present issues for aviation. The amount of interference depends on the number and size of wind turbines, construction materials, location and on the shape of the blades. The most significant impacts are likely to arise in connection with large turbines, but smaller installations can also have impacts and need to be assessed. Where consultations with the relevant operators identify that there may be impacts on aircraft air traffic safety then proposals will not be supported.

**4.56** In line with LPS Policy SE 14 'Jodrell Bank' and Policy HER 9 'World heritage site', development proposals within the Jodrell Bank Observatory Radio Telescope Consultation Zone/World Heritage Site Buffer Zone that impair the efficiency of the telescope or have an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Observatory Radio Telescope will not be supported.

**4.57** Applicants are encouraged to carry out pre-application consultation with the local community, for all planning applications for wind development involving more than two turbines or where the hub height of any turbine exceeds 15 metres. Details of the consultation should be agreed with the local planning authority in advance. In larger scale developments, regular site liaison committees should be held, where there is interest from local residents.

**4.58** Proposals for wind turbines in the Green Belt constitute inappropriate development. In such cases developers will need to demonstrate very special circumstances in accordance with national policy.

**4.59** Onshore wind turbines typically have a design life of 25 years and so planning conditions and/or legal agreements will be used to address issues such as decommissioning and removal.

**4.60** LPS Policy SE 15 'Peak District National Park fringe' notes the value of the Peak District National Park as an asset of national, regional, and local importance and this policy will seek to protect the setting of the national park, where development comprises its statutory designation and purpose.

**4.61** Prospective applicants are encouraged to contact the relevant water undertaker to consider the effects in public water supply catchment land so as to minimise potential impacts.





## Related documents

- Climate Change and Sustainable Energy Planning Research (2011, LDA Design)
- Landscape Sensitivity to Wind Energy Developments (2013, LUC)

## Policy ENV 10

### Solar energy

#### Solar farms/parks (ground mounted solar energy developments)

Proposals for solar farms/parks should meet the requirements of LPS Policy SE 8 'Renewable and low carbon energy', alongside the following criteria:

1. Proposals should be sited on previously developed land wherever possible, in line with LPS Policy SE 2 'Efficient use of land'. Development on previously developed land in close proximity to the electricity grid will be supported.
2. Proposals should avoid the loss of best and most versatile agricultural land in line with Policy RUR 5 'Best and most versatile agricultural land'. Where proposals are sited on agricultural land, land around the structure should be maintained to be used for livestock grazing or other agricultural use, wherever possible.
3. Individual and cumulative impacts of schemes will be considered in line with the landscape, ecological, amenity and operational factors set out in LPS Policy SE 8 'Renewable and low carbon energy'. This may also include the requirement of a glint and glare assessment, where necessary. Mitigation measures will be used to address any identified impacts, as and when appropriate.
4. Associated development and buildings such as access roads, security perimeter fencing and CCTV, inverter cabinets, lighting and any buildings must be designed so as to minimise its visual impact, whilst ensuring that the development causes no risk to public safety.
5. Proposals should not have an impact on aircraft-air traffic safety or give rise to unacceptable harm to the natural or historic environment, heritage assets and their settings.
6. Proposals should include a decommissioning statement, detailing the anticipated lifespan of the technology and how the removal of all structures and machinery will be delivered alongside the full restoration of the site.

#### Photovoltaics for domestic and non-domestic buildings

7. Where solar thermal and photovoltaics on domestic and non-domestic buildings do not fall within permitted development, these, particularly roof based schemes, will be encouraged where they do not conflict with other local planning policies, particularly in relation to the impact upon heritage assets, conservation areas and the principles set out in LPS Policy SE 8 'Renewable and low carbon energy'. Schemes will also be encouraged to maximise solar gain through appropriate layout, design and orientation.

## Supporting information

**4.62** Applications for ground mounted solar energy developments must be supported by a landscape appraisal or, in the case of development requiring environmental impact assessment, a landscape and visual impact assessment. The scope of these should be agreed at the outset with the council. This should consider mitigation measures through layout, siting, design and screening. Wherever possible, hedgerows, trees, field patterns and strong boundary features should be used to mitigate the visual impact of solar energy developments. This should also consider any cumulative impacts.

**4.63** The presence and operation of solar panels can present operational issues for aviation. In addition to their potential for presenting a physical obstacle to air navigation, solar panels can present a hazard to aircraft through glint or glare impacts and potential interference with aeronautical



communication navigation systems (CNS) equipment. Developers are encouraged to undertake thorough pre-planning application discussions with airport operators at the earliest stage of project planning. Where consultations with the relevant operators identify that there may be impacts on aircraft air traffic safety then proposals will not be supported.

**4.64** In line with LPS Policy SE 14 'Jodrell Bank' and Policy HER 9 'World heritage site', development proposals within the Jodrell Bank Radio Observatory Telescope Consultation Zone/World Heritage Site Buffer Zone that impair the efficiency of the telescope or have an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Observatory Radio Telescope will not be supported.

**4.65** Planning conditions/legal obligations will be used to make sure that the ground mounted solar energy developments installations are removed when no longer in use and the land is restored to its previous use.

### Related documents

- Climate Change and Sustainable Energy Planning Research (2011, LDA Design)
- Cheshire East Council Carbon Neutrality Action Plan 2020-2025 (2020, Cheshire East Council)

## Policy ENV 11

### Proposals for battery energy storage systems

In line with LPS Policy SE 8 'Renewable and low carbon energy', proposals for battery energy storage systems will be supported where they assist with the balancing of the electricity grid and support renewable energy sources (such as wind and solar) alongside meeting the following criteria:

1. schemes should be located on previously developed land and/or in existing industrial areas, wherever possible, close to existing users who can make use of the heat and/or power generated;
2. proposals should avoid the loss of best and most versatile agricultural land in line with Policy RUR 5 'Best and most versatile agricultural land';
3. proposals should not adversely impact neighbouring land users, or the existing commercial/operational requirements of surrounding businesses;
4. the cumulative impacts of existing and proposed developments on the landscape, natural environment, amenity, operational use and surrounding users will be acceptable in line with LPS Policy SE 8 'Renewable and low carbon energy';
5. development should look to utilise existing power lines, structures and infrastructure, wherever possible. Where it can be demonstrated that this is not possible and new power lines and pipelines are proposed, their impact on the landscape must be acceptably minimised;
6. associated development and buildings such as access roads, security perimeter fencing and CCTV, inverter cabinets, lighting and any buildings must be designed so as to acceptably minimise its visual impact, whilst ensuring that the development causes no risk to public safety; and
7. planning conditions/legal obligations will be used to make sure that the installations are removed when no longer in use and the land is restored to its previous condition.

### Supporting information

**4.66** Battery storage facilities allow energy to be stored and released back into the network when energy demand is at its highest. Proposals should look to make best use of existing infrastructure,



where possible, and engage with appropriate infrastructure providers at an early stage in the design of such schemes.

**4.67** In line with LPS Policy SE 14 'Jodrell Bank' and Policy HER 9 'World heritage site', development proposals within the Jodrell Bank Observatory Radio Telescope Consultation Zone/World Heritage Site Buffer Zone that impair the efficiency of the telescope or have an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Observatory Radio Telescope will not be supported.

### Related documents

- Climate Change and Sustainable Energy Planning Research (2011, LDA Design)
- Cheshire East Council Carbon Neutrality Action Plan 2020-2025 (2020, Cheshire East Council)

## Pollution

### Policy ENV 12

#### Air quality

Proposals that are likely to have an impact on local air quality will be required to provide an air quality assessment (AQA). Where the AQA shows that the construction or operational characteristics of the development would cause harm to air quality, including cumulatively with other planned or committed development, planning permission will be refused unless measures are adopted to acceptably mitigate the impact.

### Supporting information

**4.68** This policy adds further detail to LPS Policy SE 12 'Pollution, land contamination and land instability', which seeks to make sure that all development is located and designed so as not to result in poor air quality.

**4.69** Every local authority in England and Wales has a statutory duty to review local air quality under the Environment Act 1995. The aim of the review process is to identify any areas where the government's national air quality standards and objectives for eight key pollutants (benzene; 1,3-butadiene; carbon monoxide; lead; nitrogen dioxide (NO<sub>2</sub>); sulphur dioxide; particulates (PM<sub>10</sub>); and ozone) are likely to be exceeded, to declare any such areas an air quality management area (AQMA) and then to prepare action plans to set out ways towards improving air quality in these areas.

**4.70** Cheshire East Council has declared 17-19 AQMAs for the pollutant. All the areas (with one exception) are declared on the basis of being likely to breach the air quality standard for the annual mean concentration of nitrogen dioxide. Further information on this, including maps of these areas, can be viewed on the council's website<sup>(7)</sup>. The council regularly produces updating and updated screening assessments, progress reports and amendments to the air quality action plan that it has produced to try to improve air quality.

**4.71** An air quality assessment will be required where proposals are of a large scale and/or likely to have a significant or cumulative impact upon local air quality, particularly where development is located in or within relative proximity to an AQMA. The level of assessment will depend on the nature, extent and location of the development.

**4.72** Developments that introduce sensitive receptors (such as housing, schools, care homes, hospitals) in locations of poor air quality should take into account Policy ENV 15 'New development and existing uses', and will not be acceptable unless designed to mitigate the impact. Mitigation

<sup>7</sup> [www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/aqma\\_area\\_maps.aspx](http://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/aqma_area_maps.aspx)



measures will need to be locationally-specific; will depend on the proposed development; and will be proportionate to the likely impact.

**4.73** The Low Emissions Strategy Partnership<sup>(8)</sup> provides advice on how large developments can minimise their air quality impacts, particularly in relation to reducing traffic emissions.

#### Related documents

- Cheshire East Local Air Quality Strategy (2018, Cheshire East Council)
- Cheshire East Air Quality Management Areas Maps (Cheshire East Council)
- Cheshire East Air Quality Action Plan (2014-2018, Cheshire East Council)
- Cheshire East Air Quality Annual Status Report (2017-2019, Cheshire East Council)
- Guidance on Land-Use Planning and Development Control: Planning for Air Quality (2017, Institute of Air Quality Management)
- Guidance on the Assessment of Dust from Demolition and Construction (2014, Institute of Air Quality Management)

### Policy ENV 13

#### Aircraft noise

The 2019 summer (mid-June to mid-September) average mode daytime  $L_{Aeq,16-hour}$  (07:00-23:00) noise contours published by Manchester Airport, as shown on the policies map, will be used for the purposes of planning application decision making until the number of air transport movements is equal or greater than that for 2019. The noise mitigation to achieve the requirements set out in the policy must assume the noise levels shown by these contours.

#### 1. Residential Development:

- i. Planning permission for residential development will be refused within areas subject to daytime noise levels in excess of 63 dB  $L_{Aeq,16-hour}$  (07:00-23:00)<sup>(9)</sup>;
- ii. Planning permission for residential development will not normally be granted within areas subject to daytime noise levels between 60 and 63 dB  $L_{Aeq,16-hour}$  (07:00-23:00)<sup>(9)</sup>. If, exceptionally, it is considered that other material considerations outweigh the adverse noise effects, then planning permission should only be granted for developments where the external amenity spaces do not form an intrinsic part of the overall design, for example smaller, non-family one bed and studio housing;
- iii. In areas subject to daytime noise levels of between 54 and 60 dB  $L_{Aeq,16-hour}$  (07:00-23:00)<sup>(9)</sup>, planning permission will only be granted if suitable noise control measures are demonstrated to the satisfaction of the local planning authority;
- iv. Where external noise levels exceed 54 dB  $L_{Aeq,16-hour}$  (07:00-23:00) or 48 dB  $L_{Aeq,9hour}$  (23:00-07:00)<sup>(9)</sup> an Acoustic Design Statement conducted in accordance with ProPG: Planning & Noise will be required. If planning consent is granted then planning conditions will be imposed to ensure a commensurate level of protection against noise within dwellings. Normally such conditions will require the developer to demonstrate to the satisfaction of the local planning authority, prior to occupation, that the internal ambient noise levels during the summer do not exceed the levels set out in BS 8233 which are repeated in Table 4.2 '(DELETED) Indoor ambient noise levels for dwellings' below;
- v. Given that individual noise events can also cause sleep disturbance, where nighttime noise levels exceed 48 dB  $L_{Aeq,9hour}$  (23:00-07:00)<sup>(9)</sup>, planning conditions will also be

<sup>8</sup> [www.lowemissionstrategies.org/](http://www.lowemissionstrategies.org/)

<sup>9</sup> The noise contours referred to in this policy are the most recent published average mode summer (mid-June to mid-September) daytime (07:00-23:00) and nighttime (23:00-07:00) noise contours.



imposed to ensure a commensurate level of protection against individual noise events is achieved. Normally such conditions will require the developer to demonstrate to the satisfaction of the local planning authority, prior to occupation, that a maximum sound level of 45 dB L<sub>Af,max</sub> will not normally be exceeded in bedrooms more than ten times during a summer night (23:00-07:00).

- vi. Although opportunities for reducing aircraft noise levels at external amenity areas are limited, developments should be designed to achieve the lowest practicable noise levels in external amenity spaces, particularly those spaces that could be partially or fully enclosed such as balconies.

1. **Dwellings (houses, flats, bungalows and maisonettes):**

- i. Planning permission for new dwellings will not normally be granted within areas subject to aircraft noise levels above the Significant Observed Adverse Effect Level (SOAEL)<sup>(10)</sup>.
- ii. Planning permission for new dwellings will be granted in areas subject to daytime aircraft noise levels between the Lowest Observed Adverse Effect Level (LOAEL)<sup>(11)</sup> and the SOAEL<sup>(10)</sup> where it is demonstrated by the applicant that:
- a. the internal ambient noise levels under summertime conditions with windows closed (and with the necessary ventilation to prevent overheating and ensure good indoor air quality) shall not exceed the levels set out in BS8233:2014 (or any successor to this standard), which are repeated in the table below. The application should demonstrate that the acoustic design of the proposed development will achieve the below indoor ambient noise levels and has been developed in combination with ventilation and overheating strategies. The application should maximise natural ventilation, avoid overheating, minimise sound pollution and have good air quality in accordance with policy H1 of the National Design Guide and avoid a situation where occupants would have to choose between good internal ambient noise levels and thermal comfort or good indoor air quality<sup>(12)</sup>. The acoustic, ventilation and overheating strategies must not rely upon continuous mechanical extract (MEV) or continuous mechanical supply and extract with heat recovery (MVHR) ventilation systems that require energy use unless these can be powered by renewable energy generation within the development; and

Indoor ambient noise levels for dwellings			
Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB L <sub>Aeq,16hour</sub>	—
Dining	Dining room/area	40 dB L <sub>Aeq,16hour</sub>	—
Sleeping (daytime resting)	Bedroom	35 dB L <sub>Aeq,16hour</sub>	30 dB L <sub>Aeq,16hour</sub>

- b. private gardens, sitting out areas and balconies that are intended to be used for relaxation that form an intrinsic part of the overall scheme are designed to achieve the lowest practicable noise level and will not exceed 55dB L<sub>Aeq,16hour</sub> across a reasonable proportion of them.
- iii. Given that individual noise events can also cause sleep disturbance, where average mode summer night noise levels exceed 48 dB L<sub>Aeq,8hour</sub>, planning permission will only

10 SOAEL is currently considered to be 63 dB L<sub>Aeq,16hour</sub> (07:00 -23:00).

11 LOAEL is currently considered to be 54 dB L<sub>Aeq,16hour</sub> (07:00 -23:00).

12 The Acoustics, Ventilation and Overheating Residential Design Guide published by the Association of Noise Consultants provides advice to designers on adopting an integrated approach to the acoustic design within the context of the ventilation and thermal comfort requirements.





- be granted where applicants can demonstrate that a commensurate level of protection can be provided so that a maximum sound level of 45 dB  $L_{AF,max}$  in bedrooms during the summer (mid-June to mid-September) will not normally be exceeded more than ten times during a night (23:00 to 07:00). Typical aircraft  $L_{AF,max}$  noise levels may be determined either by a noise survey over a representative period (typically a number of weeks) or by noise modelling, in line with a methodology that should be first agreed with the council so that the application is based on suitable noise data.
- iv. Applications for sites affected by aircraft noise should be accompanied by a noise impact assessment. The noise assessment should highlight any noise mitigation measures and demonstrate:
    - a. a good acoustic design process;
    - b. that the indoor ambient noise levels set out in criterion 1(ii)(a) will be achieved;
    - c. that the external noise levels set out in criterion 1(ii)(b) will be achieved; and
    - d. any other relevant issues (e.g. how the acoustic design will avoid unintended adverse consequences on indoor air quality and overheating).
  2. **Hotels and rooms for residential purposes (including student halls of residence, school boarding houses and hostels):** The requirement for achieving acceptable internal ambient noise levels (including for individual noise events) due to external noise ingress is the same as for residential dwellings. There are no requirements in respect of noise levels within external amenity areas.
  3. **Hospices and residential care homes:** The requirement for achieving acceptable internal ambient noise levels (including for individual noise events) due to external noise ingress is the same as for residential dwellings. Due to the potential for residents of such developments to have difficulties with their hearing and limited mobility, it is important that some of the schemes must incorporate easily accessible external amenity areas that are subject to noise levels at or below 54-55 dB  $L_{Aeq,16hour}$  (07:00-23:00).
  4. **Educational development:** Planning permission will normally only be granted for schools and nursery schools if suitable noise control measures to achieve the internal noise levels set out in BB93: Acoustic design of schools - performance standards (or any successor) are demonstrated in the application.
  5. **Healthcare development:** Planning permission will normally only be granted for hospitals and other medical facilities with accommodation for patients if suitable noise control measures to achieve the internal noise levels set out in 'Table 1 Criteria for noise intrusion from external sources' of Health Technical Memorandum 08-01: Acoustics (or any successor) are demonstrated to the satisfaction of the local planning authority.
  6. **Outdoor recreational developments (including playgrounds, sensory gardens and sports facilities):** Planning permission will not normally be granted for outdoor recreational developments where the daytime noise levels are above 54 dB  $L_{Aeq,16hour}$  (07:00-23:00)<sup>(9)</sup> unless the application demonstrates: (i) that the development is designed to achieve the lowest practicable noise levels; and (ii) the acoustic environment does not prevent the development from being enjoyed as intended.
  7. **Other noise sensitive development:** Planning permission will normally only be granted where the applicant demonstrates that the internal ambient noise levels will be suitable for the intended use<sup>(13)</sup>.

## Supporting information

**4.74** This policy seeks to avoid significant adverse aircraft noise impacts on health and quality of life, and adequately mitigate and minimise adverse impacts on health and quality of life.

<sup>13</sup> General information on suitable internal advice for a variety of building uses can be found in BS 8233: 2014, and several other institutions publish guidance that may be relevant, including Building Research Establishment Ltd (BREEAM); Chartered Institute of Building Services Engineers; and British Council for Offices.



**4.75** The noise contours referred to in the policy are the most recent published average mode summer (mid-June to mid-September) daytime (07:00-23:00) or nighttime (23:00-07:00) noise contours. They are shown on the adopted policies map and will be updated when received by the council from Manchester Airport. Under normal circumstances, the application of this policy would be based on the latest available summer-time noise contours published annually by Manchester Airport. This is to make the policy reactive to changes in aircraft noise over time, due to factors such as growth in air transport movements and potential reductions in noise from individual aircraft due to technological improvements. However, the coronavirus situation since March 2020 has radically reduced the number of air transport movements into and out of Manchester Airport and it may be several years before movements return to pre-coronavirus levels again. Under these circumstances it is necessary to adopt the 2019 noise contours instead, which are the latest ones available prior to the advent of coronavirus, to prevent decisions being made based on atypically low aircraft noise levels. The policy allows the noise contours for a future year to be used when the number of air transport movements return to, or exceed, that recorded in 2019. The council will liaise with Manchester Airport to monitor this and will publicise through the Local Plan pages on its website and in the Authority Monitoring Report when this position is reached.

**4.75a** Planning Practice Guidance advises that for noise sensitive developments, mitigation measures can include avoiding noisy locations in the first place; designing the development to reduce the impact of noise from adjoining activities or the local environment; incorporating noise barriers; and optimising the sound insulation provided by the building envelope. It also advises that care should be taken when considering mitigation to ensure the envisaged measures do not make for an unsatisfactory development.

**4.75b** The council considers it important to avoid building homes that will result in additional carbon emissions through additional energy use associated with mechanical ventilation systems to mitigate aircraft noise. This approach is consistent with the statutory target set by the Climate Change Act 2008 for at least a 80% reduction of UK greenhouse gas emissions by 2050 (compared to 1990 levels) and the council's commitment to tackling climate change expressed through its Environment Strategy and Carbon Action Plan.

**4.76** The It is recommended that an Acoustic Design Statement be prepared in accordance with ProPG must to demonstrate good acoustic design with a focus on Element 2 – observing internal noise level guidelines. If relying on closed windows to meet the internal noise levels, the application would need to demonstrate how an appropriate alternative method of ventilation will be achieved that does not compromise the facade thermal insulation, summertime internal temperatures or the resulting noise level. There should be consistency between the method of ventilation (and operating mode) assumed for acoustic calculations, and the method of ventilation assumed for thermal analysis (especially overheating). For example, if the acoustic strategy relies upon closed windows and trickle vents then these conditions should also be adopted for the thermal analysis.

Table 4.2 (DELETED) Indoor ambient noise levels for dwellings

Activity	Location	07:00-23:00	23:00-07:00
Resting	Living room	35 dB L <sub>Aeq,16hour</sub>	Not applicable
Dining	Dining room/area	40 dB L <sub>Aeq,16hour</sub>	Not applicable
Sleeping (daytime resting)	Bedroom	35 dB L <sub>Aeq,16hour</sub>	30 dB L <sub>Aeq,8hour</sub>

**4.77** It is particularly difficult to mitigate the impact of aircraft noise within external amenity areas associated with noise sensitive developments. Some protection from noise may be achieved through the careful placement and orientation of buildings and associated external amenity space in relation to flight paths. Adverse noise impacts within external amenity areas associated with residential developments may also be partially offset if residents are provided with and able to utilise relatively quiet alternative external amenity space nearby.



## Related documents

- Aircraft Noise Policy Background Report (20192020, Jacobs) [PUBED 15]
- ProPG: Planning and Noise, New Residential Development (2017, Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health)
- Acoustics Ventilation and Overheating Residential Design Guide, Version 1.1 (2020, Association of Noise Consultants)
- BS 8233 Guidance on sound insulation and noise reduction for buildings (2014, British Standards Institute)
- BB93: Acoustic design of schools - performance standards (2015, Department for Education)
- Health Technical Memorandum 08-01: Acoustics (2013, Department of Health)
- BS EN 16798-1 Energy performance of buildings – ventilation for buildings part 1: Indoor environmental input parameters for design and assessment of energy performance of buildings addressing indoor air quality, thermal environment, lighting and acoustics - Module M1 (2019, British Standards Institute)
- Cheshire East Council Environment Strategy 2020-2024 (2020, Cheshire East Council)
- Cheshire East Council Carbon Neutrality Action Plan 2020-2025 (2020, Cheshire East Council)
- National Design Guide (2019, MHCLG)

## Policy ENV 14

### Light pollution

Lighting schemes will be permitted provided the following criteria are met:

1. the amount of lighting is the minimum required for security, safety and/or operational purposes;
2. light spillage and glare will be minimised to an acceptable level;
3. the lighting is as energy efficient as possible; and
4. there will be no significant adverse effect individually or cumulatively on: residential amenity; pedestrians, cyclists and other road users; the character of the area; nature conservation; and heritage assets; specialist facilities; and individuals and groups.

### Supporting information

**4.78** This policy complements LPS Policy SE 12 'Pollution, land contamination and land instability', which seeks to make sure all development is located and designed so as not to result in a harmful or cumulative impact on light pollution that would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm.

**4.79** There is increasing awareness of the impact light pollution can have on wildlife, such as disrupting migration, reproduction and feeding patterns. Light pollution can also affect the well-being of people, including through sleep disruption.

**4.80** Potential developments and lighting situations schemes include, but are not limited to: housing developments; industrial developments; retail developments; equestrian development; illuminated advertisements and shop windows; private and school sports facilities; roads and footpaths; spaces for community use; and car parks.

**4.81** Proposals including significant external lighting will require a lighting impact assessment prepared by a lighting specialist. Where the council decides to grant planning permission, conditions may be used to mitigate any significant impact such as: hours of illumination; angle of lights; light





levels; column heights; specification and colour; retention of screening vegetation; or use of planting and bunding.

**4.81a** Consideration will be given to whether any proposal will conflict with the needs of specialist facilities which require low level of lighting. Specialist facilities include, but are not limited to, airports, observatories and general aviation facilities. The proposals should also take into account the needs of particular individuals and groups where appropriate such as astronomers, the elderly and visually impaired.

**4.82** Particular attention should be paid to proposals involving additional lighting in/around conservation areas, or on/in proximity of listed buildings to prevent any harm arising to these historic assets; and to lighting proposals in rural areas which can significantly affect the character of a dark location.

#### Related documents

- Guidance Notes for the Reduction of Light Pollution (2000, Institute of Lighting Engineers)
- Guidance Notes for the Reduction of Obtrusive Light (~~2012~~2020, Institute of Lighting Professionals)
- Night Blight: Mapping England's Light Pollution and Dark Skies (2016, CPRE)

### Policy ENV 15

#### New development and existing uses

~~Proposals for any new development (new build, extensions and conversions) must effectively integrate with existing uses, and existing businesses and community facilities must not have unreasonable restrictions placed on them as a result of it.~~ Where the operation of an existing business or facility could have a significant adverse effect on ~~the a~~ proposed new development in its vicinity, the applicant shall submit appropriate information to demonstrate that ~~the proposed development will be acceptable and, if necessary, provide such impacts will not arise or can be prevented through~~ suitable mitigation measures. ~~Development proposals that do not clearly demonstrate how potential nuisances can be mitigated and managed will not be permitted. Where such impacts will arise and cannot be avoided through mitigation, planning permission will be refused.~~

#### Supporting information

**4.83** Originally, the responsibility for managing and mitigating noise impacts and other sources of nuisances such as odour, dust, light pollution, air pollution, vibration and traffic has been placed on the existing use, regardless of how long it has been operating in the area. In some cases, this has led to newly-arrived residents complaining about such nuisances, which has resulted in existing businesses and community facilities having additional restrictions and some closing down. Businesses and community facilities include employment uses, places of worship, pubs, music venues, and sports clubs.

**4.84** Proposals for new sensitive development in close proximity to existing uses that generate noise or other nuisances must now follow the 'agent of change' principle. The agent of change principle places the responsibility for mitigating the impact of noise or other nuisance firmly on the proposed new development, thereby ensuring that users or residents of the new development are protected from the nuisance and existing uses are protected from complaints.

**4.85** The agent of change principle also works the other way. For example, if a new noise-generating use is proposed close to existing noise sensitive uses, such as residential development or businesses,



the onus is on the new use to make sure the building or activity is designed to protect existing users or residents from the impacts. If a proposal cannot show to the satisfaction of the council that impacts would be mitigated and managed as part of the proposed new development, it will be deemed inappropriate.

## Flood risk and water management

### Policy ENV 16

#### Surface water management and flood risk

1. Development proposals will be supported where they relate specifically to reducing the risk of flooding.
2. It should be demonstrated how surface water runoff can be appropriately managed. Surface water runoff should be managed to achieve:
  - i. on greenfield sites, at least no increase in runoff rates, and a reduction in rates where possible; and
  - ii. on previously developed sites, a reduction in existing runoff rates in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems (2015) or any subsequent replacement standards.
3. Development proposals should manage and discharge surface water through a sustainable drainage system (SuDS). The preference will be for new development to incorporate surface level SuDS with multi-functional benefits, as opposed to underground tanked storage systems, for the management of surface water. If it is demonstrated that such a system cannot feasibly be achieved, then the following options may be implemented, in the priority listed:
  - i. an attenuated discharge to watercourse; or
  - ii. where (i) is demonstrated not to be feasible, an attenuated discharge to a highway drain<sup>(14)</sup> or public surface water sewer; or
  - iii. where (ii) is demonstrated not to be feasible, an attenuated discharge to a public combined sewer.
4. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes.
5. Development in a critical drainage area must address and mitigate known risks in that area, where relevant and appropriate.
6. Development proposals should not result in the loss of open watercourse, and culverts should be opened wherever possible. The culverting of existing open watercourses will not be permitted unless it is adequately demonstrated that there is an overriding need to do so.
7. Watercourses and riverside habitats must be conserved and enhanced, where necessary, through management and mitigation measures.

#### Supporting information

**4.86** LPS Policy SE 13 'Flood risk and water management' seeks to reduce flood risk in the borough, through directing development to those areas that are at lowest risk of flooding from all potential sources (sequential approach). In line with the requirements of the NPPF, in the first instance development should be situated in Flood Zone 1 (low risk). Where development in Flood Zone 1 cannot be accommodated, consideration should then be made towards siting development in

14 Due to design limitations not all highways drains will be suitable points of discharge and due consideration will need to be given on a site specific basis.



Flood Zone 2. Development in Flood Zone 3 should only be proposed if there are no reasonably available alternative sites (subject to the exceptions test). Inappropriate development in Flood Zone 3b will not be permitted.

**4.87** There is a requirement to consult with the appropriate risk management authority (e.g. the Environment Agency), and local water companies (e.g. United Utilities) for all sources of flooding.

**4.88** In demonstrating a reduction of surface water discharge on previously developed land, applicants should include clear evidence of existing positive connections from the site with associated calculations on rates of discharge. In relation to the reduction of greenfield runoff rates, applicants should include clear evidence of existing positive operational connections from the site with associated calculations on rates of discharge. This evidence is critical to make sure that development does not increase flood risk.

**4.89** Landscaping proposals should consider what contribution the landscaping of a site can make to reducing surface water discharge. This can include hard and soft landscaping such as permeable surfaces to reduce the volume and rate of surface water discharge.

**4.90** The treatment and processing of surface water is not a sustainable solution; surface water should be managed at source and not transferred, with every option investigated before discharging surface water into a public sewerage network. The expectation will be for only foul flows to communicate with the public sewer. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available. A discharge to groundwater or watercourse may require the consent of the Environment Agency or Lead Local Flood Authority.

**4.91** However, it is not always appropriate to discharge surface water runoff from certain catchments to the environment prior to **sufficient** levels of treatment. Proposals for SuDS schemes should always be designed to incorporate sufficient treatment stages to make sure that the final discharge is treated to such a standard as is appropriate for the receiving environment. Further information is available from the Environment Agency in its groundwater protection guidance and position statements and The SuDS Manual (CIRIA). Approved schemes will be expected to be supplemented by appropriate maintenance and management regimes for the lifetime of any surface water drainage schemes.

**4.92** Any development proposal that is part of a wider development/allocation should demonstrate how the site delivers foul and surface water drainage as part of a wider strategy, having regard to interconnecting phases of development. It will be necessary to make sure the drainage proposals are part of a wider, holistic strategy that coordinates the approach to drainage between phases, between developers, and over a number of years of construction. The applicant will be expected to include details of how the approach to foul and surface water drainage on a phase of development has regard to interconnecting phases in a larger site. Infrastructure should be sized to accommodate flows from interconnecting phases and drainage strategies should make sure a proliferation of pumping stations is avoided on a phased development. This will make sure that a piecemeal approach to drainage is avoided and that any early phases of development provide the drainage infrastructure to meet the needs of any later interconnecting phases of development. In delivering drainage as part of a wider strategy, applicants will be expected to ensure unfettered rights of discharge between the various parcels of development in a wider development to prevent the formation of 'ransom situations' between separate phases of development.

**4.93** The Canal & River Trust is not a land drainage authority and surface water discharges from developments into Canal & River Trust waterways are not granted as of right; where they are granted they will be subject to completion of a commercial agreement.

**4.94** A critical drainage area is defined in the Town and Country Planning (General Development Procedure) (Amendment) (No.2) (England) Order 2006 as "an area within flood zone 1 which has critical drainage problems and which has been notified...[to]...the local planning authority by the Environment Agency." The Environment Agency has not identified or allocated any critical drainage areas in Cheshire East.



**4.95** Development(s) shall be situated to avoid the risk of flooding. Where this cannot be achieved, any developments situated in areas at risk of flooding must be designed to make sure they are made safe for their lifetime and do not increase the risk of flooding onsite or elsewhere, taking into account the impact of climate change. Mitigation of flood risk shall be achieved by incorporating on-site measures. Off-site measures shall only be considered where proposed on-site measures are inadequate or where no alternative can be provided. Examples of proposals that could reduce the risk of flooding include mitigation/defence/alleviation work, retro-fitting of existing development, and off-site detention/retention for catchment-wide interventions.

**4.96** The council's Local Flood Risk Management Strategy (2017) notes that culverting:

- can damage the ecology of a watercourse;
- introduces an increased risk of blockage, with a consequent increase in flood risk; and
- can complicate maintenance because access into the culvert is restricted (in some cases being classified as a confined space and requiring trained operatives and specialist equipment).

#### Related documents

- Preliminary Flood Risk Assessment (2011, Jacobs)
- Preliminary Flood Risk Assessment Addendum (2017, Cheshire East Council)
- Cheshire East Strategic Flood Risk Assessment (2013, JBA Consulting)
- Cheshire East Local Flood Risk Management Strategy (2017, Cheshire East Council)
- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- **Relevant** Catchment Flood Management Plans (2009, The Environment Agency)
- Non-Statutory Technical Standards for Sustainable Drainage Systems (2015, DEFRA)
- Groundwater protection guidance documents (The Environment Agency and DEFRA)
- Position statements: The Environment Agency's Approach to Groundwater Protection (2018, The Environment Agency)
- The SuDS Manual (2015, CIRIA)
- Surface Water Drainage (2015, The Canal & River Trust)



## Policy ENV 17

### Protecting water resources

1. Development proposals will not be permitted that are likely to have a detrimental impact on the flow or quality of groundwater or surface water.
2. Any proposals for new development within groundwater source protection zones must accord with the Environment Agency guidance and position statement as set out in its document entitled 'Groundwater Protection: Principles and Practice (GP3) August 2013' 'The Environment Agency's approach to groundwater protection', or any subsequent iteration of the guidance. New development within groundwater source protection zones will be expected to conform to the following:
  - i. Master planning may be required to mitigate the risk of pollution to public water supply and the water environment. For residential proposals within source protection zone 1, pipework and site design will be required to adhere to a high specification to ensure that leakage from sewerage systems is avoided.
  - ii. Appropriate management regimes to secure open space features in the groundwater protection zone.
  - iii. A quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection will be required to manage the risk of pollution to public water supply and the water environment.
  - iv. Construction management plans will be required to identify the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters.

### Supporting information

**4.97** This policy supplements LPS Policy SE 12 'Pollution, land contamination and land instability' and makes explicit the protection of groundwater and surface water in terms of both their flow and quality. Our water resources provide drinking water, sustain crucial habitats for many different types of wildlife, and are an important resource for industry and recreation. Protecting and improving the water environment is an important part of achieving sustainable development and is vital for the long term health, well being and prosperity of everyone.

**4.98** The Environment Agency has defined groundwater source protection zones for groundwater sources, which are often used for public drinking water supply purposes. These source protection zones signify where there may be a particular risk from polluting activities on or below the land surface. The prevention of pollution to drinking water supplies is critical.

**4.99** Any risk assessment should be based on the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development and provide details of measures required to mitigate any risks to groundwater and public water supply during all phases of the development. The mitigation measures shall include the highest specification design for the new foul and surface water sewerage systems (pipework, trenches, manholes, pumping stations and attenuation features).

**4.100** The policy supports the EU Water Framework Directive (2000/60/EC), transposed into national law through The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003. They look to prevent deterioration of all water bodies (groundwater and surface waters) and to improve them with the aim to meet 'good status' or 'good ecological potential' by 2027.



**4.101** Groundwater provides a third of England's drinking water and must therefore be kept free from harmful pollution. The Environment Agency identifies source protection zones (SPZs). These signal that there are likely to be particular risks posed to the quality or quantity of water obtained, should certain activities take place nearby. There are a number of SPZs in the borough. When assessing proposals for development, reference should therefore be made to the Environment Agency's groundwater source protection zones map together with the Environment Agency's groundwater protection guidance documents to make sure any impact of development on groundwater quality in the area is properly considered and controlled.

**4.102** Development proposals on sites within a groundwater source protection zone must demonstrate that there will be no risk to the source during construction or post-construction stages.

#### **Related documents**

- Groundwater Source Protection Zones Map (2016/2019, The Environment Agency)
- Groundwater protection guidance documents (The Environment Agency and DEFRA)
- Position Statements: The Environment Agency's Approach to Groundwater Protection (2018, The Environment Agency)
- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003



# 5

## The historic environment





## 5 The historic environment

**5.1** Cheshire East has one of the richest historic legacies in the north of England. Renowned for its numerous stately homes and extensive gardens and parkland, the borough has a magnificent heritage that the SADPD seeks to preserve and enhance. Heritage plays an important role in the quality and character of the borough, and so this section has strong linkages to other policy areas such as the economy and environment.

### Policy HER 1

#### Heritage assets

1. All proposals affecting **a historic heritage assets or its and their settings** must be accompanied by proportionate information that assesses and describes their impact on the asset's significance. This must demonstrate a thorough understanding of the significance of the heritage asset and its setting, including (but not limited to) its historic form, fabric, character, archaeology and any other aspects that contribute to its significance. This should have regard to and reference, where relevant:
  - i. the Cheshire Historic Environment Record;
  - ii. relevant conservation area appraisals;
  - iii. the Cheshire Historic Landscape Assessment;
  - iv. the Cheshire Historic Towns Survey;
  - v. national sources; and
  - vi. original survey and field evaluation.
2. Where works of structural alteration to a **listed building heritage asset** are proposed, the application must be accompanied by an adequate structural engineer's report and method statement of the impact of the works and how it will be carried out.

#### Supporting information

**5.2** Heritage assets include conservation areas; listed buildings; scheduled monuments; registered parks and gardens; registered battlefields; world heritage sites; areas of archaeological interest; locally listed buildings; other locally important assets not on the local list; locally significant historic parks and gardens; and other locally important heritage landscapes.

**5.3** Great weight must be given to the conservation of **historic heritage** assets. The more significant the asset, the greater the weight that must be given to its conservation. Crucial to the conservation and enhancement of heritage assets is an understanding of what makes them significant, and how the setting contributes to that significance.

**5.4** Significance is the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For a world heritage site, the cultural value described within its statement of outstanding universal value forms part of this significance. Significance can relate to a single asset such as a building or archaeological site, or a larger historic area such as a whole village or landscape.

**5.5** Designated heritage assets such as conservation areas, listed buildings, scheduled monuments, registered parks and gardens, registered battlefields and world heritage sites can make a significant contribution to local character and are statutorily protected from development that is inappropriate in scale, design, materials, details and form.





## Related documents

- Cheshire Historic Environment Record (Cheshire Archaeology Planning Advisory Service)
- Cheshire Historic Towns Survey (2003, Cheshire County Council and English Heritage)
- The Cheshire Historic Landscape Characterisation (2008, Cheshire County Council and English Heritage)
- Conservation area character appraisals (Cheshire East Council)
- National Heritage List for England (Historic England)
- Local List of Historic Buildings supplementary planning document (2010, Cheshire East Council)
- Cheshire East Borough Design Borough Design Guide supplementary planning document (2017, Cheshire East Council)

## Policy HER 2

### Heritage at risk

1. **New development should identify specific opportunities** Where heritage assets have been identified as being at risk, **new development should identify specific opportunities** and make provision to secure their future through repair and re-use, enabling them to contribute to place-making.
2. Applications **that enable for** the positive reuse of heritage assets will be supported.
3. Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset will not be taken into consideration when making a decision on a development proposal.
4. Where a development site contains a listed building identified as being at risk, proposals should be phased to secure its repair and re-use as early as possible in the development process, and in all cases before the use or occupation of any new buildings.

## Supporting information

**5.6** Heritage assets are a finite resource and are irreplaceable. Heritage assets can fall into disrepair and become at risk through neglect, decay or other threats. Where heritage assets are at risk, it will be important to take advantage of opportunities for their repair and re-use.

**5.7** New development should positively address heritage assets at risk. The council will monitor buildings and other heritage assets at risk through neglect, decay or other threats proactively seeking solutions for assets at risk through:

- discussions with owners;
- a positive approach to development schemes that would safeguard the future of a heritage asset at risk; and
- as a last resort, using its statutory powers.

**5.8** Heritage assets make a vital contribution to the environment and historic context of the borough. Any application involving the loss of a heritage asset must be supported by an adequate structural engineer's report as well as a report on the economic feasibility of repair and/or conversion instead of demolition. These reports should not take into account the personal circumstances of the owner, deliberate neglect or land value.

**5.9** The council is currently undertaking a review of all listed buildings, which will form the evidence base for the Cheshire East Buildings at Risk Register. This will include a strategy for how the council will proactively manage listed buildings.



**5.9a** For the avoidance of doubt, this policy does not allow for 'enabling development' that would usually be considered harmful. However, any resulting benefits from enabling development that outweigh harm may be a material consideration in the determination of planning applications.

## Policy HER 3

### Conservation areas

1. Development within or affecting the setting of a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Proposals should take account of the established townscape and landscape character of the area and its wider setting, including (but not limited to):
  - i. local topography, landscape setting and natural features;
  - ii. existing townscape, local landmarks, views and skylines;
  - iii. the quality and nature of material, both traditional and modern;
  - iv. the established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy (where physically and historically evident);
  - v. the contribution that open areas make to the special character and appearance of the conservation area;
  - vi. the scale, height, bulk and massing;
  - vii. architectural historical and archaeological features and their settings;
  - viii. the need to retain historic boundary and surface treatments;
  - ix. the local dominant building materials;
  - x. the building typology that best reflects the special character and appearance of the area, features and detailing;
  - xi. minimising and mitigating the loss of trees, hedgerows and other landscape features; and
  - xii. any positive improvements in the quality of the historic environment as a result of the development.
2. Proposals for the demolition of a building or group of buildings that positively contribute to the character or appearance of a conservation area will not be supported unless:
  - i. the harm or loss is outweighed by the public benefits of an approved replacement scheme; and
  - ii. the building is structurally unsound and its repair is not economically feasible; and
  - iii. alternative uses for the building have been investigated.

### Supporting information

**5.10** National policy encourages local planning authorities to look for opportunities for new development in conservation areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the area and its setting will be treated favourably.

**5.11** Cheshire East has a large number of conservation areas, each with particularly distinctive or important historic environment features and significance. Development within or affecting the setting of conservation areas will be supported where it responds positively to local character, distinctiveness and history; reflects the identity and materials; and preserves or enhances its character and appearance.



**5.12** Site specific design guidance through development briefs should inform new development within the setting of conservation areas. The Cheshire East Design Guide should be used alongside to inform the correct approach. Development briefs will encourage new development in historic environments that complements the established grain, settlement pattern and overall character, ensuring the new development makes a positive contribution to the significance of the conservation area.

**5.13** Many conservation areas within Cheshire East have a sylvan character and therefore development that would erode this character, through subdivision of existing large plots or the over development of plots is unlikely to be supported.

**5.14** In many cases, buildings that make a positive contribution will be identified specifically within conservation area appraisals. Buildings making a positive contribution to the significance of a conservation area may or may not be identified on the Cheshire East Local List of Historic Buildings.

**5.15** Where consent for demolition of buildings within a conservation area is granted, conditions will be attached to make sure that no demolition can take place until the buildings are appropriately recorded before demolition, in accordance with 'A Guide to Good Recording Practice' (2016, Historic England). A copy of this record should be submitted to the local authority's Historic Environment Record.

**5.16** Planning applications for development within conservation areas should be submitted as full applications because outline applications do not usually offer sufficient information to make an informed judgement of the likely visual impact of a proposal on its surroundings.

**5.17** Article 4 Directions may also be used to manage change in conservation areas.

#### **Related documents**

- Conservation area character appraisals (Cheshire East Council)
- Understanding Historic Buildings: a Guide to Good Recording Practice (2016, Historic England)
- Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e\*SCAPE Urbanists)
- Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (2019, Historic England)



## Policy HER 4

### Listed buildings

1. Development proposals affecting a listed building or its setting will be expected to preserve and enhance the asset and its setting wherever possible.
2. Applications affecting a listed building involving alterations (including partial demolition and extensions) and development in its setting will only be supported where:
  - i. any extensions respect the architectural detail, appearance, character and scale of the existing building;
  - ii. the proposal would retain the identity of the original listed building (usually remaining subservient to it) and avoid harm to its setting;
  - iii. the listed building's architectural features and historic interest are preserved;
  - iv. the original plan form, roof construction and interior features as well as the exterior of the building is retained; and
  - v. the listed building or structures, and any curtilage listed structures or features of special architectural or historic landscape interest are retained.
3. Proposals involving the demolition of listed buildings or structures will not be supported unless exceptional circumstances can be clearly demonstrated.
4. Proposals for the change of use or conversion of a listed building will be supported where:
  - i. the building's architectural features and historic significance are preserved;
  - ii. it can accommodate the new use without changes that harm its character or historic significance (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding);  
and
  - iii. ~~the proposed use is necessary to ensure the long-term preservation of the building;~~  
and
  - iv. the intended use (or associated development) of the building does not detract from its setting significance.
5. New development affecting the setting of listed buildings should preserve and enhance the setting, taking into account all relevant issues, including (but not limited to):
  - i. topography, landscape setting and natural features;
  - ii. existing townscapes, local landmarks, views and skylines;
  - iii. the need to retain trees;
  - iv. removal of harmful features that have an adverse impact;
  - v. the quality and nature of materials, both traditional and modern;
  - vi. established layout and spatial character;
  - vii. architectural, historical and archaeological features and their settings; and
  - viii. the need to retain historic boundary and surface treatments.

### Supporting information

**5.18** LPS Policy SE 7 'The historic environment' seeks to make sure that development proposals protect, preserve and (wherever possible) enhance listed buildings. Development will be required to respect and respond positively to designated heritage assets and their setting, avoiding loss or harm to their significance.

**5.19** There are around 2,638 listed buildings in Cheshire East, which form an important part of the borough's heritage. Alterations to listed buildings must be sympathetic and maintain the architectural



and historic integrity of the buildings and their settings. The listed buildings are/will be identified on the borough list held by Historic England.

**5.20** Where applications for alteration (or, exceptionally, demolition) of listed buildings are approved, conditions will be attached to require the recording of the buildings prior to works taking place, in accordance with Historic England guidance on recording buildings.

**5.21** In the cases where, exceptionally, demolition is permitted, conditions will also be attached regarding the storage of materials and features for their re-use, and requiring no demolition to 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.

**5.22** Heritage assets are irreplaceable. All development should seek to avoid harm to heritage assets and their settings. The setting of a heritage asset includes adjacent development and the wider surroundings. This may relate to landscaping, trees, open spaces and other features that add to the significance of the site or structure.

### Related documents

- National Heritage List for England (Historic England)
- Understanding Historic Buildings: a Guide to Good Recording Practice (2016, Historic England)
- Listed Buildings and Curtilage: Historic England Advice Note 10 (2018, Historic England)

## Policy HER 5

### Registered parks and gardens

#### Historic parks and gardens

1. Development proposals affecting a Registered Historic Park and Garden or its setting will only be supported where it has been demonstrated that they would:
  - i. cause no unacceptable harm to the asset's significance, taking into account matters including the character, setting and appearance of those features that form part of and contribute to the special historic interest of the Registered Park and Garden;
  - ii. respect the integrity of the landscape and key views; and
  - iii. not lead to sub-division of the landscape.
2. Development within walled gardens will not be supported unless the public benefits of the development clearly outweigh the harm to the asset.

### Supporting information

**5.23** Cheshire East has 17 Registered Parks and Gardens. Development proposals that 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 should be balanced against the sustainable development objective of conserving significance and the need for change. The Gardens Trust is a statutory consultee for all sites on the Historic England Register of Parks and Gardens of Historic Interest and must be consulted on planning applications which affect all grades of Registered Historic Parks and Gardens (Grade I, II\* and II).

**5.24** Historic landscapes, parklands and gardens are important in historical, cultural and recreational terms. Historic England maintains a register of Parks and Gardens of Special Historic Interest. There are other locally recognised parks, and gardens and landscapes in Cheshire East, including those



identified in 'Parks and Gardens of the Cheshire Peaks and Plains' (1986, Ian C Laurie), which will also be afforded appropriate protection under Policy HER 7 'Non-designated heritage assets'.

### Related documents

- Cheshire Historic Environment Record (Cheshire Archaeology Planning Advisory Service)
- National Heritage List for England (Historic England)
- Parks and Gardens of the Cheshire Peaks and Plains: Guide and Gazetteer (1986, Ian C Laurie)
- The Planning System in England and the Protection of Historic Parks and Gardens (2016, The Gardens Trust)

## Policy HER 6

### Historic battlefields

Development proposals will not be supported that would harm the historic significance, appearance, setting or integrity of the ability to understand and appreciate a battlefield recorded on the Register of Historic Battlefields.

### Supporting information

**5.25** Historic battlefields are important in historic and cultural terms. Nantwich is the only registered Battlefield in the borough. As such it is important to conserve the site of the 1644 Battle of Nantwich, which is one of only 3 such sites in the North West region to be included on The Historic England Register of important and accurately located Historic Battlefields.

## Policy HER 7

### Non-designated heritage assets

1. In line with LPS Policy SE 7 'The historic environment', development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.
2. New development will be expected to avoid, minimise and mitigate negative impacts on such non-designated heritage assets. Development proposals that would remove, harm or undermine the significance of non-designated heritage assets, or their contribution to the character of a place, will only be supported where the benefits of the development outweigh the harm having regard to the level of the harm to the significance of the non-designated heritage asset.

### Supporting information

**5.26** It should be recognised that not all buildings, structures, parks, gardens or landscapes that may be of local significance are currently documented or captured on a local list. Where these have local architectural or historic significance they will be treated as non-designated heritage assets under this policy. This includes any landscapes, parks, gardens, buildings or structures highlighted in neighbourhood plans, or designated as assets of community value, or identified in 'Parks and Gardens of the Cheshire Peaks and Plains' (1986, Ian C Laurie). Some examples of non-designated heritage assets are also set out in paragraph 13.69 of the LPS.

**5.27** 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, townscape and landscape interest of the area.



### Related documents

- Local List of Historic Buildings supplementary planning document (2010, Cheshire East Council)
- Made neighbourhood plans
- List of Assets of Community Value in Cheshire East (Cheshire East Council)
- Parks and Gardens of the Cheshire Peaks and Plains: Guide and Gazetteer (1986, Ian C Laurie)

## Policy HER 8

### Archaeology

1. Development proposals affecting a scheduled monument or an archaeological site of national significance should conserve those elements that contribute to its significance. Proposals involving harm to such elements will only be supported in exceptional circumstances where the harm is clearly justified and outweighed by the public benefits of the proposal.
2. Proposals affecting areas of archaeological interest (including areas of archaeological potential and sites of less than national importance) will be considered against Policy HER 7 'Non-designated heritage assets'. Proposals will be expected to conserve those elements that contribute to the asset's significance in line with the importance of the remains. Where proposals affecting such sites are acceptable in principle, the preservation of the remains in situ is the preferred solution to mitigate damage. When in situ preservation is not possible, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the council and deposited with the Historic Environment Record.
3. Applications must be accompanied by an appropriate archaeological assessment, which includes information on the significance of the heritage asset, including the extent, character and condition of the archaeological resource. The significance of the archaeological remains should be assessed, as should the likely impact of the development on the archaeological remains. Where the existing information is not sufficient to allow such an assessment to be made, a field evaluation prior to determination of the planning application may be required.

### Supporting information

**5.28** Archaeological remains are a valuable, but fragile, part of our heritage, and once destroyed they can never be replaced. Such remains include not just finds, but also traces of buildings, layers of soil and entire landscapes. Depending on the nature of the proposed development and the significance of the asset, it may be appropriate for pre-determination archaeological work to be carried out (such as desk based archaeological assessment or a programme of field evaluation) and the results submitted as a report in support of a planning application. The report will assist in establishing the level of harm to the significance of any heritage assets and help identify what mitigation is required to minimise or remove the harm.

**5.29** Where necessary to minimise the harm to archaeological heritage assets, conditions requiring a programme of archaeological mitigation will be attached to permissions. These may include requirements for detailed agreement concerning ground impacts and programmes of archaeological investigation, building recording, reporting and archiving.

**5.30** The Cheshire Archaeology Planning Advisory Service can provide specifications for archaeological work, monitor archaeological fieldwork and post-excavation programmes and advise on the discharge of archaeological conditions. The results of any archaeological investigations and recording should be deposited with the Cheshire Historic Environment Record.



## Related documents

- Cheshire Historic Environment Record (Cheshire Archaeology Planning Advisory Service)
- Cheshire Historic Towns Survey (2003, Cheshire County Council and English Heritage)

### Policy HER 9

#### World heritage site

1. Proposals that conserve or enhance the outstanding universal value of the world heritage site at Jodrell Bank will be supported.
2. Development proposals within the world heritage site at Jodrell Bank (or within its buffer zone) that would cause harm to the significance of the heritage asset (including elements that contribute to its outstanding universal value) will not be supported unless there is a clear and convincing justification; and an appropriate heritage impact assessment has evaluated the likely impact of the proposals upon the significance of the asset and the attributes that contribute to its outstanding universal value.
3. Where development has a demonstrable public benefit, and harm to the outstanding universal value is unavoidable and has been minimised, this benefit will be weighed against the level of harm to the outstanding universal value of the world heritage site.

#### Supporting information

**5.31** As a designated heritage asset of the highest significance, there is a strong presumption against development that would result in harm to the outstanding universal value of a world heritage site, its authenticity or integrity. This presumption applies equally to development in the buffer zone of a world heritage site, where key views should also be protected.

**5.32** LPS Policy SE 7 already identifies Jodrell Bank as one of Cheshire East's key heritage assets. In recognition of its international, historic, and scientific significance, it was proposed to UNESCO in January 2018 as the UK government's next candidate for UNESCO world heritage site inscription. The nomination dossier has been reviewed by UNESCO and the World Heritage Committee announced its decision to inscribe Jodrell Bank on the world heritage list in July 2019. This policy addresses the associated need to afford this historic asset appropriate protection through the development plan as amongst the most important heritage sites in the world. Further policy guidance will also be provided through a supplementary planning document.

**5.33** The scientific and heritage value of Jodrell Bank are inextricably linked. The site's continuing function as an operational facility at the cutting edge of scientific endeavour is highly relevant to the significance of the heritage asset, its heritage value and outstanding universal value of the world heritage site. This policy must be considered in conjunction with LPS policy SE 14 'Jodrell Bank.'

**5.34** Proposals for development within the world heritage site at Jodrell Bank or its buffer zone should take account of advice set out in any related management plan or supplementary planning document.

**5.35** The Jodrell Bank Observatory World Heritage Site and the Jodrell Bank Observatory Buffer Zone are defined by the UNESCO World Heritage Committee's inscription and are shown on the adopted policies map.

#### Related documents

- Jodrell Bank Observatory Nomination of Inclusion in the World Heritage List: Nomination Document (2018, HM Government)
- Decisions Adopted During the 43rd Session of the World Heritage Committee (2019, UNESCO)





# 6

## Rural issues



## 6 Rural issues

**6.1** Cheshire East is in large part a rural borough. Whilst the area contains many large and medium-sized towns and other parts are influenced by the major Greater Manchester and Potteries conurbations, Cheshire East contains many deeply rural areas and much attractive and highly valued countryside. Maintaining the character of the countryside whilst supporting the livelihoods of those who live and work there are significant and enduring tensions in the borough. Policies seek to balance these different and sometimes competing considerations.

### Agriculture

#### Policy RUR 1

##### New buildings for agriculture and forestry

1. Under LPS Policy PG 6, development that is essential for the purposes of agriculture and forestry will be permitted in the open countryside. Where planning permission is required, proposals for new agricultural and forestry buildings in the open countryside will only be permitted where they accord with other policies in the development plan and:
  - i. it is demonstrated that there is an established, clear long-term need for the development in connection with the agricultural or forestry enterprise;
  - ii. the proposals make best use of existing infrastructure, such as existing buildings, utilities, tracks and vehicular access;
  - iii. new buildings are restricted to the minimum level reasonably required for the efficient existing or planned operation of the enterprise; are well-related to each other and existing buildings and do not form isolated or scattered development;
  - iv. do not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance), either on its own or cumulatively with other developments; and
  - v. provide appropriate landscaping and screening.
2. The design of any new building for agriculture or forestry must be appropriate to its intended function and must not be designed to be easily converted to any non-agricultural or forestry use in the future.
3. Adequate provision must be made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses.
4. Adequate provision must be made for access and the movement of machinery and livestock to avoid creating or intensifying highway safety issues.

##### Supporting information

**6.2** LPS Policy PG 6 'Open countryside' allows for development that is essential for the purposes of agriculture and forestry. LPS Policy EG 2 'Rural economy' seeks to support the rural economy, including through the creation and expansion of sustainable farming and food production businesses and allow for the adaption of modern agricultural ~~practises~~ practices. The construction of new buildings for agriculture and forestry in the Green Belt is not inappropriate development, as set out in LPS Policy PG 3 'Green Belt'.

**6.3** The General Permitted Development Order allows for certain types of agricultural or forestry development to take place without the need for planning permission, subject to prior approval being sought from the council. Where planning permission is required, the council will seek to make sure that new farm and forestry buildings minimise their impact on the rural environment, whilst supporting agriculture and forestry as essential components of the rural economy.



**6.4** Other policies in the development plan may also have particular relevance to the proposals for new buildings for agriculture and forestry, particularly those related to access, car parking, design, landscape, nature conservation and heritage.

**6.5** Additional policy requirements for proposals for agricultural and forestry workers dwellings are set out in Policy RUR 3 'Agricultural and forestry workers dwellings'.

## Policy RUR 2

### Farm diversification

1. Proposals for the diversification of agricultural businesses in the open countryside will be supported where they accord with other policies in the development plan and:
  - i. the development proposals are ancillary and related to the primary agricultural business;
  - ii. the development is necessary to support the continued viability of the existing agricultural business;
  - iii. the proposals make best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
  - iv. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the planned operation of the diversified business; are well-related to each other and existing buildings and do not form isolated or scattered development;
  - v. do not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance), either on its own or cumulatively with other developments; and
  - vi. provide appropriate landscaping and screening.
2. In addition to the above, any proposals for retail sales must be limited in scale. Proposals for new or extensions to existing farm shops will only be permitted where the range of goods sold is restricted to those in connection with the land-based business and the majority of goods sold should be produced on site.
3. Where appropriate, the council may impose conditions to control the future expansion or nature of the business when granting planning permission.

### Supporting information

**6.6** LPS Policy PG 6 'Open Countryside' allows for development that is essential for the expansion or redevelopment of an existing business. LPS Policy EG 2 ('Rural economy') seeks to support the rural economy, including through the retention and expansion of existing businesses, particularly through the conversion of existing buildings and farm diversification.

**6.7** To demonstrate that the development is necessary to support continued viability of the existing land-based business, a business plan will be necessary to outline the business profile alongside the present and proposed activities, which should be proportionate to the scale of the proposal.

**6.8** In the Green Belt, additional restrictions to development will apply under LPS Policy PG 3 **'Green Belt'**.

**6.9** Other policies in the development plan may also have particular relevance to the diversification of land-based business; particularly those related to access, car parking, design, landscape, nature conservation, heritage, and best and most versatile agricultural land.



## Policy RUR 3

### Agricultural and forestry workers dwellings

1. Under LPS Policy PG 6 'Open countryside', development that is essential for the purposes of agriculture and forestry will be permitted in the open countryside. Proposals for essential rural workers dwellings in the open countryside to support agricultural and forestry enterprises will be only be permitted where they accord with other policies in the development plan and:
  - i. it can be clearly demonstrated that there is an existing functional need for an additional worker to live permanently at the site;
  - ii. the existing functional need relates to a full-time worker in their primary employment as an essential rural worker; and could not be fulfilled by any other existing accommodation on the site or in the area, which is suitable and available;
  - iii. the size and siting of the dwellings is strictly commensurate with the existing functional need and does not significantly exceed the gross internal floorspace for the intended number of bedrooms, as set out in Table 6.1 'Gross internal floorspace (square metres)' below;
  - iv. the new dwelling is tied to the agricultural or forestry enterprise under which it operates, through planning condition and/or legal obligation;
  - v. the proposals make best use of existing infrastructure, such as existing utilities and vehicular access; the dwelling is well-related to existing buildings; and does not form isolated or scattered development;
  - vi. do not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, design and appearance), either on its own or cumulatively with other developments; and
  - vii. provide appropriate landscaping and screening.
2. The functional need will only exist if it is essential for the proper agricultural or forestry functioning of the enterprise for one or more workers to be readily available at most times of the day and night. The functional need must not relate to:
  - i. the personal preferences or personal circumstances of the individuals involved; or
  - ii. the functioning of any part of the enterprise that is not strictly agricultural or forestry-based.
3. Permitted development rights for new agricultural and forestry workers dwellings will be removed to make sure that the size of the dwelling remains commensurate to the functional need of the business.
4. Subject to the other requirements of this policy, proposals for permanent essential rural workers dwellings will be supported where the agricultural or forestry enterprise has been established on the site for at least three years; is currently financially sound; has a good prospect of remaining so; makes a profit and is capable of sustaining the full time essential worker in the long-term. Where the dwelling is essential to support a newly established enterprise (whether on an established or a newly-created agricultural or forestry unit), temporary permission for up to three years will be granted subject to the other requirements of this policy. In such circumstances, the temporary dwelling should be provided by a caravan or other temporary structure, which can be easily dismantled and removed from the site.

### Supporting information

**6.10** In the open countryside, LPS Policy PG 6 'Open countryside' allows for development that is essential for the purposes of agriculture and forestry but it restricts new dwellings to limited infilling in villages; the infill of a small gap in an otherwise built-up frontage elsewhere; rural exceptions



affordable housing; and dwellings that are exceptional in design and sustainable development terms. To support the rural economy, it is recognised that some agricultural and forestry business may have a functional need for workers to live on the site.

**6.11** New permanent farm workers accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable, and a financial test will be necessary to evidence this, and the size of the dwelling that the unit can sustain.

**6.12** Restrictive occupancy conditions will be applied to agricultural and forestry workers dwellings allowed under this policy. As set out in the policy, planning conditions and/or legal obligations will tie dwellings to the enterprise under which they operate.

**6.13** Larger dwellings will be more expensive from the outset and the restrictive occupancy condition could be undermined if the dwelling is outside of the range of property affordable by the local workforce. In order to keep the size of the dwelling commensurate to the functional need and to curtail the future resale value of dwellings intended for persons engaged in agriculture or forestry, the size of dwelling should be guided by that prescribed by the national space standard, taking into account the intended number of bedrooms. The current standards are set out in Table 6.1 'Gross internal floorspace (square metres)' below.

**Table 6.1 Gross internal floorspace (square metres)**

Number of bedrooms	Gross internal floorspace
1	39-58 sq.m
2	61-79 sq.m
3	74-108 sq.m
4	90-130 sq.m

#### Related documents

- Technical Housing Standards: Nationally Described Space Standard (2015, DCLG).



## Policy RUR 4

### Essential rural worker occupancy conditions

1. Applications to remove essential rural worker occupancy conditions will only be permitted where:
  - i. there is no long-term functional need for the dwelling to support an agricultural or forestry enterprise, either on-site or in the surrounding area; and
  - ii. proper efforts have been made to dispose of the dwelling to persons who could occupy it in accordance with its attached occupancy condition<sup>(15)</sup>.
2. Where essential rural worker occupancy conditions are removed, planning conditions and/or legal obligations will be usually imposed to require the dwelling to remain as affordable housing, with occupancy restricted in perpetuity in line with LPS Policy SC 6 'Rural exceptions housing for local needs'. Exceptions may be made where:
  - i. An up-to-date housing needs survey<sup>(16)</sup> identifies that there is no requirement for affordable housing provision in the parish; or
  - ii. It can be demonstrated that there are no Registered Providers willing to acquire the property with a discount from the open market value reflecting the value of the property as affordable housing<sup>(17)</sup>.

### Supporting information

**6.14** Essential rural workers dwellings are only permitted where they are required to meet the functional need of the enterprise to which they are attached. It is important to retain these dwellings for agricultural and forestry workers to meet the needs of the rural area and to make sure that sufficient accommodation remains available to house agricultural and forestry workers.

**6.15** LPS policies PG 6 'Open countryside' and PG 3 'Green Belt' restrict the provision of open market housing in the open countryside and the Green Belt. Where there genuinely is no long-term functional need for the dwelling and it can no longer be occupied in accordance with its occupancy condition, there is an opportunity to re-use the dwelling for affordable housing in perpetuity, which will assist in increasing the stock of affordable housing in rural areas.

**6.16** The value of the property for affordable housing should be assessed by a suitably qualified and experienced surveyor.

### Related documents

- Cheshire East Rural Housing Needs Surveys (Cheshire East Council)

15 To demonstrate that no other occupiers can be found who could occupy the dwelling in accordance with its occupancy condition, the dwelling should be marketed at a realistic price reflecting its occupancy condition for a period of not less than 12 months. The council will require evidence that a proper marketing exercise has been carried out including a record of all offers and expressions of interest received.

16 Cheshire East Council has housing needs surveys for many rural areas, which may be utilised. Where an up-to-date survey does not exist, the applicant must conduct a survey, based on the Cheshire East Council model survey, in conjunction with the parish council where possible.

17 To demonstrate that there are no Registered Providers that would be willing to acquire the property without its essential rural worker occupancy condition, a statement should be submitted setting out: the names and contact details of Register Providers approached; the property particulars provided to those parties including the proposed asking price; the dates(s) of this correspondence; and any responses received.



## Policy RUR 5

### Best and most versatile agricultural land

1. Outside of sites specifically allocated for development in the development plan, proposals should avoid the loss of best and most versatile agricultural land.
2. Where proposals involve the loss of best and most versatile agricultural land to development, the council may require detailed field assessments in accordance with technical advice or information from Natural England, and it must be demonstrated that:
  - i. the benefits of development clearly outweigh the impacts of the loss of the economic and other benefits of the land; and
  - ii. every effort has been made to mitigate the overall impact of the development on best and most versatile agricultural land.
3. Schemes that make provision for opportunities to improve the quality or quantity of best and most versatile agricultural land will be supported subject to other policies in the development plan.

### Supporting information

**6.17** Best and most versatile agricultural land is land in grades 1, 2 and 3a of the agricultural land classification as set out in the NPPF. LPS Policy SD 1 'Sustainable development in Cheshire East' requires development to protect the best and most versatile agricultural land where possible, whilst the NPPF requires consideration of the economic and other benefits of the best and most versatile agricultural land.

**6.18** Cheshire East is a food-producing area with a significant agricultural economy. It also faces significant development pressures and the protection of best and most versatile agricultural land is of particular importance in the borough.

**6.19** Once best and most versatile agricultural land is used for built development, it is difficult to mitigate for its loss. However, other forms of mitigation or improvement may be possible through the planning system, including:

- careful site layout and design;
- reducing flood risk, pollution and soil erosion;
- soil management measures to increase water uptake and reduce erosion; maintaining and improving field drainage; and strategic placement of buffer strips and hedgerows; and
- protecting best and most versatile agricultural land for environmental mitigation.

### Related documents

- The Role of Best and Most Versatile Agricultural Land in Cheshire East (2016, Harvey Hughes and 3D Rural Surveyors)





## Rural economy

### Policy RUR 6

#### Outdoor sport, leisure and recreation outside of settlement boundaries

1. Under LPS Policy PG 6 'Open countryside', development that is essential for the purposes of outdoor recreation will be permitted in the open countryside. Proposals for outdoor sport, leisure and recreation in the open countryside will be permitted provided they accord with other policies in the development plan and:
  - i. it can be demonstrated that a countryside location is necessary for the proposal;
  - ii. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
  - iii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the operation of the site<sup>(18)</sup>, are well-related to each other and existing buildings and do not form scattered development or development isolated from the main sports, leisure or recreation use of the site;
  - iv. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape either on its own or cumulatively with other developments; and
  - v. appropriate landscaping and screening is provided.
2. Wherever possible, proposals should be integrated with existing facilities, areas of open space and the public rights of way network.
3. Artificial lighting will be permitted in line with Policy ENV 14 'Light pollution' only where it is visually acceptable and strictly necessary. Its design and operation may be limited by condition in order to minimise light pollution in the open countryside.
4. In the Green Belt, the construction of new buildings for the provision of appropriate facilities for outdoor sport and outdoor recreation is not inappropriate development provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

#### Supporting information

**6.20** The open countryside is the area outside of any settlement with a defined settlement boundary. Outdoor sport, leisure and recreation uses are most sustainably located in existing settlements. However, it is recognised that there may be occasions where a countryside location is required, particularly for uses needing extensive areas of land such as golf courses and driving ranges, watersports facilities, fishing and war games.

**6.21** LPS Policy PG 6 'Open countryside' allows for development essential for the purpose of outdoor recreation in the open countryside, but the impacts on the open countryside should be minimised. LPS Policy EG 2 'Rural economy' supports developments that create or extend rural based tourist attractions, visitor facilities and recreational uses.

**6.22** In the Green Belt, the construction of new buildings for the provision of appropriate facilities for outdoor sport and outdoor recreation is not inappropriate development, provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

<sup>18</sup> Development reasonably required for the operation of the site may include space and facilities that can be demonstrated to be required to support the viability and sustainability of sports clubs.





**6.23** Other policies in the development plan may also have particular relevance to outdoor sport, leisure and recreation in the open countryside; particularly those related to access, car parking, design, landscape, nature conservation, heritage, and best and most versatile agricultural land.

## Policy RUR 7

### Equestrian development outside of settlement boundaries

1. In the open countryside, proposals for equestrian development related to grazing and equestrian enterprises (including stables, training areas, riding centres and studs) will be supported where they accord with other policies in the development plan and:
  - i. make the best use of existing infrastructure such as existing buildings, utilities, bridleways, tracks, parking and vehicular access;
  - ii. ancillary development (including hardstanding, parking and manure storage sites) is restricted to the minimum level reasonably required for the operation of the facility; is well-related to any existing buildings; and does not form isolated or scattered development;
  - iii. do not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance), either on its own or cumulatively with other developments;
  - iv. provide sufficient land for supplementary grazing and exercise<sup>(19)</sup>; and
  - v. provide appropriate landscaping and screening.
2. Additional buildings and structures may be permitted for small scale non-commercial proposals or for proposals to facilitate the sustainable growth and expansion of existing businesses, provided there are no existing buildings or structures that could be converted and where they are restricted to the minimum level reasonably required for the operation of the facility; are well-related to each other and existing buildings; and do not form isolated or scattered development. Larger non-commercial proposals and proposals for a new business should utilise existing buildings and structures; and new buildings and structures will not usually be permitted.
3. Any new building or structure must be constructed of temporary materials such as timber; its design must be appropriate to its intended equestrian use; and must not be designed to be easily converted to any non-equestrian use in the future.
4. Artificial lighting will be permitted in line with Policy ENV 14 'Light pollution' only where it is visually acceptable and strictly necessary. Its design and operation may be limited by condition in order to minimise light pollution in the open countryside.
5. Proposals should be accompanied by a waste management scheme, including horse manure and other waste.
6. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

### Supporting information

**6.24** The open countryside is the area outside of any settlement with a defined settlement boundary. Equestrian facilities usually need to be located outside of settlements and their operation contributes to the rural economy with tourism and leisure benefits.

<sup>19</sup> As set out in the Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids (2017) or any updated guidance.



**6.25** Under LPS Policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. Equestrian development related to grazing and equestrian enterprises (including stables, training areas, riding centres and studs) is considered to be a use appropriate to a rural area provided it is small in scale and it can be demonstrated that a countryside location is necessary for the proposal. Larger or commercial proposals may also be appropriate to a rural area where they re-use existing buildings and do not involve the construction of new buildings.

**6.26** By their nature, facilities such as stables, paddocks, training areas and associated facilities such as parking may often have impacts on the rural environment, landscape and local amenity.

**6.27** Under UK legislation, a horse is an agricultural animal if it is used directly for farming purposes. The term 'agricultural use' includes the breeding and keeping of livestock and the use of land for grazing. If horses are kept on the land for the primary purpose of grazing and/or are kept for the sole purpose of breeding, this will generally fall under the definition of 'agricultural use'. However, if horses are kept in a field for recreational use, this constitutes a material change in the use of the land, which requires planning permission.

**6.28** LPS Policy PG 6 'Open countryside' allows for development that is essential for uses appropriate to a rural area, but the impacts on the open countryside should be minimised. LPS Policy EG 2 ('Rural economy') supports developments that create or extend rural-based tourist attractions, visitor facilities and recreational uses. In the Green Belt, additional restrictions to development will apply under LPS Policy PG 3 'Green Belt'.

**6.29** Other policies in the development plan may also have particular relevance to equestrian development in the open countryside; particularly those related to access, car parking, design, landscape, nature conservation, heritage, and best and most versatile agricultural land.

#### **Related documents**

- Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids (2017, DEFRA)



## Policy RUR 8

### Visitor accommodation outside of settlement boundaries

1. Under LPS Policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. Certain types of **small-scale** visitor accommodation may be appropriate to a rural area where **their scale is appropriate to the location and setting and where** there is an identified need for the accommodation, which cannot be met in nearby settlements because the type of accommodation proposed is intrinsically linked with the countryside. This will not include new-build hotels or guest houses.
2. In the open countryside, **small-scale** proposals for visitor accommodation that are demonstrated to be appropriate to a rural area **under criterion 1** will be supported where they accord with other policies in the development plan and:
  - i. it can be clearly demonstrated that the proposal requires a countryside location;
  - ii. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
  - iii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the **existing or planned** operation of the accommodation; are well-related to each other and existing buildings and do not form isolated or scattered development;
  - iv. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance) either on its own or cumulatively with other developments; and
  - v. appropriate landscaping and screening is provided.
3. Where visitor accommodation is permitted in the open countryside that would be physically capable of forming a habitable dwelling, the council will impose planning conditions and/or legal obligations to restrict occupancy of the accommodation to prevent unauthorised permanent occupation. This includes (but is not limited to) static caravans, chalets, cabins and pods.
4. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

### Supporting information

**6.30** LPS Policy EG 4 'Tourism' seeks to support tourism development but, where outside of principal towns, key service centres and local service centres, there must be evidence that the facilities are required in conjunction with a particular countryside location.

**6.31** LPS Policy PG 6 'Open countryside' allows for development that is essential for uses appropriate to a rural area in the open countryside. Only those **small-scale** types of visitor accommodation **whose scale is appropriate to the location and setting; and** that specifically require a countryside location are considered to be appropriate to a rural area.

**6.32** Outside of the exceptions listed in LPS Policy PG 6, proposals for new housing in the open countryside will not be supported. To make sure that visitor accommodation remains in use as visitor accommodation and is not illegitimately used as a dwelling, it is likely to be necessary to limit occupation so that it cannot be used year-round.

**6.33** The policy applies to all development proposals for visitor accommodation where there is some form of static accommodation (whether temporary or permanent in nature) including new build,



extension, conversion or the material change of use of land. Visitor accommodation includes, but is not restricted to; hotels, guest houses, bed and breakfast accommodation, static caravans, chalets, cabins and other forms of static accommodation such as pods, yurts, tepees or glamping structures). It does not apply to proposals where visitors bring their own accommodation, such as touring caravan and camping sites.

## Policy RUR 9

### Caravan and camping sites

1. Under LPS Policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. **Small-Where their scale is appropriate to the location and setting.** sites for touring caravans and camping (where visitors pitch their own tents) are considered to be uses appropriate to a rural area, provided it can be demonstrated that a countryside location is necessary for the proposal.
2. In the open countryside, proposals for **small scale** touring caravan and camping sites that are **demonstrated to be** appropriate to a rural area **under criterion 1** will be supported where they accord with other policies in the development plan and:
  - i. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
  - ii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the **existing or planned** operation of the facility; are well-related to each other and existing buildings and do not form isolated or scattered development;
  - iii. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise and odour) either on its own or cumulatively with other developments;
  - iv. appropriate landscaping and screening is provided;
  - v. the site is capable of being connected to existing services;
  - vi. the site is capable of providing essential facilities (for sanitary and basic domestic uses) for users of the site; and
  - vii. the highway network is suitable for the types of vehicles and caravans that are likely to use the site.
3. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

### Supporting information

**6.34** By their nature, touring caravan and camping sites often need to be located outside of settlements and they contribute to the rural and visitor economy.

**6.35** This policy is limited to proposals where visitors bring their own accommodation. It does not apply to proposals for any form of static accommodation (whether temporary or permanent in nature) including (but not limited to) static caravans, chalets, pods, yurts, tepees or glamping structures.



## Policy RUR 10

### Employment development in the open countryside

1. Under LPS policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. Certain types of small scale employment development may be appropriate to a rural area where the nature of the business means that a countryside location is essential and the proposals provide local employment opportunities that support the vitality of rural settlements.
2. Where it is demonstrated that the proposal is appropriate to a rural area, small scale employment development will be supported where it accords with other policies in the development plan and:
  - i. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;
  - ii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the **existing or planned** operation of the business; are well-related to each other and existing buildings and do not form isolated or scattered development;
  - iii. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance) either on its own or cumulatively with other developments; and
  - iv. appropriate landscaping and screening is provided.
3. The design of any new building for employment purposes in the open countryside must be appropriate to its intended function and must not be designed to be easily converted to residential use in the future.

### Supporting information

**6.36** Employment development refers to development in **use** classes **B1, E(g)(i), E(g)(ii), E(g)(iii), B2 and B8 of the Use Classes Order**.

**6.37** LPS Policy EG 2 'Rural economy' takes a positive approach to sustainable new development in rural areas but specifically notes that development must not conflict with LPS Policy PG 6 'Open countryside'. In the open countryside, Policy PG 6 allows development that is essential for uses appropriate to a rural area. This policy clarifies the circumstances under which employment development in the open countryside would be considered to be a use appropriate to a rural area.

**6.38** Employment development that is not considered to be a use appropriate to a rural area under this policy may also be allowed in the open countryside, where it meets one or more of the exceptions to the restrictive approach set out in LPS Policy PG 6. This includes:

- where the development constitutes limited infilling in villages as set out in Policy PG 10 'Infill villages';
- where the development is limited to the re-use of rural buildings, where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension;
- where the development is limited to the replacement of buildings by new buildings not materially larger than the buildings they replace; or
- for development that is essential for the expansion or redevelopment of an existing business.

**6.39** In the Green Belt, additional restrictions to development will apply under LPS Policy PG 3 'Green Belt'.



## Policy RUR 11

### Extensions and alterations to buildings outside of settlement boundaries

1. Extensions and alterations to existing buildings (including the construction of ancillary outbuildings or structures in their curtilages) in the open countryside and Green Belt will be only be permitted where the proposed development would:
  - i. not result in disproportionate additions over and above the size of the original building;
  - ii. respect the character of the existing building, particularly where it is of traditional construction or appearance; and
  - iii. not unduly harm the openness of the Green Belt or the rural character of the countryside by virtue of prominence, excessive scale, bulk or visual intrusion.
2. When considering whether a proposal represents disproportionate additions, matters including height, bulk, form, siting and design will be taken into account. Increases in overall building height will usually be considered to be disproportionate additions.
3. In addition to criterion (2) above, proposals will usually be considered to represent disproportionate additions where they increase the size of the original building by more than 30% in the Green Belt or 50% in the open countryside. Exceptions to these size thresholds may be acceptable where the proposal:
  - i. is within a village infill boundary as shown on the adopted policies map;
  - ii. provides additional floorspace with no significant alterations to the building's envelope or external appearance (such as basement extensions);
  - iii. is required to provide basic amenities or sanitation; or
  - iv. is for a small scale domestic outbuilding in a residential curtilage.
4. In assessing proposals, full account will be taken of any previous extensions or development to the original building or in its curtilage. This original building means the building and outbuildings/structures as it was originally built, or as it existed on 01 July 1948 if constructed before this date. The increase in size will usually be determined by assessing the net increase in floorspace. Applicants must provide clear evidence of the original and proposed floorspace.

### Supporting information

**6.40** Under LPS Policy PG 3 'Green Belt', the extension or alteration of a building is not inappropriate development in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building. LPS Policy PG 6 'Open countryside' generally restricts development in the open countryside to that which is essential for a use appropriate to a rural area but makes an exception for extensions to existing dwellings where the extension is not disproportionate to the original dwelling.

**6.41** The policy sets out the types of matters that will be taken into account when determining whether or not proposals represent disproportionate additions. It also sets out size thresholds, above which proposals will usually be considered to be disproportionate. Proposals within these size thresholds may also be considered to be disproportionate additions, depending on the consideration of matters including height, bulk, form, siting and design.

**6.42** Due to the importance attached to Green Belts through national policy, it is appropriate to impose a less permissive approach to the term 'disproportionate additions' in the Green Belt than it is in the open countryside outside of the Green Belt, as defined through the LPS.





**6.43** Exceptions to the size thresholds under criterion (3) may be acceptable subject to compliance with the other policy criteria. It acknowledges the need for homes to have basic amenities or sanitation. It is expected that applications relying on this exception would be a rare occurrence, probably limited to the odd instances of very small and unimproved properties.

**6.44** Extensions and alterations to existing dwellings (including the construction of ancillary outbuildings in residential curtilages) will also be subject to Policy HOU 9 'Extensions and alterations'. Extensions to agricultural and forestry workers dwellings will also be subject to Policy RUR 3 'Agricultural and forestry workers dwellings'.

## Policy RUR 12

### Residential curtilages outside of settlement boundaries

1. Outside of any settlement with a defined settlement boundary, proposals for the extension of residential gardens or curtilages involving the material change of use of land will not be permitted unless:
  - i. the area of existing curtilage is severely restricted, and could not provide a reasonable sitting out area; or
  - ii. the extension is required to provide space for essential services (such as central heating fuel tanks or septic tanks) where there is insufficient space in the existing curtilage; or
  - iii. the dwelling has no vehicular access, an access with restricted visibility, or no off road parking space and a limited curtilage extension would enable a significant highway safety risk to be removed.
2. In cases where an extension may be appropriate, it must be limited to the minimum amount of land reasonably required for the purpose of the extension and must not unacceptably affect the amenity and character of the surrounding area or countryside, either on its own or cumulatively with other development.
3. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

### Supporting information

**6.45** LPS Policy PG 6 'Open countryside' allows for development that is essential for uses appropriate to a rural area in the open countryside. Extensions to residential gardens and curtilages can have significant impacts on the rural and open character of the countryside by enclosing land, creating new boundaries and introducing domestic uses and paraphernalia. Such extensions are only considered to be essential for uses appropriate to a rural area in the limited circumstances described by this policy.

**6.46** For the avoidance of doubt, this policy also applies to proposals to incorporate paddocks, equestrian facilities, agricultural land, smallholding fields and other land uses into a residential garden.



## Policy RUR 13

### Replacement buildings outside of settlement boundaries

1. The replacement of existing buildings in the open countryside and Green Belt will be only be permitted where the replacement building:
  - i. is not materially larger than the existing building; and
  - ii. would have no materially greater impact on the rural character of the countryside than the existing building, by virtue of prominence, scale, bulk or visual intrusion.
2. When considering whether a replacement building is materially larger, matters including height, bulk, form, siting, design, floorspace and footprint will be taken into account. Proposals involving increases in overall building height and development extending notably beyond the existing footprint will usually be considered to be materially larger.
3. In addition to criterion (2) above, proposals will usually be considered to be materially larger where they increase the size of the existing building by more than 5% in the Green Belt or 10% in the open countryside. Exceptions to these size thresholds may be acceptable where the proposal is within a village infill boundary as shown on the adopted policies map.
4. The increase in size will usually be determined by assessing the net increase in floorspace between the existing building and the replacement building. **This assessment relates only to the building being replaced and floorspace from any detached outbuildings in the curtilage will not only be taken into account where the buildings to be replaced can sensibly be considered together in comparison with what is proposed to replace them.** Applicants must provide clear evidence of the existing and proposed floorspace.
5. The existing building means the building as it exists at the time of submitting the planning application.
6. Proposals for replacement dwellings should include appropriate provision for domestic storage and garaging.

### Supporting information

**6.47** Under LPS Policy PG 3 'Green Belt', the replacement of a building is not inappropriate development in the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces. LPS Policy PG 6 'Open countryside' generally restricts development in the open countryside to that which is essential for a use appropriate to a rural area but makes an exception for the replacement of buildings, provided the new buildings are not materially larger.

**6.48** Determining what is 'materially larger' will depend upon the circumstances of each case. The policy sets out the types of matters that will be taken into account when deciding whether or not proposals are materially larger. It also sets out size thresholds, above which proposals will usually be considered to be materially larger. However, proposals within these size thresholds may still be considered to be materially larger depending on their height, bulk, form, siting, design, floorspace and footprint.

**6.49** Due to the importance attached to Green Belts through national policy, a less permissive approach to the term 'materially larger' is applied in the Green Belt than the open countryside outside of the Green Belt, as defined through the LPS.

**6.50** Where permission is granted for a replacement building outside of settlement boundaries, a condition withdrawing permitted development rights will be considered in each case, having regard to the character of the site and its surroundings.





## Policy RUR 14

### Re-use of rural buildings for residential use

1. The residential re-use of existing rural buildings will be permitted where the building is:
  - i. of permanent and substantial construction so as not to require extensive alteration or rebuilding; and
  - ii. of a size that is able to accommodate a satisfactory living environment in the new dwelling and would not require extending.
2. The curtilage of the new dwelling must be limited to the original curtilage of the building unless an extension can be justified under Policy RUR 12 'Residential curtilages outside of settlement boundaries' and must not have a harmful effect on the character of the surrounding countryside.
3. The proposals must be sympathetic to the building's architectural character and/or historic interest, as well as the character of its rural surroundings. Particular attention will be given to the impact of domestication and urbanisation of the proposals on the surrounding rural area including through:
  - i. the supply of utility and infrastructure services, including electricity, water and waste disposal to support residential use;
  - ii. the provision of safe vehicular access;
  - iii. the provision of adequate amenity space and parking;
  - iv. the introduction of a domestic curtilage;
  - v. the alteration of agricultural land and field walls; and
  - vi. any other engineering operation associated with the development.
4. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.

### Supporting information

**6.51** LPS Policy PG 6 'Open countryside' restricts development in the open countryside to that which is appropriate to a rural area. New dwellings are not considered to be a use appropriate to a rural area but exceptions to the restrictive approach may be made where proposals are limited to the re-use of existing buildings where the building is permanent, substantial, and would not require extensive alteration, re-building or extension.

**6.52** Within the Green Belt, the re-use of buildings is not inappropriate provided that the buildings are of permanent and substantial construction and development would preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

**6.53** Modern agricultural buildings are generally often not capable of conversion for residential re-use because the nature of their construction usually means they would require extensive alteration, rebuilding or extension. Proposals for conversion of heritage assets should take also account of relevant policies relating to the historic environment.





# 7

## Employment and economy



## 7 Employment and economy

**7.1** There is an ongoing need to support the business base of the borough. Cheshire East possesses one of the strongest economies in the north of England, but if business is to thrive in the long-term, sufficient provision must be made for current and future employment needs. Policies seek to make sure enough land is made available for business use over the plan period, and that the requirements of local businesses and growing sectors are fully accounted for.

### Policy EMP 1

#### Strategic employment areas

1. The following areas are designated as strategic employment areas and shown on the adopted policies map:
  - i. Alderley Park;
  - ii. Bentley Motors, Crewe;
  - iii. Booths Hall, Knutsford;
  - iv. Crewe Gates Industrial Estate, Crewe;
  - v. Crewe Green Business Park, Crewe;
  - vi. Hurdsfield Industrial Estate, Macclesfield;
  - vii. Jodrell Bank;
  - viii. Ma6nitute, Middlewich;
  - ix. Radbroke Hall, Knutsford;
  - x. Recipharm, Holmes Chapel; and
  - xi. Waters Corporation, Wilmslow.
2. These strategic employment areas are of particular significance to the economy of Cheshire East and will be protected for employment use as set out in LPS Policy EG 3 'Existing and allocated employment sites'.
3. Proposals for further investment for employment uses in these areas will be supported, subject to other policies in the development plan.

#### Supporting information

**7.2** These are the existing strategic employment areas as identified in the LPS. They are of particular significance to the economy in Cheshire East, collectively providing employment for over 13,000 people.



## Policy EMP 2

### Employment allocations

1. In addition to the new employment sites allocated through the LPS and SADPD, the following sites are allocated for business; industrial; and storage and distribution uses:
  - i. Site EMP 2.1 'Weston Interchange, Crewe' (0.60 ha for ~~B1 E(g)~~/B2/B8 uses);
  - ii. Site EMP 2.2 'Meadow Bridge, Crewe' (0.43 ha for ~~B1 E(g)~~ uses);
  - iii. ~~Site EMP 2.3 'Land east of University Way, Crewe' (3.86 ha for B1/B2/B8 uses);~~
  - iv. Site EMP 2.4 'Hurdsfield Road, Macclesfield' (1.33 ha for ~~B1 E(g)~~/B2 uses);
  - v. Site EMP 2.5 '61MU, Handforth' (4.92 ha for ~~B1 E(g)~~/B2/B8 uses);
  - vi. Site EMP 2.6 'Land rear of Handforth Dean Retail Park, Handforth' (2.64 ha for ~~B1 E(g)~~/B2/B8 uses);
  - vii. Site EMP 2.7 'New Farm, Middlewich' (7.83 ha for B2/B8 uses);
  - viii. Site EMP 2.8 'Land west of Manor Lane, Holmes Chapel' (2.30 ha for ~~B1 E(g)~~/B2/B8 uses); and
  - ix. Site EMP 2.9 'Land at British Salt, Middlewich' (7.05 ha for B2/B8 uses).
2. Other ancillary uses may also be permitted on these sites, where they are compatible with the employment use of the site and are delivered as part of a comprehensive employment scheme.
3. These employment allocations are shown on the adopted policies map and will be protected for employment use as set out in LPS Policy EG 3 'Existing and allocated employment sites'.

### Supporting information

**7.3** Under LPS Policy EG 3 'Existing and allocated employment sites', there is a presumption that existing employment areas and allocated employment sites will be protected for employment use. In addition to new employment sites allocated through the LPS and SADPD, the existing employment land supply forms an important component of the overall employment land provision.

**7.4** As required by LPS Policy EG 3, the remaining employment allocations from the saved policies of the former districts' local plans have been reviewed and the sites listed in this policy are considered to be suitable for employment purposes, with a reasonable prospect of development during the plan period.

**7.5** As demonstrated through the Employment Allocations Review (2019), each of these sites is considered to be suitable for employment development, although in some cases mitigation measures will be required. Planning applications for the development of these employment sites should take account of all other policies in the development plan and should submit evidence to demonstrate that mitigation measures proposed will address the impacts of development (for example through transport assessments, flood risk assessments, heritage impact assessments) as necessary. Particular issues that should be addressed through any future planning application include (but are not limited to):

#### **Site EMP 2.3 'Land east of University Way, Crewe':**

- ~~The site triggers the impact risk zone for Sandbach Flashes SSSI and Oakhanger Moss SSSI. Any future application should be supported with appropriate evidence regarding any impacts, along with mitigation measures if required.~~



#### Site EMP 2.4 'Hurdsfield Road, Macclesfield':

- A gravity sewer and clean water infrastructure crosses the site and a detailed constraints plan will be required to inform any future development layout.
- The area includes a former mill and gas works and a phase 1 and phase 2 contaminated land assessment would be required with any future planning application.
- The council is aware from BGS mineral resource mapping that the site is likely to contain shallow coal resources, as well as being part of a wider coal resource. The Coal Authority should be consulted on any planning application for the development of this site.

#### Site EMP 2.5 '61MU, Handforth':

- The site is part of a former MOD site with known radiological issues and a phase 1 and phase 2 contaminated land assessment would be required with any future planning application.

#### Site EMP 2.7 'New Farm, Middlewich':

- A high pressure gas pipeline crosses the site and a detailed constraints plan will be required to inform and any future development layout.
- The site triggers the impact risk zone for Sandbach Flashes SSSI. Any future application should be supported with appropriate evidence regarding any impacts, along with mitigation measures if required.

#### Site EMP 2.8 'Land west of Manor Lane, Holmes Chapel':

- The site includes water and wastewater infrastructure and a detailed constraints plan will be required to inform any future development layout.
- The council is aware from BGS mineral resource mapping that the site is likely to contain sand and gravel, and silica sand resources, as well as being part of a wider adjoining sand resource. As sand is a finite resource essential to support economic growth, it is considered to be of local and national importance in planning policy terms. In line with LPS Policy SE 10 'Sustainable provision of minerals' and national guidance on mineral safeguarding, the council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The Mineral Resource Assessment should be of a standard acceptable to the council, as the Minerals Planning Authority, and undertaken by a suitably competent person with appropriate qualifications or professional background, such as a minerals surveyor. The findings of the Minerals Resource Assessment will be an important planning consideration in the determination of any planning application for the development of this site.

#### Site EMP 2.9 'Land at British Salt, Middlewich':

- The site triggers the impact risk zone for Sandbach Flashes SSSI. Any future application should be supported with appropriate evidence regarding any impacts, along with mitigation measures if required.

#### Related documents

- Employment Allocations Review (2019/2020, Cheshire East Council) [PUBED 12]
- Minerals Safeguarding Practice Guidance v1.4 (2019, The Mineral Products Association & The Planning Officers Society)



# 8

## Housing



## 8 Housing

**8.1** Providing for the right numbers of homes in the right places whilst ensuring the quality of place is one of the key roles and responsibilities of the plan. The SADPD seeks to make sure that the housing built in the borough reflects the area's diverse needs, especially in terms of the type and size of homes provided. The plan also makes sure that new development creates satisfactory living environments for both new and existing residents.

### Housing types

#### Policy HOU 1

##### Housing mix

1. In line with LPS Policy SC 4 'Residential mix', housing developments should deliver a range and mix of house types, sizes and tenures, which are spread throughout the site and that reflect and respond to identified housing needs and demands. Taking account of the most up to date housing needs **and demand** information, national policies and where relevant, neighbourhood plan policies, a housing mix statement should be provided at detailed planning/reserved matters stage for all major housing schemes on how the proposed housing mix and type on the site responds to:
  - i. assessments of housing need including house types, tenures and sizes using Table 8.1 'Indicative house type tenures and sizes' as a starting point for analysis;
  - ii. assessment of the local housing market and its characteristics;
  - iii. character and design of the site and local area reflecting on the scheme's ability to accommodate a mix and range of housing; and
  - iv. **demand for self and custom build housing in line with the requirements of** Policy HOU 3 'Self and custom build dwellings'.
2. The housing mix statement should demonstrate how the proposal would address the needs of particular groups in the borough including first time buyers, those wishing to self build, families, the requirements of an ageing population and those also wishing to downsize.
3. The housing mix statement should also address how the proposal will be capable of meeting, and adapting to, the long term needs of the borough's older residents including supporting independent living.
4. Housing developments that do not demonstrate an appropriate mix on the site will not be permitted.

##### Supporting information

**8.2** The housing requirement set out in LPS Policy PG 1 'Overall development strategy' of 1,800 homes each year is based on the housing need of all existing and future residents. This policy builds on LPS Policy SC 4 'Residential mix, which seeks to make sure that housing is provided that is reflective of housing need across the borough as a whole. An appropriate mix of housing will need to be provided in individual developments, proportionate to the scale of the development proposed. Housing developments should not be dominated by large dwellings (four or more bedrooms), which are unlikely to meet the majority of the borough's housing needs.

**8.3** The demographic profile of the borough is expected to change throughout the plan period as a result of an ageing population. Providing a mix of housing is important to support independent living and choice. This also includes ensuring that housing design is flexible enough to adapt to meeting the changing needs of residents over time. Therefore, reference should also be made to Policy



HOU 2 'Specialist housing provision' and Policy HOU 6 'Accessibility and wheelchair housing standards'.



**8.4** The council will encourage all residential developments to be designed and built to encourage sustainable and flexible living. In particular, it will provide accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working and to benefit household members with disabilities or older residents who may need care and support (considered alongside other policies in the local plan). All dwellings should therefore incorporate sufficient storage space and floor layouts, which will provide practical usable space and a good standard of amenity.

**8.5** The housing mix statement should be a proportionate and up to date assessment of local circumstances and demonstrate how the proposed mix of housing tenure, type and sizes can help support the creation of mixed, balanced and inclusive communities. The Cheshire East Residential Mix Study (2019) includes an assessment of the bedroom size and tenure of housing in Cheshire East up to 2030 and should be considered the starting point for the analysis included in the housing mix statement. ~~It is expected that development achieves in the order of the housing mix, type and tenures as~~ set out in Table 8.1 'Indicative house type tenures and sizes'<sup>(20)</sup>.

**Table 8.1 Indicative house type tenures and sizes**

	Market housing	Intermediate housing	Low cost rent
1 bedroom	5%	14%	26%
2 bedroom	23%	53%	42%
3 bedroom	53%	28%	20%
4 bedroom	15%	4%	10%
5+ bedroom	3%	1%	3%

### Related documents

- Cheshire East Residential Mix Assessment (2019, Opinion Research Services) [PUBED 49]
- Cheshire East Custom and Self Build Register (Cheshire East Council)
- Cheshire East Housing Strategy 2018-2023 (2018, Cheshire East Council)
- Cheshire East Housing Development Study (2015, Opinion Research Services)
- Vulnerable and Older Persons Housing Strategy (2014, Cheshire East Council)

<sup>20</sup> Note: figures quoted in Table 8.1 'Indicative house type tenures and sizes' are rounded to the nearest whole number and do not necessarily sum exactly to 100%.



## Policy HOU 2

### Specialist housing provision

1. The delivery, retention and refurbishment of supported and specialised housing, which meets an identified need, will be supported. Supported and specialised housing should be designed to satisfy the requirements of the specific use or group it is intended for, whilst being adaptable ~~to general needs and responsive to changing needs over the lifetime of the development~~ and meet the requirements of other relevant local plan policies.
2. Measures that assist people to live independently in their own homes and to lead active lives in the community will be supported subject to other relevant local plan policies. This could include adaptable homes and the utilisation of assistive technology, which can accommodate the changing needs of occupants as they grow older.
3. Schemes that provide specialised older persons accommodation such as nursing homes and elderly persons accommodation, whilst promoting independent living, will be supported, provided that the following criteria are met:
  - i. the type of specialised accommodation proposed meets identified needs and contributes to maintaining the balance of the housing stock in the locality;
  - ii. the proposal provides easy access to services, community and support facilities, including health facilities and public transport, enabling its residents to live independently as part of the community;
  - iii. the proposal meets the accessibility and wheelchair housing standards set out in Policy HOU 6 'Accessibility and wheelchair housing standards';
  - iv. the design of the proposal, including any individual units of accommodation, should be capable of meeting the specialised accommodation support and care needs of the occupier. This includes pick up and drop off facilities close to the principal entrance suitable for taxis (with appropriate kerbs), minibuses and ambulances and the ability to provide assistive technology and internet connectivity where relevant;
  - v. the provision of suitable open space/grounds that can be used by residents;
  - vi. the provision of suitable levels of safe storage and charging facilities for residents' mobility scooters, where relevant; and
  - vii. affordable housing provision will be required in line with the thresholds set out in LPS Policy SC 5 'Affordable homes' ~~for elements of a proposal for supported and specialist housing that would create use class C3 self-contained dwellings.~~

### Supporting information

#### 8.6 Supported and specialised accommodation could include:

- move-on accommodation for people leaving hostels, refuges and other supported housing, to enable them to live independently;
- accommodation for care leavers;
- accommodation for disabled people (including people with physical and sensory impairments and learning difficulties) who require additional support or for whom living independently is not possible;
- accommodation for people with mental health issues who require intensive support;
- temporary accommodation for rough sleepers and those with substance misuse;
- accommodation for victims of domestic abuse; and
- accommodation for older persons.

**8.7** Whilst the term independence is often used in the context of older people, promoting independence is important across all stages of life, young children, throughout adulthood and into



old age. Our priority is to reach people early and keep them in their own homes through prevention and early intervention to reduce people reaching crisis point. This will include equipment and adaptations to support continued independence and enable care to be provided at home, and work with registered providers to improve the use of existing accessible housing stock.

## Older persons

**8.8** The population projections used in the Cheshire East Housing Development Study 2015 identify that the population of Cheshire East is likely to increase from 383,600 persons to 431,700 persons over the 12-year period 2018-30; a 12-year increase of 48,100 persons. The population in older age groups is projected to increase substantially during this period, with an increase in the population aged 60 or over of 35,600, of which over 60% are projected to be 75+ (22,250 persons). This is particularly important when establishing the types of housing required and the need for housing specifically for older people. Whilst most of these older people will already live in the area and many will not move from their current homes, those that do move home are likely to be looking for suitable housing.

**8.9** The term 'older people' covers a range of people with differing needs. These can be addressed through a number of housing options either in specialist housing (for example, supported housing, extra care, assisted living, retirement villages, care homes and continuing care communities, residential and nursing care, close care or very sheltered housing); or mainstream housing (that is, people living independently in their own home, if necessary with some adaptations to their properties) depending on the level of care and support provided.

**8.10** A large proportion of older people and vulnerable residents prefer to live at home. The council will consider applications to adapt or extend such houses in a positive and supportive manner as a means of helping more people to remain living independently in their own home, consistent with other policies in the local plan. An appropriate housing mix, in line with LPS policy SC 4 'Residential mix' and Policy HOU 1 'Housing mix' should also provide for appropriate options for those residents in the borough looking for alternative housing options, such as downsizing.

**8.11** The Cheshire East Residential Mix Assessment (2019) considers the need for specialist older person housing across the borough up to 2030. There is a current estimated need of 6,862 specialist housing units for older persons but this is expected to increase by a further 5,573 over the 2018-30 period, meaning that the total required additional provision up to 2030 for specialist housing for older people is estimated at 12,435. All of these properties are already counted within the Objectively Assessed Needs identified in the LPS.

**8.12** The Cheshire East Residential Mix Assessment (2019) identifies that it is unlikely that all of the identified needs for older people will be delivered by specialist accommodation alone. Many householders identified as needing specialist accommodation will choose to remain in their own homes with appropriate assistance from social care providers, assistive technology and appropriate adaptations or downsize to more suitable accommodation. Furthermore, the health, longevity and aspirations of older people mean that they will often live increasingly healthier lifestyles and therefore future housing needs may be different from current identified needs.

**8.13** The provision of specialist older persons accommodation should also consider the overall viability of development, in the longer term, including the availability of revenue funding for ongoing care and its procurement. It will also be important for the council and its partners to determine the most appropriate types of specialist older persons accommodation to ~~the be~~ provided in the area. Early engagement with the council, the health service and other social care providers is recommended. Specialist older persons accommodation should also be registered with the Care Quality Commission.

## Related documents

- Cheshire East Housing Strategy 2018-2023 (2018, Cheshire East Council)
- Cheshire East Joint Strategic Needs Assessment (Health and Wellbeing Board)
- Vulnerable and Older Persons Housing Strategy (2014, Cheshire East Council)



- Cheshire East Housing Development Study (2015, Opinion Research Services)
- Cheshire East Residential Mix Assessment (2019, Opinion Research Services) [PUBED 49]

## Policy HOU 3

### Self and custom build dwellings

1. The council will support proposals for self-build and custom-build housing in suitable locations.
2. On all housing developments providing 30 or more homes, a proportion of serviced plots of land should be provided, consistent with the latest available evidence of unmet demand.

### Supporting information

**8.14** The government wishes to increase opportunities for people to build or commission their own homes, and in so doing increase the role that these play in boosting the overall supply of new homes. This policy responds to that challenge and seeks to increase the amount of self-build and custom-build housing in the borough.

**8.15** The council has a legal duty to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. 'Self-build' is housing usually built in full by its final owners/occupiers from scratch. 'Custom-build' is housing usually part built by a provider and then customised by its owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. Owners/occupiers can be individuals or associations of individuals. A 'serviced plot of land' is land that can be connected to basic infrastructure. Each term is defined within in the Housing and Planning Act. Self-build and Custom Housebuilding Act and associated Regulations 2016.

**8.16** The NPPF states that planning policies should consider the size, type and tenure of housing needed for different groups, including people wishing to commission or build their own homes. LPS Policy SC 4 'Residential mix' states that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes. This could include people wishing to build or commission their own homes.

**8.17** To increase diversification in the housing market, for custom-build housing schemes, the council will encourage developers to offer the widest range of customisation options possible. As minimum however, owners/occupiers of custom-build housing should be able to influence the design/appearance of the external envelope of their home and choose their own room dimensions and layout.

**8.18** On larger sites (30 or more dwellings), opportunities for self-build and/or custom-build housing should be provided as part of the housing mix in line with Policy HOU 1 'Housing mix'. Such developments are required to provide a housing mix statement at detailed planning/reserved matters stage. As part of this statement, an assessment of the unmet demand at that location for the type of self-build and/or custom-build housing proposed should be provided, including (but not limited to) consideration of having regard to any shortfall in terms of the number of serviced plots permitted versus the current demand from the council's self-build register. Information regarding the extent to which the council is meeting its legal duties associated with self and custom-build will be published annually in its Authority Monitoring Report.

**8.19** Where an applicant considers that the provision of self-build and/or custom-build is unviable, this should be demonstrated through submission of a viability assessment. Any costs associated with the council independently evaluating the viability assessment will be borne by the applicant.



**8.20** Provision of self and custom-build housing opportunities will be controlled through conditions and/or Section 106 legal agreements as necessary.

**8.21** The requirement for self or custom build housing is separate to any affordable housing requirements set out in LPS Policy SC 5 'Affordable homes', although the council will be open to considering the provision of affordable housing through a self or custom-build route.

**8.22** Schemes for self-build and custom-build homes must still comply with policies and guidance in the development plan governing location and design of new homes. The fact that a proposed new home may be self or custom-build will not, in itself, override these policies.

### Related documents

- Cheshire East Custom and Self Build Register (Cheshire East Council)

## Policy HOU 4

### Houses in multiple occupation

- The change of use of a dwelling to a house in multiple occupation (HMO), or proposals to extend existing HMOs to accommodate additional residents, will be permitted provided that:
  - the number of existing HMOs within 50 metres of the application site does not exceed 10% of the total number of dwellings;
  - the extended or proposed HMO would not 'sandwich' an existing dwelling (C3) between two HMOs;
  - the proposal will would not have an adverse impact on:
    - the character and appearance of the property or the local area;
    - on-street car parking levels;
    - the capacity of local services/facilities; or
    - the amenity or environment of surrounding occupiers;
  - the proposal would not result in the 'sandwiching' of an existing single household (C3) between two HMOs;
  - the property is of a size, whereby the proposed layout, room sizes, daylight provision, range of facilities and external amenity space of the HMO would ensure an adequate standard of residential amenity for future occupiers;
  - adequate provision is made in the curtilage of the dwelling for covered cycle parking; and
  - adequate provision is made in the site for waste and recycling storage.
- When assessing the impact of a proposal, account will be taken of the concentration of existing HMOs in the vicinity of the application property. property. Exceptions to criteria 1(i) and 1(ii) may be applied where a proposal is made in a group of properties, for example a terrace, where the number of dwellings remaining in C3 use is so low (one or two dwellings) that the proposal would not cause further harm to the overall character of the area and the proposal is supported by evidence<sup>(21)</sup> to show that there is no reasonable demand for the existing C3 use.

<sup>21</sup> To demonstrate that no other occupiers can be found who could occupy the dwelling in C3 use, the dwelling should be marketed for sale or rent at a realistic price for a period of not less than 12 months. The council will require evidence that a proper marketing exercise has been carried out including a record of all offers and expressions of interest received.





## Supporting information

**8.23** A HMO is defined as a house or flat occupied by three or more individuals who form two or more unrelated households who share basic amenities. HMOs are classified by the Uses Classes Order as use class C4 (between three and six residents) or Sui Generis (of its own kind) (more than ~~6-six~~ residents). Permitted development rights enable the change of use of a dwelling (C3) to a small HMO (up to ~~6-six~~ residents) (C4) without the need for planning permission.

**8.24** HMOs are an important source of low cost, private sector housing for those on low incomes, students and those seeking temporary accommodation. However, the increase in the number of people living in a dwelling will increase demands on services and infrastructure above the demands of a smaller household traditionally associated with a C3 dwellinghouse. ~~a~~A concentration of HMOs in one area can change the character of that residential area, result in a decline in the settled population, increase demand on services and infrastructure and harm the amenity of surrounding residents.

**8.25** The policy seeks to strike a balance. It recognises the role that HMOs can play in achieving a range of accommodation whilst ensuring that sufficient policy controls exist to address potential adverse impacts that may arise from them, particularly in areas where there is a greater concentration of such accommodation. ~~Particular scrutiny of the issue of concentration will be made where HMOs comprise more than 10% of properties in any single road or street.~~

**8.25a** The council is currently considering the introduction of three non-immediate Article 4 Directions in parts of Crewe to remove permitted development rights for HMOs accommodating between three and six unrelated residents. The council will continue to monitor the concentration of HMOs elsewhere in the borough. A Supplementary Planning Document is also being prepared to provide additional guidance, including the density calculation and potential exceptions to this.

**8.26** The policy is intended to work in parallel with mandatory HMO licensing rules, which became effective on 01 October 2018. All HMOs that accommodate five or more people who form two or more households, are now required to be licensed. Licensing requirements include a minimum size for rooms used as sleeping accommodation and conditions to require license holders to comply with any scheme issued by the local housing authority for the storage and disposal of household waste.

**8.27** The council will consider the use of Article 4 Directions to remove permitted development rights for HMOs of up to six residents in areas where there is clear evidence that a high concentration of HMOs is having an unacceptable impact upon the amenity of the area.

## Related documents

- Amenity and Facilities Standards in Houses in Multiple Occupation (2018, Cheshire East Council)



## Policy HOU 5a

### Gypsy and Traveller site provision

### Gypsy, Traveller and Travelling Showpersons provision

1. In line with LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople', Gypsy and Traveller sites will be allocated or approved to meet the needs set out in the most recent Gypsy and Traveller Accommodation Assessment (GTAA). The updated GTAA (2018) identifies a need in the borough for the following provision over the remaining plan period (2017 to 2030):

- i. 32 additional permanent residential pitches for Gypsy Gypsies and Travellers; and
- ii. a transit site of between 5 and 10 pitches for Gypsy Gypsies and Travellers; and
- iii. 5 additional plots for Travelling Showpeople.

### Additional site provision

2. The following sites as shown on the adopted policies map are allocated for Gypsy and Traveller and Travelling Showperson sites to ensure a deliverable supply of pitches:
  - i. Site G&T 1 'Land east of Railway Cottages, Nantwich; Site G&T 1 'Land east of Railway Cottages, Nantwich (Baddington Park)' (2 additional permanent pitches);
  - ii. Site G&T 2 'Land at Coppenhall Moss, Crewe' (7 permanent pitches);
  - iii. Site G&T 3 'New Start Park, Wettenhall Road, Nantwich' (8 permanent pitches);
  - iv. Site G&T 4 'Three Oakes Site, Booth Lane, Middlewich' (24 permanent pitches);
  - v. Site G&T 5 'Cledford Hall, Cledford Lane, Middlewich' (10 transit pitches); and
  - vi. Site G&T 6 'Land at Thimswarra Farm, Moston';
  - vii. Site G&T 7 'Land at Meadowview, Moston';
  - viii. Site TS 1 'Lorry park, off Mobberley Road, Knutsford'; and
  - ix. Site TS 2 'Land at Fir Farm, Brereton';
  - x. Site G&T 8 'The Oakes, Mill Lane, Smallwood' (4 additional permanent pitches).
3. Planning permission for appropriate Gypsy and Traveller and Travelling Showperson provision will be granted on the sites listed above in accordance with the site principles listed below and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'. Planning permission will not be granted on these sites for other development that would compromise the ability of Gypsy and Traveller/Travelling Showperson provision to be delivered on the site. In the open countryside, outside the Green Belt, Gypsy and Traveller pitches, over and above those provided for on allocated sites, will only be permitted through the application of criterion 3(i) of LPS Policy PG 6 'Open Countryside' or where it is evidenced that the intended occupiers of a proposed pitch:
  - i. are able to provide evidence to demonstrate strong links to Cheshire East in line with the local connection criteria, as set out by Cheshire Homechoice;
  - ii. have a genuine need for culturally appropriate accommodation; and
  - iii. cannot meet their accommodation needs by occupying an existing pitch within an established, authorised Gypsy and Traveller site or a new pitch on an allocated site.

### Site Principles

4. Where these requirements are met, new pitches should be provided within an established Gypsy and Traveller site wherever possible, or, if not, as a small scale extension to it. A pitch on a new, stand-alone site will only be permitted where it is demonstrated that neither



of these options are feasible. Alongside the considerations set out in LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople', proposals for Gypsy and Traveller and Travelling Showperson sites should make sure that they:

- i. clearly indicate the proposed number of pitches / plots intended for the site;
- ii. are well planned, including clearly marked site and pitch or plot boundaries and include soft landscaping, appropriate boundary treatments and play areas for children where needed;
- iii. provide a safe environment for intended occupants and adequate on site facilities for parking and vehicle manoeuvring, storage, play and amenity space/facilities;
- iv. are capable of providing safe and adequate vehicle and pedestrian access arrangements including to emergency service vehicles;
- v. provide for roads, gateways and footpaths constructed using appropriate materials;
- vi. provide for an appropriate level of essential services and utilities including mains electricity, a connection to a public sewer or provision of discharge to a septic tank, a mains water supply and a suitable surface water drainage system, prioritising the use of Sustainable Drainage Systems (SuDS) in line with LPS Policy SE 13 'Flood risk and water management'; and
- vii. make sure that waste is stored appropriately for disposal and able to be collected in an efficient manner.

### Supporting information

**8.27a** National planning guidance requires that local planning authorities very strictly limit new Traveller site development in open countryside that is away from existing settlements. LPS Policy PG 6 'Open countryside' restricts development in the open countryside to that appropriate to a rural area with limited exceptions listed including limited infilling where the requirements of the policy are met.

**8.27b** As set out in footnote 59 of the LPS, Gypsy and Traveller sites in the Green Belt are considered to be inappropriate development.

**8.28** In light of government changes to pPlanning pPolicy for tTraveller sSites (2015), particularly the change to the definition of who constitutes a 'tTraveller' for the purpose of planning, the council has updated its evidence base, on a sub-regional basis, on the need for additional Gypsy and Traveller and Travelling Showperson accommodation. The policy reflects and seeks to address the updated assessment of accommodation needs. The GTAA (2018) identifies the need for 32 pitches for households who meet the planning definition, as set out in Annex 1 of planning policy for Traveller sites (2015), up to 2030.

**8.28a** The GTAA (2018) acknowledges that it was not possible to determine the travelling status of all of the households surveyed, and a proportion of these households may meet the definition provided in Annex 1 of Planning Policy for Traveller Sites (2015). The GTAA (2018) identifies that two additional pitches may be needed to address the potential needs of households where the travelling status has not been able to be determined through the GTAA. The GTAA (2018) also identifies a need for 3 additional pitches in the Plan period for households who may need culturally appropriate accommodation but fall outside of the planning definition provided in Annex 1 of Planning Policy for Traveller Sites (2015). Proposals for further Gypsy and Traveller sites in the borough arising in the plan period will be considered according to the policy approach set out in Policy HOU 5a 'Gypsy and Traveller site provision'.

**8.28b** Applicants who bring forward proposals on sites not allocated in the plan will need to demonstrate that they meet the definition provided for by the government's Planning Policy for Travellers Sites and that they have a local need which cannot be met by existing authorised or allocated sites. The council is also mindful of its duties under the Equality Act (2010). The policy,





through a criteria based approach, also seeks to provide for the accommodation needs of ethnic Gypsies and Travellers who fall outside the planning definition but nevertheless still need culturally appropriate accommodation.

**8.28c** Strong links to Cheshire East can be demonstrated through the local connection criteria as set out by Cheshire Homechoice, and are currently identified as intended occupiers who:

- Currently live, or have lived, within Cheshire East and have done for at least 2 consecutive years;
- Have immediate family (mother, father, brother, sister, adult child, adoptive parents) who are currently living in Cheshire East and have done for at least five years or more;
- Have a permanent contract of employment based within Cheshire East Borough;
- Members of the armed forces: (a) members of the Armed Forces and former Service personnel, where the application is made within five years of discharge, (b) bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner, or (c) serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result; or
- Other significant reason.

**8.29** Occupation of any development for consented Gypsy and Traveller and Travelling Showperson sites will be restricted, via condition, to persons complying with the national definition of Gypsies and Travellers and Travelling Showpersons, as appropriate.

**8.30** In line with LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople', there is a presumption against the loss of existing permanent consented Gypsy, and Traveller or Travelling Showperson sites where this would exacerbate or result in an identified shortfall unless suitable replacement provision is found.

**8.30a** The council will monitor the provision of additional pitches for Gypsies and Travellers that are delivered during the plan period. The effectiveness of the policy will be kept under review either as part of a Local Plan update or if there are any significant changes in the requirements for pitch provision, identified through monitoring, changes in national planning policy or as evidenced, for example, through a review of the GTAA.

#### Related documents

- Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018, Opinion Research Services) [PUBED 13]
- Gypsy and Traveller and Travelling Showpeople Site Selection Report (2019/2020, Cheshire East Council) [PUBED 14]
- Cheshire Homechoice Common Allocation Policy (2018, Cheshire Homechoice)



## Policy HOU 5b

### **Travelling Showperson site provision**

1. In line with LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople', Travelling Showperson sites will be allocated or approved to meet the needs set out in the most recent Gypsy and Traveller Accommodation Assessment (GTAA). The GTAA (2018) identifies a need in the borough for five additional plots for Travelling Showpeople over the remaining plan period (2017 to 2030).
2. The following sites, as shown on the adopted policies map, are allocated for Travelling Showperson sites to ensure a deliverable supply of plots:
  - i. Site TS 1 'Lorry park, off Mobberley Road, Knutsford' (3 plots);
  - ii. Site TS 2 'Land at Fir Farm, Brereton' (10 plots); and
  - iii. Site TS 3 'Land at former brickworks, A50 Newcastle Road' (2 additional plots).

### **Supporting information**

**8.30b** In light of government changes to Planning Policy for Traveller sites (2015), the council has updated its evidence base, on a sub-regional basis, on the need for additional Gypsy and Traveller accommodation. The policy reflects and seeks to address the updated assessment of accommodation needs for Travelling Showpeople. The GTAA (2018) identified a requirement for 5 plots up to 2030.

**8.30c** The allocation at Site TS 2 'Land at Fir Farm, Brereton' responds to a site specific requirement identified following the completion of the 2018 GTAA. The site will be recorded in future iterations of the GTAA. The policy also supports the appropriate intensification or reconfiguration of the existing Showman's Yard on the A50 (Site TS 3 'Land at former brickworks, A50 Newcastle Road') site for up to two additional plots.

**8.30d** As set out in footnote 59 of the LPS, Travelling Showperson sites in the Green Belt are considered to be inappropriate development.

**8.30e** Occupation of any development for consented Travelling Showperson sites will be restricted, via condition, to persons complying with the national definition of Travelling Showpeople, as appropriate.

**8.30f** In line with LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople', there is a presumption against the loss of existing permanent consented Travelling Showperson sites where this would exacerbate or result in an identified shortfall unless suitable replacement provision is found.

**8.30g** The council will monitor the provision of additional plots for Travelling Showpeople delivered during the plan period. The effectiveness of the policy will be kept under review either as part of periodic reviews/updates of the Local Plan or if there are any significant changes in the requirements for plot provision, identified through monitoring, changes in national planning policy or as evidenced, for example, through a review of the GTAA.

### **Related documents**

- Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018, Opinion Research Services) [ED 13]
- Gypsy and Traveller and Travelling Showpeople Site Selection Report (2020, Cheshire East Council) [ED 14]



## Policy HOU 5c

### **Gypsy and Traveller and Travelling Showperson site principles**

Alongside the considerations set out in LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople', proposals for Gypsy and Traveller and Travelling Showperson sites in the borough should make sure that they:

1. are well related to the size and location of the site and respect the scale of the nearest settled community;
2. clearly indicate the proposed number of pitches/plots intended for the site;
3. are well planned, including clearly marked site and pitch or plot boundaries and include soft landscaping, appropriate boundary treatments and play areas for children where needed;
4. provide a safe environment for intended occupants and adequate on site facilities for parking and vehicle manoeuvring, servicing arrangements, storage, play and amenity space/facilities;
5. are capable of providing safe and adequate vehicle and pedestrian access arrangements including to emergency service vehicles;
6. provide for roads, gateways and footpaths constructed using appropriate materials;
7. provide for an appropriate level of essential services and utilities including mains electricity, a connection to a public sewer or provision of discharge to a septic tank, a mains water supply and a suitable surface water drainage system, prioritising the use of Sustainable Drainage Systems (SuDS) in line with LPS Policy SE 13 'Flood risk and water management'; and
8. make provision for waste to be stored appropriately for disposal and is able to be collected in an efficient manner.

### **Supporting information**

**8.30h** This policy addresses specific design principles that should be met by all new sites for travelling and non-travelling Gypsies and Travellers and Travelling Showpeople and should be read alongside LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**8.30i** The site design and layout should ensure the safety and security of residents. If external lighting will help achieve this, it should be designed into the proposal at the outset to ensure it is the minimum required and appropriate for the location. Safe access to, and movement within, the site for pedestrians, cyclists and vehicles is essential, as well as ensuring access is retained at all times for emergency vehicles and servicing requirements, including refuse collection.

**8.30j** Sites must be capable of being serviced by all necessary utilities in order to provide an appropriate residential environment. Foul drainage to a public sewer should be provided wherever possible. Where foul drainage to a public sewer is not feasible sites will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. Sites must incorporate appropriate measures for surface water drainage, utilising Sustainable Drainage Systems where practicable.

**8.30k** Each pitch should be designed to provide appropriate accommodation for a household, and should normally allow for the siting of at least one trailer/mobile home and a touring caravan and space for car parking.



### Related documents

- [Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment \(2018, Opinion Research Services\) \[ED 13\]](#)
- [Gypsy and Traveller and Travelling Showpeople Site Selection Report \(2020, Cheshire East Council\) \[ED 14\]](#)

## Housing standards

### Policy HOU 6

#### Accessibility and wheelchair housing standards

1. In order to meet the needs of the borough's residents and to deliver dwellings that are capable of meeting people's changing circumstances over their lifetime, the following accessibility and wheelchair standards will be applied.
  - i. For major developments:
    - a. at least 30% of housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings; and
    - b. at least 6% should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.
  - ii. For specialist housing for older people:
    - a. all specialist housing for older people should comply with M4 (2) of the Building Regulations regarding accessible and adaptable dwellings; and
    - b. at least 25% of all specialist housing for older people should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.
2. The standards set out in criterion 1 will apply unless site specific factors indicate that step-free access cannot be achieved or is not viable. Where step-free access is not viable, the Optional Technical requirements in part M of the Building Regulations will not apply.
3. Proposals for new residential development in the borough should meet the Nationally Described Space Standard.

#### Supporting information

**8.31** In order to help deliver a wide choice of homes and create sustainable, inclusive and mixed communities, the NPPF states that local planning authorities should plan for the needs of different groups in the community, including older people and people with disabilities.

**8.32** The population projections used in the Cheshire East Housing Development Study 2015 identify that the population of Cheshire East is likely to increase from 383,600 persons to 431,700 persons over the 12-year period 2018-30; a 12-year increase of 48,100 persons. The population in older age groups is projected to increase substantially during this period, with an increase in the population aged 60 or over of 35,600, of which over 60% are projected to be 75+ (22,250 persons).

**8.33** National planning policy allows local planning authorities to set optional technical standards for new housing in relation to accessibility and wheelchair standards through their local plans. Using



the optional technical standards will allow the new housing to be more easily adaptable and support people in living in their homes for longer.

**8.34** Approved Document M of the Building Regulations 2010 (or as updated) sets out these standards. M4 (1): visitability is the mandatory building standard that applies to all new homes. M4 (2): accessible and adaptable dwellings and M4 (3): wheelchair user dwellings are the optional standards that local authorities can apply. The implementation of accessibility and wheelchair standards will take account of site-specific factors such as vulnerability to flooding, site topography and other factors. Where it is clearly demonstrated that step-free access cannot be achieved or is not viable, neither of the optional requirements in the policy will apply.

**8.35** The council is not intending to implement the tighter Building Regulations water efficiency standards optional requirement of 110 litres/person/day. The borough does not fall in an area with a 'serious' water company stress classification in the Environment Agency's 'Water stressed areas – final classification'.

**8.36** All new residential dwellings will be required to be built to the Nationally Described Space Standard (or any future successor). Applicants will be expected to design schemes in accordance with the Nationally Described Space Standards, including sufficient built-in storage. Applicants will be expected to submit appropriate and proportionate evidence alongside planning applications to make sure that compliance with the standards can be verified.

**8.36a** Reference should also be made to energy efficiency and renewable energy generation standards included in Policy ENV 7 'Climate change'.

#### Related documents

- Cheshire East Residential Mix Assessment (2019, Opinion Research Services) [PUBED 49]
- Local Plan Site Allocations and Development Policies Viability Assessment (2019/2020, HDH Planning and Development) [PUBED 52]
- Nationally Described Space Standards (2019/2020, Cheshire East Council) [PUBED 57]
- Housing: Optional Technical Standards (2015, DCLG)
- Cheshire East Housing Development Study (2015, Opinion Research Services)
- Technical Housing Standards: Nationally Described Space Standard (2015, DCLG)

## Policy HOU 7

### Subdivision of dwellings

Subdivision of existing dwellings into self-contained residential units will be permitted where the proposals accord with other policies in the development plan and:

1. satisfactory living environments can be created in the new dwellings;
2. sufficient amenity space and car parking is retained; and
3. adequate provision is made in the site for waste and recycling storage.

#### Supporting information

**8.37** The creation of additional self-contained housing units by the sub-division of existing dwellings is often an effective way of providing lower-cost accommodation, but the usual standards for dwellings will still apply.

**8.38** Changes to the existing housing stock may, from time to time, result in the replacement of former dwellings that have been demolished. Such forms of development need to be considered in



the same manner as a new dwelling because they can have a similar impact on the environment and require similar services and infrastructure.

**8.39** Any extensions or alterations must accord with the requirements of Policy HOU 9 'Extensions and alterations'.

## Policy HOU 8

### Backland development

Proposals for tandem or backland development will only be permitted where they:

1. demonstrate a satisfactory means of access to an existing public highway that has an appropriate relationship with existing residential properties;
2. do not have unacceptable consequences for the amenity of the residents of existing or proposed properties;
3. are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and
4. are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics.

### Supporting information

**8.40** The council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need. However, badly planned backland development can create unsatisfactory living environments for existing and future residents. This policy seeks to avoid the undesirable cramming of new dwellings onto sites already occupied by existing buildings. Only where the site is large enough to accommodate additional dwellings without adversely affecting the amenities enjoyed by existing properties, and where an acceptable, separate means of access can be provided, would such a form of development be appropriate.

## Policy HOU 9

### Extensions and alterations

Extensions or alterations to existing dwellings and construction of ancillary outbuildings in residential curtilages should:

1. be in keeping with the scale, character and appearance of their surroundings and the local area, and be subordinate to the existing dwelling;
2. not have a significant adverse impact on the amenity of nearby occupiers or the future occupiers of the dwelling; and
3. include suitable provision for access and parking in a way that does not detract from the character and appearance of the area.





## Supporting information

**8.41** To meet the changing needs of occupiers, this policy allows for extensions and alterations to existing dwellings, providing they are appropriately designed and have regard to neighbouring properties. In the application of this policy, reference should also be made to Policy HOU 11 'Residential standards'.

**8.42** The term 'existing dwelling' is classed as the dwelling at the time of the planning application.

**8.43** The assessment of whether a development is in keeping with the scale, character and appearance of its surrounding and local area will have regard to the design, scale, height, massing, material finishes, visual appearance and character of buildings, and the prevailing layout and landscaping of the development.

### Policy HOU 10

#### Amenity

Development proposals must not unacceptably harm the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of those properties due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

## Supporting information

**8.44** This policy intends to protect the amenities of residential occupiers or sensitive uses in the vicinity of any new development. Policy that reflects the agent of change principle can be found in Policy ENV 15 'New development and existing uses'.

**8.45** Environmental disturbance includes the effects of noise, vibration, smells, fumes, smoke, dust or grit. Sensitive uses are those uses whose activities are particularly vulnerable to disturbance from noise, pollution, loss of privacy, or daylight and visual intrusion, such as schools, hospitals and homes.



## Policy HOU 11

### Residential standards

1. Proposals for housing development should generally:
  - i. meet the standards for space between buildings as set out in Table 8.2 'Standards for space between buildings', unless the design and layout of the scheme and its relationship to the site and its characteristics provides an adequate degree of light and privacy between buildings; and
  - ii. include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.
2. In addition to the standards set out in Table 8.2 'Standards for space between buildings':
  - i. each building should normally be set back at least 1 metre from the side boundary; and
  - ii. where it is necessary to provide a car parking space at the front of the dwelling, each dwelling should be set back at least 5.5 metres from the highway to provide car parking space off the highway.

### Supporting information

**8.46** The Cheshire East Borough Design Guide supplementary planning document (2017) supports an innovative design led approach and promotes opportunities for reduced distance standards through good design. However, these distances in Table 8.2 'Standards for space between buildings' should be seen as a minimum where it impacts on existing property.

**Table 8.2 Standards for space between buildings**

Position/height of building	Standards for space between buildings from the centre line of any window
<b>1. Habitable room facing habitable room or facing non-residential buildings</b>	
1 or 2 storeys	<ul style="list-style-type: none"> <li>• 18 metres front to front of buildings</li> <li>• 21 metres back to back of buildings</li> </ul>
3 storeys or upwards	<ul style="list-style-type: none"> <li>• 20 metres front to front of buildings</li> <li>• 24 metres plus 2.5 metres per additional storey back to back of buildings</li> </ul>
<b>2. Habitable room facing non-habitable room</b>	
1 or 2 storeys	<ul style="list-style-type: none"> <li>• 14 metres</li> </ul>
3 storeys or upwards	<ul style="list-style-type: none"> <li>• 2.5 metres per additional storey</li> </ul>
<b>3. Allowance for differences in level between buildings</b>	
All cases where 1 and 2 (above) are applied and difference in level exceeds 2 metres	<ul style="list-style-type: none"> <li>• Add 2.5 metres to distance</li> </ul>
Each further 2 metres difference in level	<ul style="list-style-type: none"> <li>• Add additional 2.5 metres per 2 metres difference in level</li> </ul>





**8.47** A habitable room is any room in a house except the hall, stairs, landing, toilet, bathroom, and kitchen, unless the kitchen is a kitchen diner.

**8.48** The space criteria apply where the sole or principal window in the habitable room faces:

- in the case of 1, another habitable room; or
- in the case of 2, a blank wall or a wall that contains obscure glazing only.

#### Related documents

- Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e\*SCAPE Urbanists)

## Policy HOU 12

### Housing density

1. Residential development proposals will generally be expected to achieve a net density of at least 30 dwellings per hectare.
2. Development proposals will be expected to achieve a higher density:
  - i. in the settlement boundaries of principal towns, key service centres and local service centres where sites are well served by public transport; and/or
  - ii. close to existing or proposed transport routes/nodes.
3. In determining an appropriate density, the following factors will also be taken into account:
  - i. the mix and type of housing proposed;
  - ii. the landscape and townscape character in line with LPS Policy SE 2 'Efficient use of land' the character of the surrounding area (recognising that there are some areas of the borough with an established low density character that should be protected) and their wider landscape and/or townscape setting;
  - iii. the nature, setting and scale of the proposal including site constraints and local context;
  - iv. the character of the site including its topography and biodiversity value;
  - v. local market conditions and viability;
  - vi. the need to preserve the amenity of existing or future residents; and
  - vii. availability and capacity of local services, facilities and infrastructure.
4. Higher densities will be supported where innovative design solutions are proposed and consistent with the Cheshire East Borough Residential Design Guide supplementary planning document.

### Supporting information

**8.49** Proposals for housing developments should use land efficiently in line with LPS Policy SE 2 'Efficient use of land'. Policy HOU 12 'Housing density' sets out the council's expectations on the net density of sites in the borough. It does recognise that there will be sites where higher or lower densities will be more appropriate and sets out the factors that should be taken into account.

**8.50** In the application of this policy, reference should also be made to Policy HOU 1 'Housing mix' as providing for a broad mix of dwelling types, particularly smaller dwellings, can achieve higher net densities and the more effective and efficient use of land.



**8.51** The appreciation of landscape and townscape character, alongside well thought out and designed housing schemes, can assist in the efficient use of land when balanced with other design considerations. The efficient and effective use of land is important in contributing to regeneration, protecting greenfield sites, minimising Green Belt loss and supporting the achievement of sustainable development across the borough. There are, however, areas in the borough that have an established and important low density character that needs to be protected.

**8.52** Net dwelling density is defined as including only those site areas that will be developed for housing and directly associated uses, including access roads in the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

**8.53** Where viability assessments are submitted, they will be evaluated independently with the cost being borne by the applicant.

#### Related documents

- Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e\*SCAPE Urbanists)

## Housing delivery

### Policy HOU 13

#### Housing delivery

- The council supports the use of masterplans, design codes and area-wide design assessments to help bring forward and co-ordinate the delivery of housing sites and infrastructure in the borough.
- The council will support the sub-division of large sites, where this could help to speed up the delivery of homes, and does not conflict with their comprehensive planning and delivery when read alongside other policies in the local plan.
- Modern methods of construction will be encouraged where its-their use supports the delivery of homes and does not conflict with other policies in the local plan.
- To help make sure that proposals for housing development are implemented in a timely manner, the council will: consider imposing planning condition(s) requiring development to begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability.
  - consider imposing planning condition(s) requiring development to begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability; and
  - require that planning obligations are signed within defined timescales to support the delivery of sites in a timely fashion.

#### Supporting information

**8.54** The council will work closely with key partners, developers and landowners to expedite the delivery of housing and to maintain at least a five year deliverable supply of housing land and meet the overall development requirements of the local plan.

**8.55** The sub-division of larger sites to support the delivery of homes will only be supported where the delivery requirements of the larger site, for example by infrastructure delivery, public open space or the wider objectives of the site are not compromised.



## Policy HOU 14

### Small and medium-sized sites

The particular benefits of providing well-designed new homes on small and medium-sized sites, up to 30 homes, will be given positive weight in determining planning applications.

### Supporting information

**8.56** LPS Policy SC 4 'Residential mix' seeks to achieve a mix of housing types, tenures and sizes to address the wide range of needs of existing and future residents in the borough. The government wishes to diversify the housing market, opening it up further to small and medium sized builders and to make it easier for people who want to build their own homes<sup>(22)</sup>. The delivery of smaller sites plays an important role in meeting housing needs. Smaller sites offer a number of benefits, including providing a greater **diversify diversity** of sources, locations, type and mix of housing supply, supporting smaller housebuilders and supporting those wishing to bring forward custom, self-build and community-led housing. The policy makes clear the council's ambition to see more homes built on appropriate smaller sites.

**8.57** There is no universally accepted definition of what constitutes a small site. It may vary by reference to the characteristics of a particular area. In a joint report by the Local Government Information Unit and the Federation of Master Builders in December 2016,<sup>(23)</sup> a small site was considered to be one that was unlikely to be developed by large volume house builders. In the absence of a better measure this was defined as a site with the capacity for 30 units or fewer, or 1.5 hectares or less in size. A figure of 20 homes has been highlighted by the Home Builders Federation<sup>(24)</sup> on the basis that it provides a more appropriate broader potential site base for small and medium sized builders than the broadly applied definition of small sites involving around 10 dwellings. The council's view is that a threshold of 30 homes is appropriate in Cheshire East, because it generally reflects a scale of development that would be brought forward by small and medium size builders.

22 For example see the Housing White Paper 'Fixing Our Broken Housing Market' (2017, DCLG)

23 Small is Beautiful: Delivering More Homes Through Small Sites (2016, Local Government Information Unit and Federation of Master Builders)

24 Reversing the Decline of Small Housebuilders: Reinvigorating Entrepreneurialism and Building More Homes (2017, Home Builders Federation)





# 9

## Town centres and retail



## 9 Town centres and retail

**9.1** Despite a period of dynamic change, town centres remain the focal point for much retailing, leisure and commerce. The plan seeks to support the role and function of town centres through this period of change, particularly by concentrating on core areas and activities. In recognition of their role as principal towns, more detailed policy is provided for Crewe and Macclesfield.

### Retailing

#### Policy RET 1

##### Retail hierarchy

1. In line with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', the hierarchy of retail centres in Cheshire East is set out in the three tables below. The boundaries for principal town centres, town centres and local centres are shown on the adopted policies map. Development proposals should reflect the role, function and character of the relevant retail centre in the hierarchy to promote their long term vitality and viability.

Role and tier in retail hierarchy	Centre name	Centres
Principal town	Principal town centres	Crewe and Macclesfield
Key service centres	Town centres	Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow
Local service centres	Local centres	Alderley Edge, Audlem, Bollington, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley and Prestbury

2. Local centre boundaries are not proposed for Bunbury, Wrenbury and Shavington. As local service centres, any additional retail provision in these centres should focus on providing retailing of an appropriate scale, plus take opportunities for service users and small scale independent retailing of a function and character that meets the needs of the local community.
3. The following local urban centres are defined on the adopted policies map:

Role and tier in retail hierarchy	Centres
Local urban centres	Nantwich Road (Crewe), West Street (Crewe), West Heath Shopping Centre (Congleton), Welsh Row (Nantwich), Chapel Lane (Wilmslow) and Dean Row Road (Wilmslow)

4. The following neighbourhood parades of shops are defined on the adopted policies map:

Role and tier in retail hierarchy	Centres
Neighbourhood parade of shops	Crewe: Bramhall Road, Coronation Crescent, Coleridge Way, Kings Drive, Reasdale Avenue, Edleston Road; Macclesfield: Mill Lane, Tytherington Centre, Hurdsfield Green, Buxton Road, Park Lane, Thornton Square, Earlsway/Weston Square, Broken Cross, Kennedy Avenue, Westminster Road; Congleton: Hightown Biddulph Road; Handforth: Plumley Road; Knutsford: Longridge, Parkgate Lane, Woodlands Drive; Nantwich: Cronkinson Farm; Poynton: School Lane; Sandbach: Queens Drive; Wilmslow: Davenport Green, Twinnies Road; Alderley Edge: Wood Gardens; Bollington: Grimshaw Lane; Haslington: Crewe Road



## Supporting information

**9.2** LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce' sets out the retail hierarchy in Cheshire East, using the settlement hierarchy set out in LPS Policy PG 2 'Settlement hierarchy' (principal towns, key service centres and local service centres).

**9.3** Evidence from the **Cheshire East Retail Study Update (2016)** and the individual settlement reports has led to the identification of local urban centres and neighbourhood parades of shops, which have been added to the retail hierarchy.

**9.4** This policy therefore supplements LPS Policy EG 5 and confirms the retail hierarchy in Cheshire East. Reference should be made to the following retail policies that may apply to the different levels of the retail hierarchy, as shown in Table 9.1 'Retail policies'.

**Table 9.1 Retail policies**

Role and tier	Centre name	Related policy
Principal town	Principal town centres	<ul style="list-style-type: none"> <li>• LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce';</li> <li>• Policy RET 2 'Planning for retail needs';</li> <li>• Policy RET 7 'Supporting the vitality of town and retail centres';</li> <li>• Policy RET 3 'Sequential and impact tests';</li> <li>• Policy RET 8 'Residential accommodation in the town centre';</li> <li>• Policy RET 9 'Environmental improvements, public realm and design in town centres';</li> <li>• Policy RET 10 'Crewe town centre';</li> <li>• Policy RET 11 'Macclesfield town centre and environs'.</li> </ul>
Key service centre	Town centres	<ul style="list-style-type: none"> <li>• LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce';</li> <li>• Policy RET 2 'Planning for retail needs';</li> <li>• Policy RET 7 'Supporting the vitality of town and retail centres';</li> <li>• Policy RET 3 'Sequential and impact tests';</li> <li>• Policy RET 8 'Residential accommodation in the town centre';</li> <li>• Policy RET 9 'Environmental improvements, public realm and design in town centres'.</li> </ul>
Local service centre	Local centres	<ul style="list-style-type: none"> <li>• LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce';</li> <li>• Policy RET 2 'Planning for retail needs';</li> <li>• Policy RET 7 'Supporting the vitality of town and retail centres';</li> <li>• Policy RET 3 'Sequential and impact tests'.</li> </ul>
	Local urban centres	<ul style="list-style-type: none"> <li>• LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce';</li> <li>• Policy RET 2 'Planning for retail needs';</li> <li>• Policy RET 7 'Supporting the vitality of town and retail centres';</li> <li>• Policy RET 3 'Sequential and impact tests'.</li> </ul>
	Neighbourhood parades of shops	<ul style="list-style-type: none"> <li>• LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce';</li> <li>• Policy RET 2 'Planning for retail needs';</li> <li>• Policy RET 6 'Neighbourhood parades of shops'.</li> </ul>

**9.5** There is no discernible cluster of retail and town centre uses to enable a local centre boundary to be drawn in the case of Bunbury, Shavington and Wrenbury. However, they remain as local service centres in the retail hierarchy and any future additional proposed retail provision should take account of their role and function alongside other relevant local or neighbourhood plan policies.



**9.6** Local urban centres support the sustainability of larger centres and provide access to local day to day shopping needs. Neighbourhood parades of shops serve localised day to day needs of residents and are of purely neighbourhood significance. For the avoidance of doubt, local urban centres and neighbourhood parades of shops do not fall within the definition of town centres in the glossary of the NPPF.

#### Related documents

- Settlement reports (~~2019~~2020, Cheshire East Council) [~~PUBED~~ 21] to [~~PUBED~~ 44]
- Cheshire East Retail Study Partial Update (2020, WYG) [ED 17]
- Cheshire East Retail Study Update (2016, WYG)

### Policy RET 2

#### Planning for retail needs

Retail convenience and comparison floorspace need arising in the borough over the remaining plan period 2018-up to 2030 will be met principally through:

1. the delivery of sites allocated in the LPS that include an element of retailing to meet local needs;
2. further retail development in central Crewe and central Macclesfield, on sites in town centre boundaries; and
3. the delivery of allocated Site LPS 47 'Snow Hill, Nantwich'.

#### Supporting information

**9.7** The Cheshire East Retail Partial Study Update (~~2018~~2020) identifies ~~the following need for convenience and comparison floorspace over the period 2018 to 2030 no need for additional comparison goods floorspace in the borough up to 2030. The study identifies the following need for convenience floorspace at a town level.~~

Table 9.2 (DELETED) Need for convenience and comparison retail floorspace

Year	Convenience goods floorspace capacity		Comparison goods floorspace capacity	
	Min-sq.m	Max-sq.m	Min-sq.m	Max-sq.m
2018	400	500	-15,400	-25,600
2020	900	1,500	-14,400	-23,300
2025	2,200	3,400	-2,300	-3,700
2030	3,100	4,800	11,400	19,100



Table 9.3 Need for convenience retail floorspace at a town level up to 2030

	Convenience goods floorspace capacity	
	Min sq.m	Max sq.m
<u>Crewe</u>	<u>0</u>	<u>0</u>
<u>Macclesfield</u>	<u>2,300</u>	<u>2,700</u>
<u>Alsager</u>	<u>0</u>	<u>0</u>
<u>Congleton</u>	<u>1,300</u>	<u>1,600</u>
<u>Handforth</u>	<u>0</u>	<u>0</u>
<u>Knutsford</u>	<u>3,600</u>	<u>4,300</u>
<u>Middlewich</u>	<u>2,000</u>	<u>2,400</u>
<u>Nantwich</u>	<u>1,700</u>	<u>2,100</u>
<u>Poynton</u>	<u>0</u>	<u>0</u>
<u>Sandbach</u>	<u>100</u>	<u>200</u>
<u>Wilmslow</u>	<u>0</u>	<u>0</u>

**9.8** The Cheshire East Retail Study Partial Update (~~2018~~2020) recognises that expenditure growth forecasts in the longer term (and certainly beyond the next ten years) should be treated with caution given the inherent uncertainties in predicting the economy's performance over time and the pattern of future trading. Therefore, retail assessments will be reviewed on a regular basis in order to make sure that forecasts over the medium and long term are reflective of any changes to relevant available data.

**9.9** The need is expected to be met principally through the incremental development of allocated sites in the LPS, where such sites will incorporate an element of retail floorspace as part of their mixed-use development. Site LPS 47 'Snow Hill, Nantwich' includes support for appropriate retailing, including opportunities for small, independent retailers in that allocation.

**9.10** In line with their status as principal town centres, additional retail development will also be steered to the town centres of Crewe and Macclesfield. An example of this is the Royal Arcade scheme in Crewe town centre; a leisure-led, mixed use scheme that is expected to incorporate an element of retail use.

#### Related documents

- Cheshire East Retail Study Update (2016, WYG)
- Cheshire East Retail Study Partial Update (~~2018~~2020, WYG) [PUBED 17]





## Policy RET 3

### Sequential and impact tests

1. In accordance with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', a sequential test will be applied to planning applications for main town centre uses that are not in a defined centre<sup>(25)</sup>. **Main town centre uses should be located in designated centres, and then in edge-of-centre locations, and only if suitable sites are not available or expected to become available within a reasonable period, should out of centre sites be considered. In terms of edge and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre. Where an application has engaged the sequential test and sites in town centres or edge of centre locations have been demonstrated as not suitable, available or viable, applicants should also consider the suitability, viability and availability of sites in local urban centres, if a local urban centre falls within the catchment area of the proposal.**
2. Development proposals for retail and leisure uses that are located on the edge or outside of a defined centre<sup>(25)</sup>, and that exceed the floorspace thresholds set out in the table below, will have to demonstrate that they would not have a significant adverse impact on:
  - i. the delivery of existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - ii. the vitality and viability of any existing centre, including local consumer choice and trade in the town centre and relevant wider retail catchment, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

Centre	Location/use class	Impact test threshold (gross floorspace)
Principal town centres	1. Outside of primary shopping area (convenience and comparison goods – use class A1) 2. Outside of the town centre boundary in relation to the closest defined centre(s) (use classes A2, A3, A4 and A5)	500 sq.m
Town centres	1. Outside of primary shopping area (convenience and comparison goods – use class A1) 2. Outside of the town centre boundary in relation to the closest defined centre(s) (use classes A2, A3, A4 and A5)	300 sq.m
Local centres	1. Outside of centre boundary in relation to the closest defined centre(s) (convenience, comparison, service and leisure – use classes A1, A2, A3, A4 and A5)	200 sq.m

3. All proposals to extend existing class **A1-E(a)** stores in 'edge-of-centre' or 'out-of-centre' locations should also be accompanied by an impact assessment, where the additional floorspace proposed exceeds the relevant impact test threshold. Proposals to vary the range of goods permitted to be sold should also be accompanied by an impact assessment where the necessary impact test threshold has been exceeded.
4. Where any proposal fails to satisfy the sequential test and/or is likely to have a significant adverse impact on one or more of the considerations set out in criterion (2) on a defined centre, it will be refused.

25 Principal town centres, town centres, or local centres, or local urban centres.



## Supporting information

**9.11** National planning policy promotes the role of town centres as the heart of communities and requires that their vitality and viability are protected and enhanced. In doing so, it requires applications for edge and out-of-centre development for retail and leisure uses that are not in accordance with an up-to-date development plan, to be supported by impact assessments, where their size exceeds the relevant threshold. The NPPF sets a national threshold of 2,500 sq.m.; however, local planning authorities are able to set their own thresholds in the light of local evidence.

**9.12** In accordance with guidance set out in Planning Practice Guidance, the Threshold Policy for Main Town Centres Uses Impact Test: Evidence and Justification Report (2018) and the Retail Study Partial Update (2020) has have analysed data from a number of sources in forming a view on the appropriateness of setting alternative threshold levels. Overall, the reports concluded that it is appropriate to set local thresholds for the borough to reflect the differing scale of defined retail centres. These are shown in the table within the policy. For local urban centres, the threshold for the town where the local urban centre is located will apply.

**9.13** Where a catchment area extends across a number of centres, the need or otherwise for an impact assessment must have regard to the thresholds for each centre. Applicants are encouraged to engage with the council at an early stage to discuss the implementation of the sequential and impact assessment.

**9.13a** The Town and Country Planning (use classes) (Amendment) (England) regulations 2020 (SI 2020 No.757) have established Class E (commercial, business and services), Class F1 (learning and non-residential institutions) and Class F2 (local community) use classes. Policy RET 3 'Sequential and impact tests' applies to new floorspace, but also to change of use (where appropriate) and variations of conditions to remove or amend restrictions on how units operate in practice. In considering proposals for variations of conditions, the threshold should apply to the whole of the unit in question, rather than just the quantity of floorspace subject to the condition.

**9.14** In undertaking the sequential test, flexibility should be demonstrated on matters such as format and scale. In line with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', the sequential test will not be applied to applications for small scale rural offices or other small scale rural development.

## Related documents

- Threshold Policy for Main Town Centres Uses Impact Test: Evidence and Justification Report (2018, WYG) [PUBED 16]
- Cheshire East Retail Study Partial Update (2020, WYG) [ED 17]
- Settlement reports (~~2019~~2020, Cheshire East Council) [PUBED 21] to [PUBED 44]



## Policy RET 4

### Shop fronts and security

#### Shop Fronts

1. Proposals for new shop fronts or alterations to existing shops, including commercial premises, will be supported subject to meeting the following criteria:
  - i. the design and materials used must be of a high quality and must relate to the building as an entity and the character of the area;
  - ii. proposals should reflect the traditional character of shop fronts and include historically accurate detailing;
  - iii. new shopfronts in conservation areas should incorporate traditional design elements and materials; and
  - iv. the proposals should be designed to meet the needs of disabled people; and
  - v. any existing features of historic or architectural interest are retained.

#### Shutters

2. Shopfronts should present an active frontage to the street scene at all times. Where security is essential, preference will be given to internal open mesh grilles. Where it is demonstrated that additional security is necessary, following the consideration first of other measures such as security glazing, lighting, closed circuit TV and alarms, external open mesh grilles may be permitted. The housing for retractable open mesh grilles should be integrated into the shop front fascia. External solid shutters that obscure the shopfront will not be permitted.

#### Blinds and Canopies

3. Applications for blinds, canopies, awnings or any such similar device will be permitted subject to satisfying the following criteria:
  - i. the size, colours, design and materials are appropriate to the character and features of the building, and the character and appearance of the local area;
  - ii. proposals should not obscure features of architectural or historic interest or be uncharacteristic of a building's design;
  - iii. by reason of height or degree of projection the canopy must not interfere with free pedestrian or traffic movement; and
  - iv. where canopies are retractable, the canopy/blind box must be recessed in the plane of the shop front. Where this is physically impossible, projecting blind boxes must be inconspicuous and painted in a colour to match the shop front.

### Supporting information

**9.15** This policy supports LPS Policy SE 1 'Design', which seeks to make sure that development makes a positive contribution to its surroundings. Shopfronts affect the character and attractiveness of an area, and very particular attention should be given to the design and appearance of shop fronts in conservation areas. The council will seek to make sure that new shopfronts are of a high standard everywhere and are sensitive to the area in which they are located and of the building concerned to make sure that important existing historical/architectural features are retained. The policy also seeks to comply with legislation regarding access and facilities for disabled people. For further guidance on this matter, reference can be made to the Easy Access to Historic Buildings (2015) report.



**9.16** Shop windows provide views into and out of premises and help bring activity and enhance feelings of security. External steel shutters, and particularly solid shutters, along shop fronts can create dead and hostile environments and can attract vandalism and graffiti. Opportunities to improve security that do not require obtrusive features on the exterior of buildings, such as security glazing and alarm systems, should always be explored first before open mesh external shutters are considered. Proposals for the installation of metal shutter boxes, external grilles or other obtrusive features will not be acceptable in conservation areas or on listed buildings.

### Related documents

- Easy Access to Historic Buildings (2015, Historic England)

## Policy RET 5

### Restaurants, cafés, pubs and hot food takeaways

1. The building or change of use of establishments to ~~use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways)~~ will be permitted provided they comply with other policies in the development plan and where there will be no adverse effect, either individually or cumulatively, on the character of the area, amenities of residential occupiers, community safety and/or highway safety.
2. Where permission is granted for such uses or for an extension of such use, conditions appropriate to the permitted use may be imposed relating to community safety, hours of opening, noise, odour and fumes, the disposal of refuse, and restricting the sale of hot food to be consumed off the premises.
3. Where hot food takeaways (~~use class A5~~) are located within 400 metres of a secondary school or sixth form college, planning permission will be granted subject to a condition that the premises are not open to the public before 17:00 on weekdays and there is no over the counter sales before that time. The only exception to this approach will be where the proposal is in a principal town centre, town centre or local centre designated in the local plan.
4. Where space allows and it is appropriate to the use, character of the area, and will not conflict with pedestrian movement or public safety, external dining and seating shall be encouraged. Measures to screen outdoor dining and seating areas and to provide shelter should be of a high quality and not detrimental to the character and appearance of the area.

### Supporting information

**9.17** This policy supports LPS Policy SC 3 'Health and well-being', which recognises the importance of safe and healthy lifestyles.

**9.18** In the UK obesity is the greatest health issue for this generation. Hot food takeaways ~~in close proximity to, and surrounding schools, can be an obstacle to secondary school pupils eating healthy~~ tend to sell food that is high in calories, fat, salt and sugar and low in fibre, fruit and vegetables. There is evidence that regular consumption for energy dense food from hot food takeaways is associated with weight gain and is appealing to children. It is recognised that the causes of obesity are complex and the result of a number of factors. A wide range of health experts recommend restricting the use of hot food takeaways, particularly around schools in order to create a healthier food environment.

This policy therefore seeks to limit the availability of additional hot foot takeaway facilities near to secondary schools and sixth form colleges. Further information can be seen in the Restaurants, Cafés, Pubs and Hot Food Takeaways Background Report [ED 50].

**9.19** The most popular time for purchasing food from takeaways is after school. The proximity to primary schools is not addressed in this policy as secondary schools and sixth form college pupils



are considered to have greater mobility and independence compared to primary school pupils. Although the 400 metre distance (as the crow flies) will be taken from the school's entrance, site specific factors such as physical barriers to pedestrian movement and the number and location of other takeaways along the school route will be taken into consideration.

**9.20** Whilst restaurants, cafés, pubs, and takeaways ~~(use classes A3, A4 and A5)~~ add to the diversity of a town centre and can make a positive contribution to the vitality of the evening economy, there are also a number of undesirable impacts that can occur as a result of an over-concentration of such uses, including smell, noise, fumes, and antisocial behaviour.

**9.21** Proposals for ~~A3, A4 and A5 uses restaurants, cafés, pubs, and takeaways~~ will need to show that they comply with Policy ENV 12 'Air quality'. Proposals must provide appropriate extraction systems to effectively disperse of odours. They must demonstrate that they have no adverse impacts on visual amenity, including location and external finish, and noise to nearby properties.

**9.22** A waste management strategy should accompany planning applications, which should detail how proposals will acceptably manage their own waste on site, set their approach to recycling and address the impacts of customers' waste.

**9.23** The council, when considering applications for such uses, will also take into account the location of the development, the nature of the proposal and the character of the surrounding area. The location of ~~A4 drinking establishments~~ and ~~A5 uses hot food takeaways~~ in residential areas will be very carefully assessed.

**9.24** The impact of proposals on road safety will also be an important consideration when determining planning applications. Proposals will need to demonstrate that they will not adversely affect highway safety or the free flow of traffic on adjacent highways.

#### Related documents

- Restaurants, Cafés, Pubs and Hot Food Takeaways Background Report [ED 50] (2020, Cheshire East Council)
- Using the Planning System to Control Hot Food Takeaways (2013, NHS London Healthy Urban Development Unit)

### Policy RET 6

#### Neighbourhood parades of shops

1. The role of neighbourhood parades of shops, to provide facilities that serve a local catchment, will be supported.
2. Development involving the loss of existing use class A1-E(a) and/or F2(a) shops in neighbourhood parades of shops will only be permitted where it has been demonstrated that there is no reasonable prospect of the existing class A1-E(a) and/or F2(a) use continuing in the premises because of the absence of market demand.
3. Development proposals in neighbourhood parades of shops for additional use class A-E(a) and/or F2(a) uses will be supported where they are in keeping with the scale, local role and catchment of the parade.

#### Supporting information

**9.25** In line with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', small parades of shops will be protected. This policy reflects the important role that neighbourhood parades of shops have in providing for the day to day needs of people their local area. Neighbourhood





parades of shops generally form at least four shops located closely together. They can generally be readily accessed on foot and by bicycle and are a focus for interaction by local people, supporting community vibrancy. The council therefore wants to support the continued provision of these small scale facilities, which include post offices, general stores and hairdressers.

**9.26** Changes in lifestyles over the last 50 years, such as the increase in car ownership and the emergence of large superstores, mean that many people can now travel further and more easily to obtain food and services. However, local facilities continue to play an important role for day-to-day convenience and for those residents who have difficulty accessing superstores or the town centre. These centres also provide opportunities for more specialist retailers as well as other local facilities and services, avoiding the higher rents prevalent in larger centres.

**9.27** To demonstrate the absence of market demand under the second clause of the policy, the council will normally expect the premises to have been properly marketed through a commercial agent for at least 12 months, at a market value that reflects the use, condition, quality and location of the premises, and that no purchaser or tenant has come forward.

**9.28** Neighbourhood parades of shops are purely of neighbourhood significance and do not fall within the definition of a town centre, as set out in the NPPF.

**9.29** Developments that support the retention and delivery of community services should also make reference to LPS Policy EG 2 'Rural economy' and Policy REC 5 'Community facilities'.

**9.29a** The Town and Country Planning (use classes) (Amendment) (England) regulations 2020 (SI 2020 No.757) have established Class E (commercial, business and services), Class F1 (learning and non-residential institutions) and Class F2 (local community) use classes. Class E(a) relates to shops and F2(a) relates to shops selling mostly essential goods defined as selling a range of dry goods and food to visiting members of the public where there are no commercial units within 1,000 metres, and the unit's area is under 280 square metres.

#### Related documents

- Settlement reports (~~2019~~2020, Cheshire East Council) [~~PUBED~~ 21] to [~~PUBED~~ 44].



## Town centres

### Policy RET 7

#### Supporting the vitality of town and retail centres

1. In line with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', town centre locations are the primary location for main town centre uses to support their long term vitality and viability.
2. Primary shopping areas are defined on the adopted policies map for principal town centres and town centres.
3. In a primary shopping area, local centre or local urban centre:
  - i. development proposals for use class A1-E(a) retail development or investment to enhance existing use class A1-E(a) retail provision will be supported in principle;
  - ii. development proposals involving the loss of main town centre uses will not be permitted unless it can be demonstrated that:
    - a. there is no reasonable prospect of the existing use of the premises, or another main town centre use, continuing in the premises or on the site in the foreseeable future because of market demand; and
    - b. for primary shopping areas, the proposal does not unacceptably undermine the predominant character of the primary shopping area where retail uses (use class E(a)) are concentrated.
4. In a local centre or local urban centre, in addition to criterion ~~{3:(ii):}~~(a) above, development proposals should be of a scale commensurate with the centre's role and function. ~~An exception to this may be made where the local urban centre is demonstrated to be, sequentially, the preferred location for new retail development in line with criterion (1) of Policy RET 3 'Sequential and impact tests'.~~

#### Supporting information

**9.30** The policy is consistent with the introduction of Class E, F1 and F2 use classes which seek to respond to the rapid and changing retail environment. The primary shopping areas remain the focus of retail uses in town centres and the policy seeks to support their vitality and viability. The retail market is continuously changing and responding to societal change, particularly around internet shopping and changing technology. Therefore, it is recognised that the focus of town centres may change over time towards the introduction of leisure uses, the emphasis on the evening/night time economy, and increased flexibility in the wider town centre boundary. However, it will be important to retain a retail function in town centres, particularly in the primary shopping area where retail uses are concentrated, to support a diverse range of main town centres uses and enhance the overall attractiveness of centres in the borough.

**9.31** There are a number of diverse retail centres in the borough, with a unique character and quality of place. It is important that town centres contribute to a sense and quality of place that is appropriate and locally distinctive in character in line with the design principles set out in Policy RET 9 'Environmental improvements, public realm and design in town centres'. Town centres should also be accessible, inclusive and easily understood to all users.

**9.32** To demonstrate the absence of market demand under criterion 3(ii) of the policy, the council will normally expect that the premises have been properly marketed through a commercial agent for





at least 12 months, at a market value that reflects the use, condition, quality and location of the premises, and that no purchaser or tenant has come forward.

**9.33** Town centre boundaries and primary shopping areas are shown on the adopted policies map where the retail policies of the SADPD will apply. Neighbourhood plans may include their own retail and town centre policies, including the definition of town centre related boundaries and primary shopping areas, where relevant, in order to support the specific policy approach and objectives as stated and evidenced in the neighbourhood plan.

#### Related documents

- Settlement reports (~~2019~~2020, Cheshire East Council) [PUBED 21] to [PUBED 44]
- Cheshire East Retail Study Partial Update (2020, WYG) [ED 17]
- Cheshire East Retail Study Update (2016, WYG)

### Policy RET 8

#### Residential accommodation in the town centre

1. The provision of additional residential accommodation in principal town centres and town centres, as defined on the adopted policies map, will be supported in principle, including through:
  - i. the conversion of under-utilised upper floors of commercial buildings into flats;
  - ii. the inclusion of new homes as part of town centre mixed-use development schemes; and
  - iii. the redevelopment of existing sites, including car parks, where the requirements of Policy INF 2 'Public car parks' are suitably addressed.
2. In line with Policy ENV 15 'New development and existing uses', proposals for new residential accommodation in the town centre should be integrated effectively with existing businesses and community facilities.
3. Proposals for residential accommodation in the town centre should ensure:
  - i. appropriate and safe access arrangements;
  - ii. secure, well designed and accessible cycle parking; and
  - iii. appropriate and well located waste and recycling facilities.

#### Supporting information

**9.34** Town centre living can be beneficial to residents in terms of access to services and facilities. It also adds to the vitality of town centres, through providing additional surveillance and supporting the evening economy.

**9.35** Proposals for new residential uses in town centre environments should be effectively integrated with existing business and community facilities in line with the agent of change principle set out in Policy ENV 15 'New development and existing uses'.

**9.36** The council will support, where appropriate, the conversion of under utilised upper floors of commercial premises into flats where the proposal would provide an acceptable standard of accommodation with satisfactory access. Any alterations that are required to the front of the premises will be resisted where they would be detrimental to the appearance and character of the building,



particularly where the proposed development is in a conservation area or affects a building of special architectural or historic interest.

**9.36a** Other policies in the development plan may also have relevance to the achievement of suitable residential development in the town centre; particularly relating to access, parking, design and amenity. Proposals for new residential uses in the primary shopping area, as defined on the adopted policies map, should also consider the requirements of Policy RET 7 'Supporting the vitality of town and retail centres' to make sure that the primary shopping area remains the focus for retail uses in town centres to support their vitality and viability.

## Policy RET 9

### Environmental improvements, public realm and design in town centres

In line with LPS Policy SE 1 'Design', development proposals in principal town centres and town centres, as defined on the adopted policies map, will be permitted provided they make a positive contribution to their surroundings and reflect the following design principles:

1. Character - ensuring that the town centre has its own identity reinforced through new development. Development proposals should:
  - i. deliver high quality contemporary architecture that responds to the existing townscape character in terms of the width, character, massing, proportion, and rhythm of buildings;
  - ii. reinforce a sense of place in line with LPS Policy SE 1 'Design';
  - iii. integrate with its surroundings through its form, use of materials and landscape elements; and
  - iv. create distinctiveness through high quality architecture and detailing of buildings and the public realm.
2. High quality public realm - ensuring the town centre has attractive, accessible and vibrant outdoor streets and areas. Development proposals should:
  - i. include areas of attractive, thriving public spaces;
  - ii. include areas of green infrastructure;
  - iii. use high quality hard and soft landscaping detail to reinforce a sense of place and legibility;
  - iv. use a consistent palette of materials, relevant to the locality;
  - v. apply a consistent style of street furniture and signage, avoiding clutter;
  - vi. incorporate public art, where possible, including through the design of street furniture and making space for temporary art and performance;
  - vii. make creative use of lighting to add drama to the night time townscape, for example, by illuminating landmark buildings, whilst avoiding excessive light glow;
  - viii. evidence clear management and servicing regimes to maintain the quality of the public realm; and
  - ix. create spaces and routes that optimise safety and the sense of safety.
3. Ease of movement - ensuring that the town centre is easy to get to and move around. Development proposals should:
  - i. be permeable and well connected through a network of high quality routes and integrate with existing adjacent streets and public spaces;
  - ii. encourage and facilitate active travel and make provision for all forms of transport but give, giving priority to walking, cycling (including secure and convenient cycle parking) and public transport;



- iii. address the accessibility needs of everyone in the design of buildings, public spaces and routes, especially those with pushchairs, people with disabilities and the elderly so that all users can use the development safely, easily and with dignity; and
  - iv. provide servicing arrangements for shops and other uses that do not conflict with shoppers and other town centre users.
4. Legibility - ensuring the town centre has a clear image and is easily understood. Development proposals should:
- i. provide landmarks and gateways through the design, positioning and architectural detailing of buildings;
  - ii. make use of public art where possible; and
  - iii. establish vistas and views aligned to landmarks in and outside individual sites; and
  - iv. consider the needs of all members of society in clearly defining the functions of different parts of the town centre, including public and private environments, through the use of appropriate visual cues and signage.
5. Diversity and mix of uses - ensuring that development provides a range of uses in the town centre that creates street life and a vibrant daytime and evening economy. Development proposals should:
- i. have active ground floor uses facing the street and other areas of public realm;
  - ii. incorporate a vertical mix of uses in buildings, particularly residential uses over ground floor commercial uses; and
  - iii. address amenity issues, particularly where uses active into the later evening and residential uses are located close to one another in line with the requirements of Policy ENV 15 'New development and existing uses'.
6. Adaptability - ensuring that the use of buildings can change over time. Development proposals should:
- i. plan new buildings in perimeter blocks that can accommodate a range of uses;
  - ii. ensure appropriate access, servicing and delivery arrangements; and
  - iii. design buildings and their interior spaces so that they are flexible and can be adapted to new uses over time; and
  - iv. give consideration to the practicality of use, safety and lifespan of the building and spaces in the town centre through the use of attractive, robust materials which weather and mature well.

## Supporting information

**9.37** Good design is at the heart of creating successful places, including town centres. The policy builds on LPS Policy SE 1 'Design' and sets out six principles that all town centre developments should follow. The council wants developers to invest in quality. This includes designing buildings and spaces that create a sense of identity, are adaptable, accessible, inclusive, easily understood, and enhance local character and where the public realm associated with new development positively integrates with that of the wider town centre. Visitors should experience a sense of arrival, feel welcome and safe and find the centre easy to navigate. The centre should be attractive with a variety of uses and provide for the needs of all and provide a positive experience both during the day and evening.

**9.37a** Town centres play an important role in supporting independent living. This policy seeks to support design principles in making buildings and spaces feel safe, accessible and easily understood by all users of the town centre. The centre should be attractive with a variety of uses and provide for the needs of all and provide a positive experience both during the day and evening. Buildings and



spaces should support and provide opportunities for active travel and access to green infrastructure and other public spaces to support wellbeing.

**9.37b** It is important that the practical and day to day activity of the town centre is considered in the design of buildings and spaces including ensuring that development proposals facilitate appropriate management, delivery and servicing arrangements.

## Policy RET 10

### Crewe town centre

The council will support opportunities for improving and regenerating Crewe town centre in the development areas defined in this policy and Figure 9.1 'Crewe town centre development areas'. To achieve this aim, alongside applying policies relevant to all town centres, the following considerations will also apply:

1. **Northern Edge Development Area (NEDA):** Proposals involving the redevelopment of existing buildings and other land uses in the NEDA will be supported where they provide:
  - i. larger floorplate retail units to meet modern retailer requirements;
  - ii. high quality pedestrian routes and public realm connecting them with Victoria Street through the Victoria Centre and the Market Shopping Centre;
  - iii. measures to improve pedestrian and cycle connectivity between the NEDA and the University Technical College (UTC) to the north of West Street, where appropriate.
2. **Royal Arcade Development Area (RADA):** A comprehensive, leisure-led mixed use regeneration scheme will be supported in principle in the RADA central core. The scheme should:
  - i. be anchored by a multiplex cinema;
  - ii. include leisure and retail units, and potentially other main town centre uses;
  - iii. be designed with open streets with active building frontages;
  - iv. include a new multi storey car park, available for all town centre visitors;
  - v. provide attractive and safe routes through the area for pedestrians and cyclists between Victoria Street, Queensway, Delamere Street and Charles Street;
  - vi. provide a new bus interchange to replace the existing bus station; and
  - vii. provide main gateway connections into the core of the town centre at the junction of Queensway and Victoria Street.
3. Proposals that are likely to prejudice the comprehensive redevelopment of the RADA will not be permitted.
4. **Southern Gateway Development Area (SGDA):** Recognising the significance of the SGDA as the arrival point into the town centre for pedestrians and vehicles from the railway station, the following considerations will apply:
  - i. the refurbishment of existing buildings along High Street to support a vibrant range of main town centre uses will be supported. This could include the development of existing gaps in the street frontages and the redevelopment or improvement of existing poorly designed buildings;
  - ii. development proposals should provide for, wherever possible, safe and attractive pedestrian connections, including through to the Civic and Cultural Quarter Development Area (CCQDA), thereby reinforcing and improving connectivity between the primary shopping area, the CCQDA and Crewe Railway Station;
  - iii. redevelopment or reconfiguration on the site currently occupied by the retail warehouse buildings on the eastern part of the SGDA should provide for new and improved pedestrian/cycling connections between that site and the rest of the SGDA and also between that site and the CCQDA.



5. **Civic and Cultural Quarter Development Area (CCQDA):** The following development schemes will be supported:
  - i. the re-use or redevelopment of the former library buildings for a range of civic, cultural, community and other town centre uses, including a potential history centre;
  - ii. the flexible use of Crewe Market Hall, to remain functioning primarily as a market, but allowing for other appropriate uses, for example, for entertainment and community events; and
  - iii. the re-use of Christ Church for a cultural, leisure, entertainment, community or other town centre use (or uses), respecting its grade II listed status.
6. In addition to the above, the following principles will also apply across the town centre:
  - i. **Town centre public realm improvements:** Proposals that improve the quality of the public spaces, including green spaces, enhance the setting of heritage assets and improve routes across the town centre for pedestrians and cyclists, and links between the town centre, UTC and Crewe Railway Station, will be supported.
  - ii. **Connectivity between the town centre and Grand Junction Retail Park:** The council will support and implement a range of measures to improve pedestrian and cycle connectivity between the town centre and Grand Junction Retail Park, including through developer contributions, where justified.
  - iii. **New residential accommodation in the town centre:** New high quality residential accommodation in the town centre will be supported in line with Policy RET 8 'Residential accommodation in the town centre'.

## Supporting information

**9.38** Crewe town centre has a large catchment area with over 500,000 people living within a 30 minute drive-time. Crewe is recognised as a great place to live. It is the largest settlement in Cheshire East and is accommodating the highest share of the housing and employment growth in the LPS.

**9.39** The town centre suffers from a number of significant challenges including perception, the domination of key gateways into the town centre by car parks, poor quality connectivity through it by foot, vacant and underutilised buildings and, common to many other centres, an increasingly difficult retail market along with competition from out-of-centre retail and leisure destinations.

**9.40** However, looking ahead, the town centre has great potential as a destination and the local plan needs to play its full part to make sure this is harnessed. The town centre needs to diversify its offer, to become a mixed-use destination that is attractive both during the day and in the evenings, for shopping and as a place of choice to spend leisure time.

**9.41** A number of complementary strategies have been prepared (or are in preparation) for Crewe, including the Town Centre Regeneration Delivery Framework and the Crewe Hub Area Action Plan. The council will give consideration as to how proposed developments relate to these strategies and contribute towards a strategic approach for public realm improvements across the town centre.

**9.42** The regeneration programme for the town centre, agreed by the council's cabinet in September 2017, established a number of priorities that this planning policy seeks to support, including:

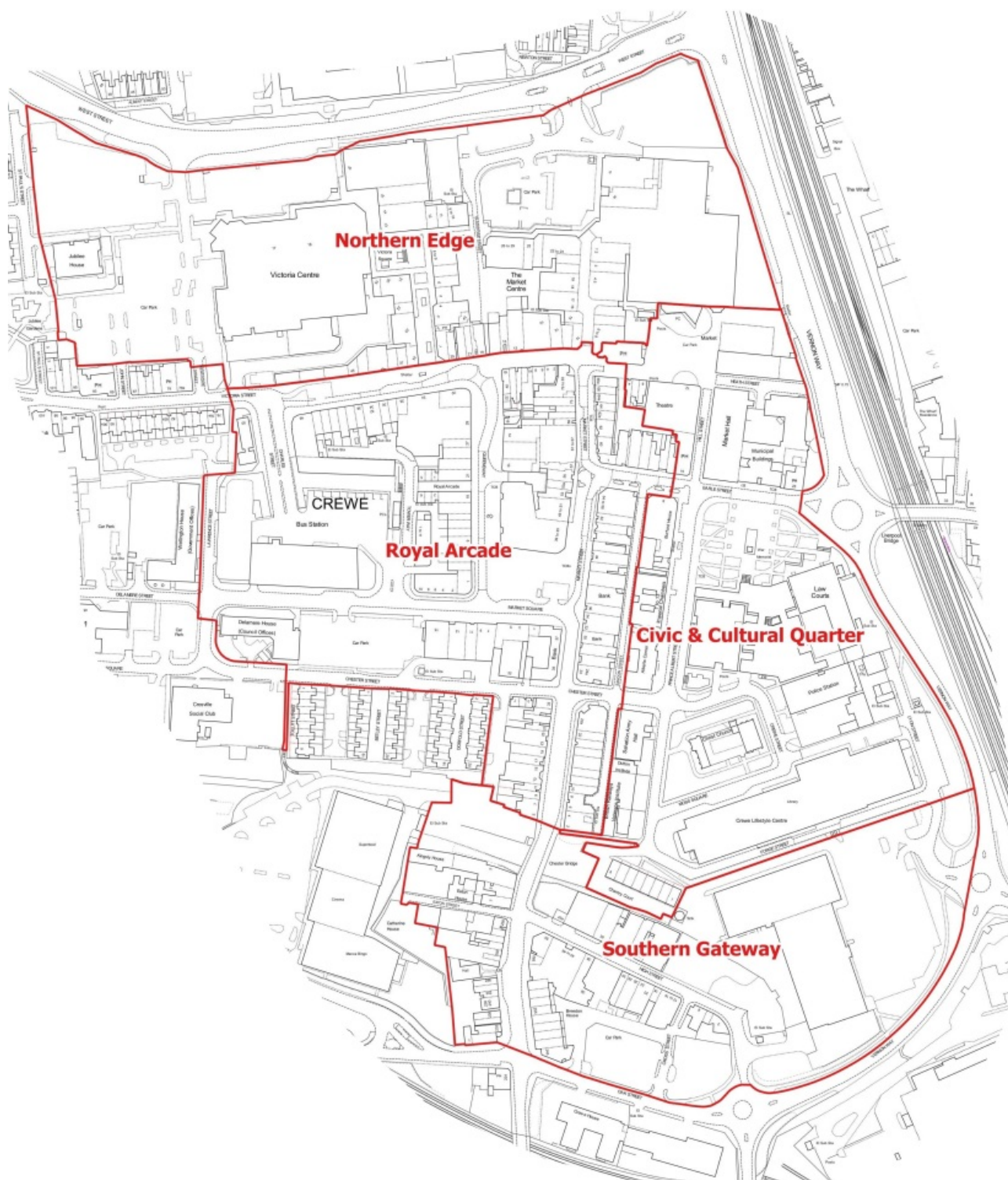
- develop distinct areas of change adding a greater richness of experience and distinctiveness to the town centre - the Royal Arcade, the Civic and Cultural Quarter, the Northern Edge and Southern Gateway;
- the delivery of the Royal Arcade scheme as a new anchor leisure and retail attraction in the heart of the town centre, along with a new high quality bus interchange. This scheme is pivotal to the town centre's regeneration and future success;





- capitalise on the delivery of recent major developments, the UTC and Lifestyle Centre to reinforce shopping circuits and drive footfall;
- enhance the town centre's public realm, in pedestrian areas and at key gateways to the town centre, utilising high quality design and materials, street furniture and public art; and
- diversify and enhance the market offer.

**Figure 9.1 Crewe town centre development areas**



**9.43** A better-connected arrangement of buildings is promoted in the Northern Edge Development Area, which would provide an enhanced sense of arrival and gateway into the town centre from the north and create better connections between the Victoria Centre, Market Shopping Centre, UTC and Lyceum Square.

**9.44** The Royal Arcade site provides an opportunity for transformational regeneration within the central core of the town centre. Redevelopment of the existing Royal Arcade site would create a new



cinema-anchored, leisure-led mixed-use scheme incorporating a new bus interchange, mixed leisure (including food and beverage) and retail uses. It is also expected to incorporate a new multi-storey public car park. This scheme will provide a focal point for visitors to the town centre, generating significant additional footfall and consumer expenditure alongside enhanced public realm and connections to other parts of the town centre.

**9.45** The Civic and Cultural Quarter brings together a range of leisure, cultural and civic functions including the Lifestyle Centre and the Municipal Buildings, in addition to the area around Memorial Square and Christ Church. The vision for the quarter will look to remodel the civic hub, currently comprising the former library, police station, law courts and undercroft car parking. Key projects will bring about the enhanced use of the Crewe Indoor Market, including sympathetic remodelling of the grade II listed building and public realm investment in the existing market sheds and Lyceum Square area.

**9.46** The Southern Gateway forms the entrance to the town centre from Mill Street and Crewe Railway Station. Investment in properties along Oak Street and High Street is encouraged for a mix of uses, consistent with the need to create a high quality connection between the station and town centre. This could include the potential for land assembly of properties in High Street, which are currently fragmented.

**9.46a** The council will work proactively to realise key development opportunities across the town centre and also important walking and cycling linkages within and around the town centre, including linkages with the Grand Junction Retail Park and Crewe Railway Station. This may involve the council assembling land and, where necessary and appropriate, using compulsory purchase powers to do so.

#### Related documents

- Crewe Town Centre Regeneration Delivery Framework for Growth (2015, Cushman and Wakefield)
- Cabinet paper: Crewe Town Centre Regeneration Programme: Major Investment Decisions (2017, Cheshire East Council)



## Policy RET 11

### Macclesfield town centre and environs

The council will, in principle, support opportunities for improving and regenerating Macclesfield town centre and environs as defined in Figure 9.2 'Macclesfield town centre and environs character areas'. To achieve this aim, in addition to applying policies relevant to all town centres, the following considerations will also be taken into account in this area:

#### Public realm

1. The council will support enhancements to the public realm, particularly where they improve pedestrian experience and connectivity and reduce the dominance of motor vehicles in the town centre. Development proposals that would detract from this aim will not be permitted.
2. Where proposed new development would generate intensified use of the public realm in the town centre, or where necessary to provide a high quality setting for new development and ensure its positive integration within the urban form, planning obligations may be used to secure the improvement of the town centre public realm.

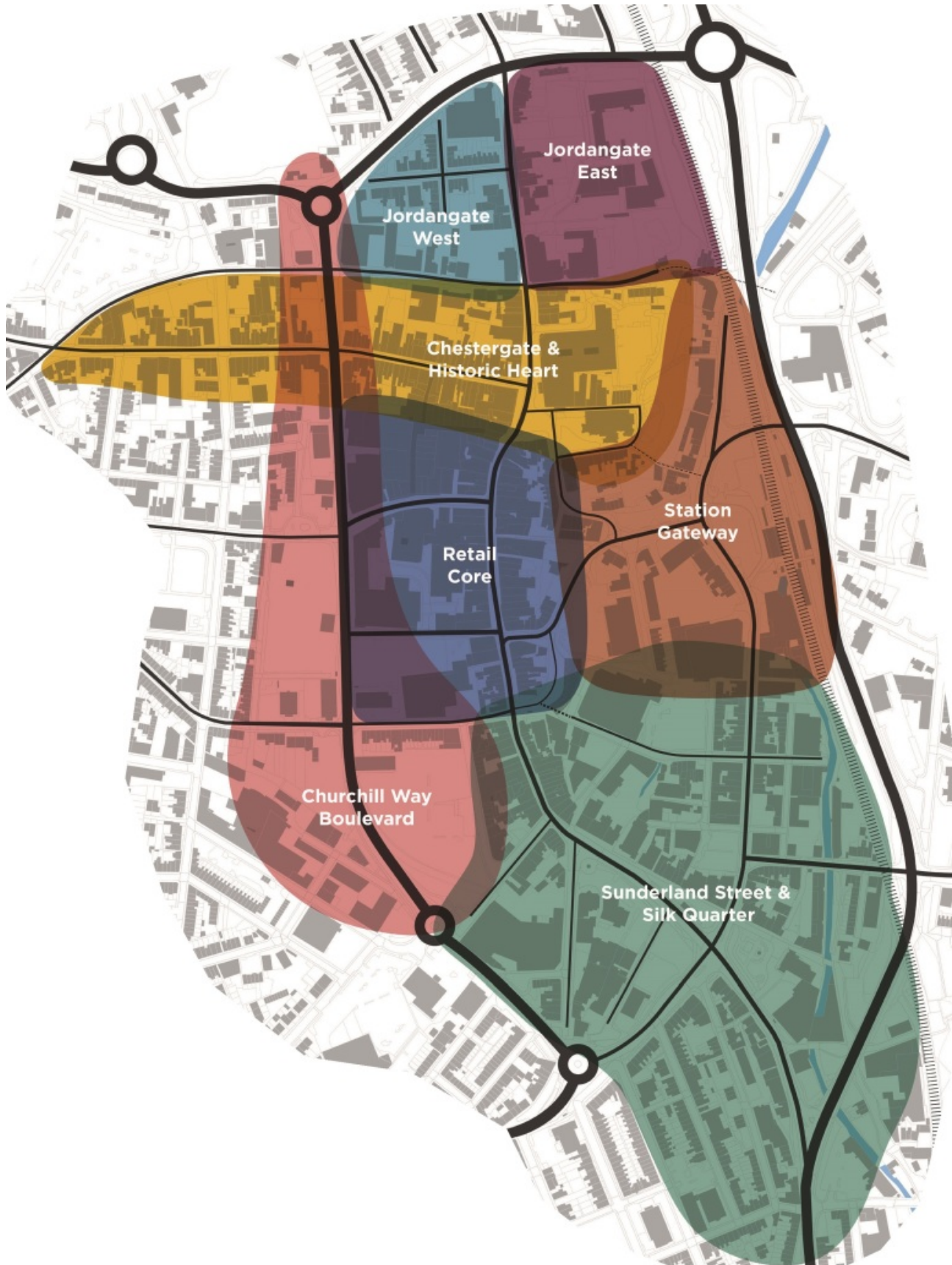
#### Character areas

3. **Chestergate and historic heart:** Along Chestergate and within the historic heart of the town centre, development proposals must reinforce and not dilute the traditional character and unique qualities of these areas characterised by independent and niche businesses, boutique retail outlets, café culture, restaurants, bars and alfresco activity. Development that does not respect the fine grain and historic character of these areas will not be permitted. Advertisements, shop fronts, and shutters should be of traditional style, materials and detailing, so as not to diminish the historic character of these localities.
4. **Retail core:** In the retail core, larger format development for main town centre uses will be permitted subject to meeting other policy requirements.
5. **Station gateway:** In the station gateway, development proposals that improve the appearance and amenities of this important gateway will be supported in principle. Subject to meeting other policy requirements, larger format developments will be permitted in this area, including on existing car parks, provided they are not proposed in a piecemeal fashion that undermines the overall character of the gateway area, and adequate alternative town centre parking is retained/provided.
6. **Sunderland Street and silk quarter:** Opportunities to encourage and develop a quarter with a strong residential element around the Sunderland Street area will be supported in principle, including residential conversions and new build, new uses and facilities complementary to a vibrant mixed use residential quarter, and schemes that enhance the appearance and pedestrian experience of the public realm. Where development adjacent to the River Bollin is proposed, opportunities to open it to public access should be pursued.
7. **Churchill Way bBoulevard:** Development on sites fronting onto Churchill Way should seek to repair the existing 'broken' frontage and must have regard to the nearby heritage assets including Christ Church and its conservation area. Developments should seek to take all opportunities for 'greening' this route and providing greater pedestrian priority at key junctions across Churchill Way.
8. **Jordangate wWest and Jordangate eEast:** In Jordangate wWest, infill development that creates new employment floorspace will be encouraged. In Jordangate eEast, redevelopment proposals for residential development will be supported to take advantage of the central location and rural views to the east.





Figure 9.2 Macclesfield town centre and environs character areas





## Supporting information

### Public realm

**9.47** National policy guidance highlights the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, and public and private spaces.

**9.48** The design and quality of the public realm is central to creating successful places, in terms of providing the space for movement, interaction and activity, and providing an appropriate setting for buildings. A high quality, well designed public realm can also serve to promote sustainable transport choices, by encouraging walking and cycling, and facilitating access to public transport hubs and services.

**9.49** Given the importance consumers place on the quality of environment when choosing between comparable destinations for retailing and leisure, ensuring a quality public realm in town centres is in the interests of attracting visitors and supporting town centre vitality and viability. This policy should be read alongside the principles set out in Policy RET 9 'Environmental improvements, public realm and design in town centres'.

**9.50** LPS Policy IN 2 'Developer contributions' states that developers contributions will be sought to make sure the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development, and that contributions will be used to mitigate the adverse impacts of development (including cumulative impact).

**9.51** Central Macclesfield is identified in the LPS as Strategic Location LPS 12 'Central Macclesfield', where the council will look to maximise opportunities for improvement and regeneration including through improvements to the public realm.

**9.52** A public realm strategy for Macclesfield town centre was developed in 2007, which identified significant deficiencies in the current town centre public realm. The council wishes to see these addressed in order to boost the attractiveness of the centre to shoppers and other visitors and to support town centre vitality and regeneration ambitions.

**9.53** This policy identifies that the council will negotiate with developers on a case-by-case basis to secure an appropriate scale of financial contribution towards the provision or improvement of public realm in the town centre, in line with LPS Policy IN 2 'Developer contributions', where it is justified, applying the relevant legal tests. In those parts of the town centre that are conservation areas, the council may seek to enter into planning obligations with developers to secure improvements to the public realm to make sure the overall impact of development on the area's character and appearance is positive. In all areas of the town centre, contributions will be sought where proposed development would generate intensified use of the public realm, or where improvement of the public realm is necessary to ensure the development's satisfactory integration with the urban form.

**9.54** In 2017 the council commissioned concept designs for town centre public realm enhancements to identify high level costings for desirable public realm upgrades in the town centre.

**9.55** No standard formula for calculating the scale of any public realm contribution that is required has been developed, given that this would vary on a site-specific basis depending on the scale and location of the development. Developers are encouraged to engage with the council at the pre-application stage, in order to determine whether a public realm contribution will be required, and the appropriate scale of any contribution.

**9.56** Where a contribution towards the provision or improvement of public realm is secured, it will be important that a contribution towards its future maintenance is also obtained in order to make sure that the infrastructure can be managed to a high standard that ensures its longevity.

**9.57** Policy requirements for individual character areas have been developed drawing from the evidence base and recommendations in the Macclesfield Town Centre Strategic Regeneration



Framework 2019. This document also shows plots/opportunity sites and gateways/arrival spaces that are in need of improvement. The council will work proactively to realise key development opportunities across the town centre and also important walking and cycling linkages within and around the town centre. This may involve the council assembling land and, where necessary and appropriate, using compulsory purchase powers to do so.

### **Chestergate and **h**Historic **h**Heart**

**9.58** These quarters contain significant heritage assets and traditional characters derived from their historic usage. Both are in large part designated conservation areas. The integrity of these areas is fragile and can be eroded by even small scale incremental insensitive changes. It is essential that new development makes a positive contribution to local character and distinctiveness. In particular shop fronts, advertisements and building exteriors should utilise traditional materials, designs and detailing and should respect the narrow plot widths and modest building proportions.

### **Station **g**Gateway**

**9.59** Although this area is an important gateway to the town centre and adjacent to a key transport node, it is currently used inefficiently with much land given over to surface car parking. It is desirable to increase the density of land use in this area to encourage as many people as possible to use more sustainable forms of transport. Redevelopment of this area could also significantly enhance perceptions of the town centre. Prospective applicants are encouraged to consider how their proposals will support the guidance and framework set out in the Macclesfield Town Centre Strategic Regeneration Framework.

### **Sunderland Street and **s**Silk **q**Quarter**

**9.60** This area has a traditional character with many historic buildings associated with the town's silk industry. The aspiration for this area is for it to evolve into a vibrant urban mixed use area with converted former industrial buildings providing apartments and workspaces and a mix of uses that breathe life into the locality. It is important that areas of the town centre more peripheral to the retail core adapt to accommodate other appropriate uses such as residential. The area around Sunderland Street is already beginning to develop as a more residential quarter and this policy seeks to encourage and facilitate that incremental change without jeopardising the vibrancy of this locality, which stems from its varied mix of uses.

### **Churchill Way **b**Boulevard**

**9.61** Churchill Way forms a primary route through the town centre but currently acts as a barrier between the heart of the town and residential and business areas to the west. A key aspiration for this area is to transform this key route to create a greener 'boulevard' to enhance first impressions of the town, improve legibility and wayfinding and reduce car dominance.

### **Related documents**

- Macclesfield Public Realm Strategy (2007, LDA Design)
- Concept Designs for Macclesfield Town Centre Public Realm Enhancements (2017, BDP)
- Macclesfield Town Centre Strategic Regeneration Framework (2019, Cheshire East Council)





# 10

## Transport and infrastructure





## 10 Transport and infrastructure

**10.1** The borough covers both highly urbanised and deeply rural areas, with very different transport needs and opportunities. Manchester Airport, which traverses the borough boundary, necessitates a number of specific policy interventions. Elsewhere, there is an emphasis on improving facilities for non-car modes of transport and for protecting land for future transport and utility provision.

### Transport

#### Policy INF 1

##### Cycleways, bridleways and footpaths

1. Development proposals that would lead to the loss or degradation of a public right of way (such as a footpath, cycleway or bridleway) or a permissive path (such as a canal towpath) will not be permitted.
2. Development proposals that involve the diversion of cycleways, footpaths, ~~or bridleways or canal towpaths~~ will only be permitted where the diversions provide clear and demonstrable benefits for the wider community.
3. Development proposals should seek to contribute positively to:
  - i. the Cheshire East Cycling Strategy;
  - ii. the Cheshire East Rights of Way Improvement Plan Strategy and Implementation Plans; and
  - iii. the walking, cycling and public transport objectives of the Cheshire East Local Transport Plan.
4. Development proposals should seek, where feasible, to provide links to national cycle routes, long-distance footpaths, ~~canal towpaths~~ and rights of way networks.
5. Design and access statements must be accompanied by maps showing links to community facilities and existing public rights of way as per the Active Design guide principle in the Cheshire East Borough Design Guide supplementary planning document.

#### Supporting information

**10.2** National planning policy highlights that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. It also says that planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks, including national trails. Maximising sustainable transport opportunities supports active lifestyles, well-being and, therefore, good health.

**10.3** The diversion or stopping up of a public footpath, bridleway or other public road in association with a planning application must be considered before the granting of planning permission.

#### Related documents

- Cheshire East Cycling Strategy 2017-2027 (2017, Cheshire East Council)
- Cheshire East Rights of Way Improvement Plan Strategy and Implementation Plans (2011, Cheshire East Council)
- Cheshire East Local Transport Plan ~~Strategy 2011-2026 and Implementation Plan~~ 2019-2024 (2011/2019, Cheshire East Council)

- Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e\*SCAPE Urbanists)
- Active Design Guide (2015, Sport England and Public Health England)



## Policy INF 2

### Public car parks

Existing public car parks should be retained in use as such. Development proposals involving the loss of public car parking spaces will only be permitted where:

1. the spaces are adequately replaced either on the site or nearby; or
2. it is satisfactorily evidenced through a car parking survey and/or travel plan that the spaces lost are surplus to demand; or
3. their loss can be acceptably mitigated offset through improvements to other nearby transport facilities that will serve the development and these improvements are provided or funded by the developer.

### Supporting information

**10.4** Car parks serving town centres, local shopping areas, housing, commercial areas and transport facilities are essential to its residents, workers and visitors and to the proper functioning and attractiveness of these places.



## Policy INF 3

### Highway safety and access

1. Development proposals should:
  - i. comply with the relevant Highway Authority's and other highway design guidance;
  - ii. provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles;
  - iii. make sure that development traffic is satisfactorily assimilated into the operation of the existing highway network and not create unacceptable impacts on road safety that cannot be satisfactorily mitigated;
  - iv. incorporate measures to assist access to, from and within the site by pedestrians, cyclists and public transport users and meets the needs of people with disabilities;
  - v. not generate movements of heavy goods vehicles on unsuitable roads, or on roads without suitable access to the classified highway network; and
  - vi. incorporate appropriate charging infrastructure for electric vehicles in safe, accessible and convenient locations. For major developments, the following standards will apply:
    - a. a chargepoint for every new dwelling (whether new build or change of use) with an associated car parking space, unless this is not feasible because of excessively high grid connection costs; and
    - b. one chargepoint for every five car parking spaces in the case of new, non-residential buildings.
2. In accordance with the council's local validation requirements and LPS Policy CO 4 'Travel plans and transport assessments', all development proposals that generate a significant amount of movement should be supported by a travel plan and either a transport statement or transport assessment, both of which should be submitted alongside the planning application.

### Supporting information

**10.5** This policy complements LPS Policy SE 1 'Design', which seeks development proposals to make a positive contribution to their surroundings, which includes ensuring that places are designed around the needs and comfort of people and not vehicles; LPS Policy CO 1 'Sustainable travel and transport', which seeks to deliver a safe, sustainable, high quality, integrated transport system; and LPS Policy CO 4 'Travel plans and transport assessments', which contains information on when travel plans and transport assessments are required and what they need to address.

**10.5a** Residential chargepoints must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle.

**10.6** It is important to make sure that highway problems are not created as a result of allowing new development. The council will therefore continue to make sure that regard is given to the environmental and road safety implications of traffic generation from proposed developments. In assessing individual proposals, advice will be sought from Highways England and the Highways Authority as appropriate.

### Related documents

- Cheshire East Local Transport Plan Strategy 2011-2026 and Implementation Plan 2019-2024 (2011-2019), Cheshire East Council)





- Infrastructure Delivery Plan Update (2016, Cheshire East Council)
- Cheshire East Travel Planning Guidance Notes (Cheshire East Council)
- Manual for Streets (2007, DCLG and DfT)
- Manual for Streets 2: Wider Application of the Principles (2010, Chartered Institute of Highways and Transportation)
- Design Manual for Roads and Bridges (2018, Highways England, Transport Scotland, Welsh Government and Northern Ireland Department for Infrastructure)
- The 6C's Design Guide: Delivering Streets and Places (2017, Cheshire East Council, Derby City Council, Derbyshire County Council, Leicester City Council, Nottingham City Council and Nottinghamshire County Council)

## Manchester Airport

### Policy INF 4

#### Manchester Airport

The Manchester Airport operational area is shown on the adopted policies map. In the operational area, development and uses that are necessary for the operational efficiency and amenity of the airport will usually be permitted. These types of development and uses are likely to include operational facilities and infrastructure; passenger facilities; cargo facilities; airport ancillary infrastructure; landscaping works; and internal highways and transport infrastructure.

#### Supporting information

**10.7** The majority of the airport operational area lies in the City of Manchester but part is in Cheshire East including the second runway area, the satellite fire station and land at Moss Lane, Styal.

**10.8** The airfield and runways (in the City of Manchester and in Cheshire East) are in the Green Belt but the main areas of buildings (such as terminal buildings, piers, transport interchange and hotels) are located outside of the Green Belt in the City of Manchester.

**10.9** The National Aviation Policy Framework (2013) recommends that land outside existing airports that may be required for airport development in the future needs to be protected against incompatible development. The definition of an airport operational area allows development to be concentrated in the most appropriate location. Development within the Green Belt outside of the operational area would not be allowed, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt'.



## Policy INF 5

### Off-airport car parking

1. Outside of the Manchester Airport operational area, proposals for airport car parking will not be permitted, unless it can be clearly demonstrated that:
  - i. the capacity of existing lawful airport car parks (including those located on and off-airport, operated by Manchester Airport and by third parties) is insufficient to meet the needs of the airport and demand regularly exceeds supply (or is forecast to do so in the near future); and
  - ii. the proposal accords with other policies in the development plan.
2. Where proposals accord with criterion (1) above, preference will be given to locations identified for off-airport car parking in the 'Manchester Airport Sustainable Development Plan: economy and surface access', or replacement guidance.
3. In line with LPS Policy PG 3 'Green Belt', proposals for off-airport car parking will be considered to be inappropriate development in the Green Belt unless they can demonstrate a clear requirement for a Green Belt location; there are no other suitable locations outside of the Green Belt; and that the proposals preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
4. Proposals should make maximum use of permeable materials in parking areas and incorporate on-site attenuation to reduce runoff rates and increase infiltration.

### Supporting information

**10.10** LPS Policy CO 1 'Sustainable travel and transport' seeks to deliver a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking. The Manchester Airport Economy and Surface Access Plan forms part of its Sustainable Development Plan (2016). This seeks to guide the development and management of surface access to the airport and sets targets for future surface access capacity to meet projected annual passenger throughputs.

**10.11** Car parking is a fundamental element of the surface access strategy and requires careful management and integration with public transport mode-share targets.

**10.12** Authorised off-airport car parks, including those run by third party operators, are an important part of the overall parking provision for the airport, but have the potential to conflict with the aims of the airport's sustainable development plan, particularly in respect of the targets for increasing the use of public transport.

**10.13** Permeable materials can assist in having a positive effect on water and soil sustainability through reducing runoff rates and increasing filtration, thereby preventing increased flood risk.

### Related documents

- Manchester Airport Sustainable Development Plan: economy and surface access (2016, Manchester Airport)



## Policy INF 6

### Protection of existing and proposed infrastructure

1. To assist in supporting existing development and securing planned growth, development will only be permitted where it is unlikely to adversely impact on existing infrastructure or the delivery of proposals for new and improved infrastructure in the borough, as identified in the strategies or plans of the council and other statutory infrastructure providers.
2. The land required for the construction of the following highway and public transport schemes as shown on the adopted policies map, is safeguarded:
  - i. **Poynton Relief Road;**
  - ii. Middlewich Eastern Bypass;
  - iii. A500 Barthomley Link Road;
  - iv. North West Crewe Package; and
  - v. Middlewich Railway Station.
3. Development proposals that would prejudice or undermine the delivery of these schemes will not be permitted.

### Supporting information

**10.14** This policy complements LPS Policy IN 1 'Infrastructure', which sets out the integrated approach that will be taken towards land use and infrastructure planning and delivery. LPS Policy INF 6 adds further detail to ensure that existing, important infrastructure is suitably protected and that the opportunity to either improve existing or provide new infrastructure that will support sustainable development in the borough is safeguarded.

**10.15** Examples of the strategies and plans where infrastructure is identified includes:

- the South East Manchester Multi Modal Study (SEMMMS);
- the council's infrastructure delivery plan;
- the council's local transport plan;
- the council's green infrastructure plan; and
- the investment plans of the council, utility and other infrastructure providers

**10.16** The policy lists a number of important highways and transportation infrastructure schemes that are integral to the successful achievement of planned growth set out in the LPS and seeks to safeguard the land required for their delivery. Each of them features in the Infrastructure Delivery Plan Update (2016) that accompanied the LPS.

- **Poynton Relief Road:** A priority scheme in the Cheshire East Infrastructure Delivery Plan Update and part of the SEMMMS, originally produced and adopted in 2001. The scheme has planning permission and Compulsory Purchase Orders and Side Roads Orders were confirmed by the Secretary of State in April 2019. The council has secured £22 million of funding through the government's Local Growth Fund and a further £2 million contribution has been committed to the scheme by the Greater Manchester Combined Authority.
- **Middlewich Eastern Bypass:** A priority scheme in the Cheshire East Infrastructure Delivery Plan Update and proposed to unlock the planned growth at Middlewich in the LPS including the Midpoint 18 (Ma6nitute) strategic employment site as well as addressing traffic congestion and removing heavy through-traffic from the narrow streets of Middlewich town centre. The current estimated scheme cost is £58 million. The scheme has been accepted onto the Department for Transport's Large Local Scheme programme and has £46.8m of government funding in principle;



the balance is to be met from the council's capital budget and developer contributions. It is anticipated that planning permissions will be issued for the scheme by Cheshire East Council and Cheshire West and Chester Council in July 2019. The anticipated scheme cost is £58 million of which £46.8m will be funded through the Department for Transport's Large Local Scheme programme. The balance is to be met from the council's capital budget and developer contributions. Planning permission was granted for the scheme by Cheshire East Council in July 2019 and by Cheshire West and Chester Council in September 2019. Main works are expected to start in 2021 with an estimated 30 month construction period.

- A500 Barthomley Link Road:** A priority scheme in the Cheshire East Infrastructure Delivery Plan Update, comprising an upgrade of the section of the A500 between Meremoor Moss roundabout and M6 junction 16 to dual carriageway standard. The scheme is aimed at addressing existing congestion issues at peak times, increasing resilience and improving safety, as well as supporting economic growth in and around Crewe. It will also assist the construction and operation of HS2. The estimated cost of the scheme is £55m and it is included in the Department for Transport's Large Local Schemes programme bringing with it £42.6 million of government in-principle funding. Planning permission was granted for the scheme in April 2019 £68.7m which is anticipated to be met through a requested £55.1m grant from the Department for Transport and a local contribution (developer contributions and from the council's capital budget) of £13.6m. Planning permission was granted for the scheme in April 2019. In May 2020 the council's Cabinet resolved to take further steps to acquire the land necessary for the scheme including through the making of a compulsory purchase order. Subject to DfT final funding approval, the main works are expected start in 2021, with an estimated construction period of 27 months.
- North West Crewe Package:** A priority scheme in the Cheshire East Infrastructure Delivery Plan Update, which includes a new spine road and junction improvements to unlock key sites for business, jobs and housing in north-west Crewe; particularly the strategic sites LPS 4 'Leighton West' and LPS 5 'Leighton'. A further key feature of the scheme is the delivery of improved access to Leighton Hospital for emergency vehicles, staff and visitors. The council has been awarded £5m of the National Productivity Fund (Local Roads element) and secured a £10m Housing Infrastructure Fund grant towards the estimated scheme cost is £41.6 million of £36.5m. and the council has been awarded £5m of the National Productivity Fund (Local Roads element) and secured a £10m Housing Infrastructure Fund grant. The remainder of the cost (£21.5m) will be met through developer contributions and the council's capital budget. It is anticipated that planning permission will be issued for the scheme in July 2019. Planning permission was granted for the scheme in July 2019. In May 2020 the council's Cabinet resolved to take further steps to acquire the land necessary for the scheme including through the making of a compulsory purchase order. Main works are expected to start in early 2021, with an estimated 24-month construction period.
- Middlewich railway station:** A priority scheme in the Cheshire East Infrastructure Delivery Plan Update. The safeguarding of land for the provision of a new railway station at Middlewich builds upon and adds detail to the LPS promotion of this scheme. LPS Figure 15.49 identifies a broad area in which a future railway station will be sited. Policies for the strategic allocations to either side of the rail line in this area, LPS 43 'Brooks Lane' and LPS 44 'Midpoint 18', seek the provision of land for a new station. There is strong support locally to re-open the Sandbach-Middlewich-Northwich rail line for passenger services, which would also involve the construction of new rail stations in Middlewich and Gadbrook Park in Northwich. A Strategic Outline Business Case (SOBC) has been requested by the Department for Transport with a view to identifying government funding to progress the project. As a precursor to the SOBC, the Cheshire and Warrington Local Enterprise Partnership commissioned consultants WSP to carry out a feasibility study into the re-opening of the line for passenger services and the provision of the two new stations. The report was published in 2019 and the more detailed area now safeguarded on the adopted policies map linked with this policy is drawn from that work.

**10.16a** The Authority Monitoring Report summarises progress made on the priority infrastructure needed to deliver the policies and proposals of the LPS. The council is also preparing an Infrastructure Funding Statement, which will identify infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the council has made about how these contributions will be used.



## Related documents

- Infrastructure Delivery Plan Update (2016, Cheshire East Council)
- Cheshire East Local Transport Plan Strategy 2011-2026 and Implementation Plan 2019-2024 (~~2011-2020~~, Cheshire East Council)
- Mid Cheshire and Middlewich Rail Study Strategic Case Report (2019, WSP for Cheshire and Warrington LEP)

## Policy INF 7

### Hazardous installations

1. Proposals that would create a new hazardous installation or extend an existing hazardous installation will only be permitted if they do not:
  - i. introduce unacceptable hazards or risks to people in the surrounding area; or
  - ii. impose significant development restrictions upon surrounding land that could frustrate the sustainable development or regeneration of the area.
2. Where development is proposed in the vicinity of a hazardous installation, planning permission will only be granted where it would not give rise to an unacceptable safety risk to the occupiers of the proposed development and not result in additional land uses that would potentially curtail the normal operation of the facility/equipment.

## Supporting information

**10.17** Hazardous substances consent is required for the presence of certain quantities of hazardous substances, in accordance with the Planning (Hazardous Substances) Regulations 2015. Cheshire East is the Hazardous Substances Authority (HSA) and responsible for determining applications for Hazardous Substance Consents, in consultation with the Health and Safety Executive (HSE). The HSE will consider the hazards and risks that the hazardous substance may present to people in the surrounding area, and take account of existing and potential developments, in advising the HSA on whether or not consent should be granted. Planning permission may also be required for new development associated with the presence of hazardous materials.

**10.18** HSE sets a consultation distance around major hazard sites and major accident hazard pipelines after assessing the risks and likely effects of major accidents at the major hazard. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, and pipelines. Cheshire East Council has a statutory duty to consult HSE on certain proposed developments in these consultation zones and take into account the HSE's recommendation when deciding planning applications.

## Related documents

- HSE's Land Use Planning Methodology (Health and Safety Executive)
- The Planning (Hazardous Substances) Regulations 2015





## Policy INF 8

### Telecommunications infrastructure

1. Development for new or upgraded telecommunications infrastructure will be permitted where:
  - i. it has been demonstrated that the installation(s) have been kept to a minimum, consistent with the efficient operation of the network;
  - ii. it has been demonstrated that all feasible alternatives have been explored, including opportunities for the sharing or clustering of facilities and siting equipment on existing buildings;
  - iii. there will be no significant adverse impact on visual and residential amenity, or on the character of any building or the wider area; and
  - iv. there will be no **interference with detrimental impact on** air traffic **services safety**.
2. All new properties (residential and non-residential) should be developed with fibre to the premises enabling them to have a superfast broadband network connection.

### Supporting information

**10.19** This policy supplements LPS Policy CO 3 'Digital connections'. It recognises the need to support the development of telecommunications infrastructure whilst ensuring any adverse impacts are acceptably reduced.

**10.20** Our lives are more digitally connected every day. Access to fibre-optic, superfast broadband is becoming increasingly vital for residents and businesses. It is key to growing a sustainable local economy. Occupiers of new residential or commercial premises expect a high quality broadband connection as a utility similar to the provision of electricity or gas.

## Policy INF 9

### Utilities

1. All development proposals should demonstrate that the infrastructure capacity for surface water disposal, water supply, wastewater treatment, gas and electricity will be sufficient to meet forecast demands arising from them and that appropriate connections can be made. For **larger major** schemes this will require a site wide utilities master plan to establish principles during the construction process and early liaison with infrastructure providers.
2. The utility network should be **generally** protected and development proposals that would unacceptably encroach on or compromise existing utilities infrastructure will be refused. Opportunities should be sought to safeguard the provision of utilities.

### Supporting information

**10.21** Utility networks consist of water, waste, electricity, gas, and telecommunication systems. These are also covered in other related SADPD policies:

- Policy ENV 16 'Surface water management and flood risk';
- Policy INF 8 'Telecommunications infrastructure'; and
- Policy ENV 8 'District heating network priority areas'.



**10.22** This policy supplements LPS Policy IN 1 'Infrastructure'. The provision of adequate utilities infrastructure is essential to deliver the planned sustainable growth set out in the LPS.

**10.23** Utilities provision and connections on large sites, which will take several years to build out, should be planned in a comprehensive way between phases and developers. For example, developers should have a comprehensive and joined up approach towards foul and surface water drainage on both early and later phases across a larger site, and aim to avoid a proliferation of pumping stations.

## Policy INF 10

### Canals and mooring facilities

1. Development proposals ~~adjacent to~~ affecting the borough's canals must:
  - i. seek to provide an active frontage and positive connection with the waterway;
  - ii. be designed to make a positive contribution to the visual appearance of the canal corridor through high standards of design, materials, external appearance, layout, boundary treatments and landscaping;
  - iii. safeguard or enhance the canal's role as a biodiversity, heritage, recreational and tourism asset, and landscape feature;
  - iv. not harm the structural and operational integrity of the canal or its related infrastructure assets;
  - v. safeguard and, where possible, enhance public access to, and the recreational use of, the canal corridor;
  - vi. integrate the waterway, towpath and canal environment into the public realm in terms of design and management of the development; and
  - vii. optimise views to and from the waterway and generate natural surveillance of water space through the siting, configuration and orientation of buildings, recognising that appropriate boundary treatments and access issues may differ between the towpath and the offside of the canal.
2. Proposals for ~~permanent new~~ moorings will be permitted where they:
  - i. ~~are located in a settlement boundary;~~
  - ii. ~~safeguard or enhance the canal's role as a biodiversity, heritage and recreational asset, and landscape feature;~~
  - iii. do not have an unacceptable impact on recreational users and other waterway users;
  - iv. ~~provide adequate and safe pedestrian, cyclist, car and service vehicle access;~~
  - v. ~~provide appropriate services and amenities;~~
  - vi. do not have an unacceptable impact on water resources and navigational safety; and
  - vii. ~~demonstrate that it would not adversely impact on the structural integrity of the waterway or its related infrastructure and assets;~~ and
  - viii. ~~are consistent with LPS Policy PG 3 'Green Belt', where relevant.~~
  - ix. the built development is of an appropriate scale and ancillary to the mooring facilities.
3. New moorings for permanent residential use will only be permitted within settlement boundaries and infill boundaries.
4. Development proposals must be consistent with LPS Policy PG 3 'Green Belt', where relevant.

### Supporting information

**10.24** The borough has over 115 km of canals running through it: the Macclesfield, Peak Forest, Shropshire Union (including the Llangollen and Middlewich branches), and Trent and Mersey canals. They support recreation, health and well-being and the visitor economy. The patchwork of built



development and green space along the canal is important, for amenity and well-being and also ecology. It will be important that new development along the route of the canal is sympathetic to its character, recognising these sensitive locations and maximising opportunities to provide a positive interrelationship with the canal and the waterside setting it provides. Such relationships should secure the use of positive layout and design of new development, which seek to maintain and re-instate the characteristics and distinctiveness of local canal architecture and waterscape.

**10.25** New development should investigate opportunities to preserve and enhance the distinctive industrial heritage of the canal and the wide range of historical assets that are associated, including bridges, tunnels, locks, wharfs, lock keepers cottages and mile markers, all of which contribute to the unique character of the waterway.

**10.26** New waterside developments place extra liabilities and burdens on waterway infrastructure and also provide ~~opportunity opportunities~~ for new infrastructure to be provided, in particular improvements to canal towpaths as sustainable routes for cyclists and pedestrians. When considering proposals for new development alongside the canal the council will work with the Canal & River Trust to make sure that any necessary improvements to the canal infrastructure arising directly from needs generated from new development are met by developer contributions. Such contributions, where necessary and viable, could comprise improvements to the canal towpath, including surface improvements for wheelchair and pushchair users; access to the canal; signage; or improvements to adjacent areas. LPS Policy SE 6 'Green infrastructure' encourages the improvement and protection of the canal as crucial green infrastructure.

**10.27** In line with ~~Policy ENV 7 'Climate change mitigation and adaptation'~~ Policy ENV 7 'Climate change', proposals should also consider whether there are opportunities to reduce carbon emissions and building resilience, in particular investigating the potential for using the canal in relation to heating and cooling within new development.

**10.28** The policy seeks to make sure that development adjacent to canals is of a high standard, does not undermine its important attributes and, where possible, seeks to enhance them. The canals in the borough have a wide variety of permanent mooring facilities available and demand may result in pressure for further development of new linear or lay-by mooring facilities, new marina developments, or extensions to existing facilities. The policy allows for the development of these, providing the impacts on users, the waterway and the local environment is acceptable. Any marina development would need the Canal & River Trust's separate agreement to connect and gain access to the waterway network. In order to gain the Trust's agreement, proposers must complete its off-line mooring and marina developments application process.

**10.29** Additional controls will apply to new built development in the Green Belt, in line with national policy and LPS Policy PG 3 'Green Belt'.

**10.30** ~~In line with Policy ENV 7 'Climate change mitigation and adaptation', proposals should also consider whether there are opportunities to reduce carbon emissions and building resilience, in particular investigating the potential for using the canal in relation to heating and cooling within new development.~~

**10.31** Proposals for tourist accommodation will also be subject to Policy RUR 8 'Visitor accommodation outside of settlement boundaries'.

#### Related documents

- Code of Practice for Works Affecting the Canal and River Trust (2018, Canal and River Trust)
- Off-line mooring and marina developments application process (2018, Canal & River Trust)
- HS2 Design Principles for Waterway Crossings (2015, Canal & River Trust)





# 11

## Recreation and community facilities



## 11 Recreation and community facilities

**11.1** Good green space and other public amenities are central to creating strong and thriving communities. The plan seeks to maintain and enhance open space and recreational provision, ensuring a high level of accessibility for those living and working locally. The plan also provides policies on the provision of vital community facilities, including places for the care and nurturing of younger children.

### Policy REC 1

#### Green/open space protection

1. Development will not be permitted that would result in the loss of green/open space (which includes all playing fields), which has recreational or amenity value; this includes:
  - i. existing areas of green/open space including (but not limited to) those shown on the adopted policies map;
  - ii. incidental open spaces/amenity areas too small to be shown on the adopted policies map; and
  - iii. new green/open spaces provided through new development yet to be shown on the adopted policies map.
2. Development proposals that involve the loss of green/open space will not be permitted unless:
  - i. an assessment has been undertaken that has clearly shown the green/open space is surplus to requirements; or
  - ii. it would be replaced by equivalent or better green/open space in terms of quantity and quality and it is in a suitable location; or
  - iii. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

#### Supporting information

**11.2** The adopted policies map identifies the majority of areas of green/open space that should be protected from other forms of development. Some incidental open space is too small to show on the adopted policies map. The council maintains a GIS layer of green/open space and a database, which covers a number of categories ranging from formal town parks and playing fields to play areas, allotments and amenity open space. As development takes place across the borough, further green/open spaces will be created and added to this GIS layer and the database. Local green spaces can also be designated in neighbourhood plans.

**11.3** Made neighbourhood plans are part of the development plan and can show areas of valuable green/open space plus local green spaces. There is no need for the council to repeat this information in the local plan but, to ensure consistency across the rural areas, strategic areas of green/open space such as playing fields and play areas, and large amenity areas such as village greens, will be shown on the adopted policies map. Strategic/important areas of green/open space will therefore be reflected for all parishes, regardless of whether they have a neighbourhood plan in place.

**11.4** The policy reflects paragraph 97 of the NPPF, which sets out the criteria to be satisfied should development of a green/open space be considered.



**11.5** The policy links with LPS Policy SE 6 'Green infrastructure', which deals with the protection and enhancement of green infrastructure assets. Criterion (4.i) of that policy states: "Protect and enhance existing open spaces and sport and recreation facilities".

### Related documents

- Green Space Strategy Update (2019/2020, Cheshire East Council) [PUBED 18]
- Cheshire East Playing Pitch Strategy and Action Plan (2019, Knight, Kavanagh & Page) [PUBED 19]
- Playing Pitch Strategy Assessment Report Update (2019, Knight, Kavanagh & Page) [PUBED 19a]
- Cheshire East Indoor Built Facilities Strategy (2017, Knight, Kavanagh & Page) [PUBED 20]
- Indoor Built Facilities Strategy Progress and Evidence Review (2019, Cheshire East Council) [PUBED 20a]

## Policy REC 2

### Indoor sport and recreation implementation

1. LPS Policy SC 2 'Indoor and outdoor sports facilities' requires all major housing developments to contribute towards indoor sport and recreation facilities. Developer contributions should be provided where new development will increase the demand for such facilities on the basis set out in the table below and taking account of the council's Indoor Built Facilities Strategy.

Facility	Calculation
For the provision of new swimming pools and sports halls	The Sport England facility calculator model or its subsequent alternative
Health and fitness including gym stations and studio space or similar appropriate physical activity space	This will be based on a calculation of the level of additional demand generated by the proposed development (each dwelling equating to 1.61 residents), using the Sport England active people survey data for Cheshire East or equivalent assessment tool.

2. Contributions should be directed to the nearest accessible facility to the development. Where there is no leisure centre provision nearby, say in more rural locations, the contribution will be directed to the nearest community facility (for example village hall) that provides recreation activities.

### Supporting information

**11.6** In order to assist in improving the health and well-being of its residents, the council is looking to make sure that there is a high quality of provision of indoor sport and recreation facilities across Cheshire East. In line with LPS Policy SC 2 'Indoor and outdoor sports facilities', all major housing development that increases the demand for indoor sports facilities will be required to provide a contribution towards them.

**11.7** Where development proposals are of a particularly large scale, or where they would involve the loss of existing indoor sports and recreation facilities, a specific sports needs assessment will be required.



**11.8** The settlement action plan in the council's Indoor Built Facilities Strategy provides demand/supply information and recommendations on what additional facilities are required to meet demand. Where appropriate, consideration will be given towards the pooling of contributions, provided a specific leisure or community facility project has been identified.

#### Related documents

- Cheshire East Indoor Built Facilities Strategy (2017, Knight, Kavanagh & Page) [PUBED 20]
- Indoor Built Facilities Strategy Progress and Evidence Review (2019, Cheshire East Council) [PUBED 20a]

### Policy REC 3

#### Green space implementation

1. All major employment and other non-residential developments should provide green space as a matter of good design and to support health and well-being. The provision of green space will be sought on a site-by-site basis, taking account of the location, type and scale of the development.
2. The presumption will be that green space provision associated with residential and non-residential development schemes will be provided on site. Off-site provision may be acceptable in limited instances, where this meets the needs of the development and achieves a better outcome in terms of green space delivery. This would involve the payment of a commuted sum to the council.
3. Applicants will need to demonstrate how the management and maintenance of additional green space provision will be provided for in perpetuity. All areas of green space that are of strategic significance, for example because they will form part of a wider, connected network of green space, should be conveyed to the council along with a commuted sum for a minimum period of 20 years maintenance.
4. The provision of, or contribution to, outdoor playing pitch sports facilities will be informed by the Playing Pitch Strategy and Sport England Sport Pitch Calculator. Other outdoor sports provision not covered by the Playing Pitch Strategy will be sought on a site by site basis using 10 sq.m per family home as a benchmark figure.

#### Supporting information

**11.9** Housing development proposals should provide for green space in accordance with LPS Policy SE 6 'Green infrastructure' and associated Table 13.1.

**11.10** As well as housing developments, all major employment and non-residential development should include open space facilities as a matter of good design and to support the health and well being of the people who occupy the buildings by enabling outdoor exercise and lunchtime breaks.

**11.11** The policy builds upon LPS Policy SE 6. Table 13.1 associated with that policy sets out specific open space standards that development proposals should provide, with the exception of outdoor sports facilities against which it says that a developer contribution will be sought. Through the SADPD, this requirement is now clarified. The council's Green Space Strategy sets a benchmark figure for outdoor sport of 1.6 hectares per 1,000 population or 40 sq.m per family dwelling. This figure is also in line with 'Guidance for outdoor sport and play' (2015, Fields in Trust) and their benchmark standards for outdoor sport: 1.6 ha per 1,000 population for all outdoor sports and 1.2 ha per 1,000 population for playing pitch sports. The outdoor sports provision needs to be split into two parts. The playing pitch sports provision is informed by the needs and issues set out in the Playing Pitch Strategy and through the use of the Sport England Sport Pitch Calculator. The balance of 0.4 ha per 1,000 population, which relates to other outdoor sports, such as bowls, tennis, athletics and



other outdoor sports areas such as trim trails and jogging tracks, can be quantified with a benchmark figure of 10 sq.m per family home. The council may seek provision on-site in the case of larger schemes, or through developer contributions where this will achieve a better outcome in terms of outdoor sports provision, whilst still meeting the needs of the development. In the case of smaller schemes, the council will normally seek a developer contribution towards off-site provision.

**11.12** The future maintenance of green space is very important, to make sure that it is able to fulfil its function and continue to have a positive impact on the locality. Consideration of the most appropriate option for longer-term maintenance will be made on a site-by-site basis. Control and management arrangements will need to be established to safeguard the green space for the community and its users. Areas of green space that are of strategic significance, for example new green space that will form part of a strategic green network, green space with important nature conservation value or the provision of playing fields, will normally be expected to be transferred to the council with a minimum of a 20-year commuted sum. In deciding which areas are strategic for the purposes of clause 3 of the policy, the council will have regard to the Cheshire East Green and Blue Infrastructure Plan. The council will generally seek 20 years maintenance; however there will be some instances where a maintenance period in excess of 20 years may be sought specifically for securing the creation of new habitats, which may take longer to achieve their target condition.

### Related documents

- Green Space Strategy (2013, Cheshire East Council)
- Green Space Strategy Update (2019/2020, Cheshire East Council) [PUBED 18]
- Cheshire East Playing Pitch Strategy and Action Plan (2019, Knight, Kavanagh & Page) [PUBED 19]
- Playing Pitch Strategy Assessment Report Update (2019, Knight, Kavanagh & Page) [PUBED 19a]
- Cheshire East Indoor Built Facilities Strategy (2017, Knight, Kavanagh & Page) [PUBED 20]
- Indoor Built Facilities Strategy Progress and Evidence Review (2019, Cheshire East Council) [PUBED 20a]
- Cheshire East Green Infrastructure Plan (2019, The Environment Partnership) [ED 47]
- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [PUBED 55]

## Policy REC 4

### Day nurseries

Proposals for the development of new, or the extension or intensification of use of existing day nurseries and play groups should meet all of the following criteria:

1. the development provides for an adequately sized and well screened garden for outdoor play;
2. the proposals are of a scale appropriate to the locality and will not unacceptably harm the amenity of local residents by virtue of noise, loss of privacy and traffic generation;
3. adequate car parking is provided in accordance with the car parking standards set out in LPS Appendix C 'Parking standards'; and
4. there are satisfactory vehicular arrangements for the dropping off and collection of children without causing a highway danger.



## Supporting information

**11.13** The policy supports the provision of day nurseries and play groups in the borough whilst seeking to make sure that they are well planned, maintain the amenity of surrounding residents and do not undermine highway safety.

### Policy REC 5

#### Community facilities

1. Development proposals should seek to retain, enhance and maintain community facilities that make a positive contribution to the social or cultural life of a community. The particular benefits of any proposal that secures the long-term retention of a community facility will be given positive weight in determining planning applications.
2. Any community facility that makes a positive contribution to the social or cultural life of a community should be retained unless suitable alternative provision is made.
3. Proposals for new community facilities will be supported where they are in accordance with policies in the development plan.

## Supporting information

**11.14** LPS Policy SD 1 'Sustainable development in Cheshire East' requires development to, wherever possible, provide appropriate infrastructure to meet the needs of the local community, including community facilities. LPS Policy EG 2 'Rural economy' seeks to support the rural economy and promotes the retention and delivery of community services such as shops, public houses and village halls.

**11.15** Facilities such as public houses; places of worship; village halls and other meeting places; schools; and local shops are important to the communities that they serve and they improve the sustainability of towns, villages and rural areas.

**11.16** Proposals should avoid the loss of such facilities and in deciding planning applications, positive weight will be given to the benefit of securing the long-term future of community facilities through a development proposal.

**11.17** The Localism Act 2011 also allows community groups to assemble bids for assets considered to be of community value and included in the 'list of assets of community value' held by the council. This policy applies to all community facilities that make a positive contribution to the social or cultural life of a community and not just those on the list.

#### Related documents

- List of Assets of Community Value in Cheshire East (Cheshire East Council)



# 12

## Site allocations





## 12 Site allocations

**12.1** The LPS identifies a number of strategic sites and strategic locations. Together with development that has already been completed and schemes with planning permission (commitments), these sites will accommodate the majority of new development requirements during the plan period 2010 to 2030.

**12.2** The LPS focuses on identifying sites in around the principal towns and key service centres, leaving the ~~allocation consideration~~ of sites in and around the local service centres to the SADPD. ~~However, the overall level of housing development for the local service centres, as identified in LPS Policy PG 7 'Spatial distribution of development', can now largely be met from developments already completed during the plan period as well as proposed developments with planning permission. As a result, the SADPD does not allocate any sites for housing development in the local service centres. There remains a small requirement for employment land in the local service centres, which is addressed through a further site allocation at Holmes Chapel.~~

**12.3** ~~Through the SADPD, sites are identified to meet the residual development requirements in the local service centres, so that the overall level of development in each centre over the plan period is in accordance with Policy PG 8 'Spatial distribution of development: local service centres'. Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley and Prestbury have site allocations in the SADPD, whilst the development requirements in Bunbury, Goostrey, Haslington, Shavington and Wrenbury can be met by development that has already been completed and schemes with planning permission.~~

**12.4** ~~In addition, Through the SADPD, identifies further sites~~ ~~allocations are allocated~~ in some of the key service centres. This is so that the overall level of development in each centre over the plan period is in accordance with LPS Policy PG 7 'Spatial distribution of development'. The key service centres with further site allocations in the SADPD are Congleton, Middlewich and Poynton.

**12.5** Two further employment sites are also identified in Crewe. Whilst these are not strictly required to meet the employment land requirements for Crewe, they are well-related to the urban area and are needed to support the continued economic growth of the town by providing land for some of the town's key employers.

**12.5a** ~~In addition, the SADPD identifies a number of employment sites brought forwards from employment allocations in previous local plans. These sites are identified in Policy EMP 2 'Employment allocations'.~~

**12.6** Finally, the SADPD identifies sites for Gypsies, Travellers and Travelling Showpeople, so that the requirements for pitches/plots identified in ~~Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision'~~ Policy HOU 5a 'Gypsy and Traveller site provision' and Policy HOU 5b 'Travelling Showperson site provision' can be met.

### Development proposals

**12.7** Allocation of a site in the plan establishes the ~~principal principle~~ of a particular land ~~use~~, but it does not grant planning permission for development on that site.

**12.8** Planning applications for development on allocated sites will be determined in accordance with the policy for that site, as well as all other policies in the development plan and any other material considerations. The site-specific policies in this section do not repeat LPS policies or SADPD policies but these policies apply to all sites including those allocated in the plan.

**12.9** Each allocated site is shown on the adopted policies map.



## Safeguarded land

**12.10** Safeguarded land is identified in Green Belt areas and may be required to meet longer-term development needs. In line with LPS Policy PG 4 'Safeguarded land', it is not allocated for development at the present time and policies related to development in the open countryside will apply.

**12.11** ~~As with development sites, the~~ LPS identifies safeguarded land around the principal towns and key service centres, leaving the identification of safeguarded land around local service centres to the SADPD.

**12.12** The SADPD identifies safeguarded land around Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury. Sites identified as safeguarded land are listed in Policy PG 12 'Green Belt and safeguarded land boundaries'.

## Related documents

- Draft adopted policies map (20192020, Cheshire East Council) [PUBED 02]
- Local Service Centres Spatial Distribution Disaggregation Report (2019, Cheshire East Council) [PUB 05]
- The Provision of Housing and Employment Land and the Approach to Spatial Distribution (2020, Cheshire East Council) [ED 05]
- Site Selection Methodology Report (20192020, Cheshire East Council) [PUBED 07]
- Employment Allocations Review (2020, Cheshire East Council) [ED 12]
- Gypsy, Traveller and Travelling Showpeople Site Selection Report (20192020, Cheshire East Council) [PUBED 14]
- Settlement reports (20192020, Cheshire East Council) [PUBED 21] to [PUBED 44]
- Local Service Centres Safeguarded Land Distribution Report (20192020, Cheshire East Council) [PUBED 53]

## Crewe

### Site CRE 1

#### Land at Bentley Motors

Land at Bentley Motors, Pym's Lane is allocated for employment purposes to support further investment by Bentley Motors in design, research and development, engineering and production facilities. Development proposals for the site should:

1. retain the existing sports facility, playing field and associated area of existing open space unless they are proven to be surplus to need, or suitable improved provision is created having regard to the requirements of LPS Policy SC 2 'Indoor and outdoor sports facilities';
2. as part of a travel plan, improve walking and cycling routes through the site and seek to maximise connections for pedestrians and cyclists to and from the site including, for cyclists, the Connect2 Crewe to Nantwich Greenway;
3. be sensitively designed to make sure that the amenity of residents in the vicinity of the site are is not unacceptably affected; and
4. have regard to heritage assets and their setting in accordance with LPS Policy SE 7 'The historic environment' and Policy HER 7 'Non-designated heritage assets'.

## Supporting information

**12.13** Bentley Motors is an iconic and internationally recognised British brand that has been based at its headquarters in Crewe for more than 70 years. Bentley's headquarters is an advanced manufacturing site that is home to Bentley's life-cycle of operations, including design, research and



development, engineering and production. The Crewe site employs more than 4,000 people and is Crewe's largest single employer. Moreover, as a leader in UK luxury car manufacturing, it is a site of much wider, strategic significance to the North West. The allocation of the site recognises the need for Bentley to have the certainty and flexibility to develop its Crewe site and thereby maintain a global competitive edge, realising Bentley's vision to design and build new model lines and meet the needs of a modern integrated advanced manufacturing business.

**12.14** The allocated site is covered by the existing approved Bentley Motors Development Framework and Masterplan (BDFM). The BDFM extends beyond the allocated site to land within the southern part of Site LPS 4 'Leighton West'. The BDFM sets out the vision for Bentley Motors Ltd, to create a 'campus' in Crewe to safeguard and support its future growth. The BDFM provides additional, detailed guidance over and above this site allocation policy and is a material planning consideration in the determination of applications. In particular, the BDFM sets out more detailed design and development principles.

**12.15** Planning permission was granted for additional production and manufacturing facilities and an engine test bed facility, amongst other things, at the Bentley site in January 2019.

**12.16** The allocated site includes the 'Legends' leisure facility, playing field and associated open space. These facilities should be retained unless it can be demonstrated that they are surplus to need or improved alternative provision is made in a location that is well related to the functional requirements of the relocated use and its existing and future users. Proposals that involve the loss of the existing leisure facility, playing field and associated open space will be assessed having full regard to LPS Policy SC 2 'Indoor and outdoor sports facilities'.

**12.17** Development proposals should make provision for improved pedestrian and cycling routes and consider opportunities to connect to Site LPS 4 'Leighton West' to the north and also to the Connect2 Crewe to Nantwich Greenway.

**12.18** Residential uses are located to the south and east of the site and any employment proposals should be designed to make sure that the amenity of existing residents within the vicinity of the site are not unacceptably affected.

**12.19** The main office/showroom is a non-designated heritage asset. Any future development proposals should avoid any direct or indirect harm to the heritage asset including its setting, having regard to LPS Policy SE 7 'The historic environment' and SADPD Policy HER 7 'Non-designated heritage assets'.

**12.20** There is a high potential for contamination (landfill, depot, works). A phase 1 and 2 contaminated land assessment will therefore be required in support of any application.

**12.21** Development proposals will need to take account of, as relevant, existing utilities infrastructure crossing the site including the two existing 132kV double circuit overhead lines and water/ wastewater pipelines.



## Site CRE 2

### Land off Gresty Road

Land off Gresty Road is allocated for **B1 employment development (use classes E(g) and B8) development** on 5.69 ha of land. Development proposals for the site must:

1. not result in an unacceptable rise in noise and disturbance for any residents living around or in close proximity to the site;
2. include measures to conserve, restore and enhance any priority habitat identified on the site;
3. maintain the area of existing woodland, unless it can be demonstrated that there are clear overriding reasons for any loss and the provision is made for net environmental gain by appropriate mitigation, compensation or offsetting in line with LPS Policy SE 5 'Trees, hedgerows and woodland';
4. provide a landscape buffer to separate and screen new development from existing residential properties along Crewe Road and Gresty Green Road;
5. have regard to the setting of Yew Tree Farm, a non-designated heritage asset, providing an open undeveloped buffer zone to the north of this dwelling;
6. provide unobstructed access to Gresty Brook and an undeveloped 8 metre buffer zone for maintenance and emergency purposes;
7. provide satisfactory details of proposed foul and surface water drainage; and
8. include measures to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.

### Supporting information

**12.22** The site is an agricultural field located to the south of Crewe and presents the opportunity for an established and important local company, Morning Foods, to invest in and expand their business.

**12.23** The site is bounded by railway lines, industrial and residential development. Crewe Road (B5071) runs along the eastern boundary of the site, beyond which is the allocated Site LPS 3 'Basford West'. Residential properties lie to the south. Gresty Green Road runs along the western boundary, beyond which is residential development and a storage depot.

**12.24** Because the site is adjacent to residential properties to the southern, eastern and western boundary, any development proposal should make sure that there will be no adverse impact on the amenity of nearby residents. A detailed BS4142 noise assessment should be submitted to support any application. A landscaped buffer should also be provided to screen new development from existing residential properties on Crewe Road and Gresty Green Road.

**12.25** A traditional orchard is located to the south of the site and is a priority habitat listed under Section 41 the Natural and Rural Communities (NERC) Act 2006. Any priority habitat that occurs on site should be conserved, retained and enhanced.

**12.26** Proposals should also seek to maintain the area of existing woodland on the site, unless it can be demonstrated that there are clear overriding reasons for any loss. If it can be demonstrated that there are overriding reasons for any loss, appropriate mitigation, compensation or offsetting will be required in line with LPS Policy SE 5 'Trees, hedgerows and woodland'.

**12.27** To the south-eastern corner of the site is Yew Tree Farm. Yew Tree Farm and its barn are non-designated heritage assets (locally listed buildings). It is important that the proposals consider the impact of development on the significance of the asset and its agricultural setting. An open buffer to Yew Tree Farm is required in order to protect the setting of this heritage asset.



**12.28** The site is greenfield and Gresty Brook runs along its northern boundary. The majority of the site is in flood zone 1, although there is a small area of the site in the northeast corner that is in flood zone 2. Any proposed development should have regard to this area of flood risk. An undeveloped buffer of 8 metres should be maintained along Gresty Brook for access and maintenance purposes but also to make sure that disturbance to the brook and its environs is minimised for ecological reasons.

**12.29** Development proposals will need to take account of (as relevant) existing utilities infrastructure crossing the site, including any water/wastewater pipelines, together with provision for foul and surface water drainage.

**12.30** Access to the site from Gresty Road may require the relocation/alteration of the existing bus stop facility. Measures to improve walking and cycling routes to the site should be provided, including along Gresty Road and Crewe Road.

**12.31** As the site is adjacent to a railway boundary and freight lease site, proposals for development should also be discussed with Network Rail's Asset Protection Team prior to the submission of an application. Proposals should not impact upon the safe operation of the railway and should consider the impacts on any level crossings in the area.



### Site CNG 1

#### Land off Alexandria Way

Land off Alexandria Way is allocated for employment development for 1.4-0.95 ha of employment land. Development proposals for the site must:

1. retain and enhance areas of landscape quality, connectivity and achieve high quality design in line with the principles of the North Congleton Masterplan; and
2. undertake a Mineral Resource Assessment for sand and gravel, including silica sand.

#### Supporting information

**12.32** This site forms a prominent location into Site LPS 27 'Congleton Business Park Extension'. Development should follow the site specific principles of development of site LPS 27, particularly 'the need for high quality design reflecting the prominent landscape location and creating a vibrant destination and attractive public realm.'

**12.33** Reference should also be made to the North Congleton Masterplan. The masterplan and policy wording for Site LPS 27 sets out the importance of:

- connectivity and highway linkages, particularly cycling and walking;
- the retention and enhancement of areas of landscape quality including hedgerows; and
- the achievement of high quality design at key nodes.

**12.34** A botanical survey will be needed to consider the ecological value of grassland present on the site. This should be prepared in accordance with LPS Policy SE 3 'Biodiversity and geodiversity'.

**12.34a** The council is aware from BGS mineral resource mapping that the site is likely to contain sand and gravel, and silica sand resources, as well as being part of a wider adjoining sand resource. As sand is a finite resource essential to support economic growth, it is considered to be of local and national importance in planning policy terms. In line with LPS Policy SE 10 'Sustainable provision of minerals' and national guidance on mineral safeguarding, the council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The Mineral Resource Assessment should be of a standard acceptable to the council, as the Minerals Planning Authority, and undertaken by a suitably competent person with appropriate qualifications or professional background, such as a minerals surveyor. The findings of the Mineral Resource Assessment will be an important planning consideration in the determination of any planning application for the development of this site.

**12.34b** Further information on Mineral Resource Assessments can be found in the Minerals Safeguarding Practice Guidance v1.4 (2019, The Mineral Products Association & The Planning Officers Society).





### Site MID 1

#### Land off St. Ann's Road

Land off St. Ann's Road is allocated for residential-led, mixed use development of around 85 homes and town centre uses. Development proposals for the site must:

1. provide a sensitively designed retail scheme onto the frontage of Wheelock Street and promote opportunities for mixed use development on previously developed land in the town centre boundary, as defined on the adopted policies map;
2. improve the public realm and connectivity through the site between surrounding streets and routes;
3. be compatible with surrounding land uses, in particular safeguard the amenity of nearby residents;
4. be of a very high quality design in terms of layout, scale, massing and detailed design in order to conserve the character and appearance of the Wheelock Street Conservation Area and its setting and to assist in adding vitality to the Wheelock Street area;
5. demonstrate that they will not have an unacceptable impact on air quality in the Chester Road Air Quality Management Area;
6. be informed by an arboricultural impact assessment in accordance with BS 5837:2012 in support of any application to make sure they avoid the loss of trees or other established vegetation that makes a positive contribution to the significance of the conservation area and its visual amenity;
7. be informed by a comprehensive survey of historic plot boundaries so they can, as far as reasonably possible, be retained, enhanced and expressed in the layout and design of the development;
8. make sure that development northwest of 57 Wheelock Street respects the traditions of building at the back of the pavement with animated street frontages along Wheelock Street and Darlington Street, broken down to give an appearance of smaller units with a variety of designs;
9. incorporate a public footpath along the link adjacent to 51 Wheelock Street to enhance permeability, with the construction of a new boundary to provide security/privacy for that property;
10. retain an open, undeveloped buffer zone on the north-eastern side of 8 Southway;
11. make sure that any new building adjacent to 8 Southway is set back to retain the current visibility of this listed building from Southway and is of a scale that avoids any dominating effect and thereby harm to the setting of this listed building; and
12. be accompanied by an archaeological assessment. Conditions will be attached to any planning permission requiring appropriate archaeological work, which is likely to comprise excavations in the northern part of the site, adjacent to Wheelock Street, and a watching brief over the remainder of the site during construction.

#### Supporting information

**12.35** The site is 1.39 ha in size and located in the centre of Middlewich, on land generally to the rear of properties fronting Wheelock Street, Darlington Street, Newton Heath and St. Ann's Road. It includes buildings, gardens, outbuildings, and hard surfaced areas. There is a pedestrian link (FP12), Southway, which runs to the east of the site linking Wheelock Street and St. Ann's Road.

**12.36** The site extends partially into the Middlewich Conservation Area along its northern and eastern boundaries. The grade II listed building of 8 Southway lies adjacent to the site's southwestern boundary. The Church of St Michael's and All Angels is a grade II\* listed building, although located





some distance from the site, it is a prominent local landmark. Any development should preserve and where possible enhance the setting and significance of the nearby listed buildings and conservation area.

**12.37** The north part of the site is in an area that has been identified as having very significant archaeological potential. It is expected that a programme of formal excavation on this part of the site (Wheelock Street frontage) prior to development commencing will be required by condition, along with a watching brief across the rest of the site during relevant ground works (initial topsoil stripping and excavation of footing and services).

**12.38** There are a large number of mature trees in the site and along its boundary. These trees make a high contribution to the setting of the conservation area. Any application should therefore be accompanied by an arboricultural impact assessment.

**12.39** The site is close to the designated Chester Road Air Quality Management Area and therefore early discussions are encouraged with the council's Environmental Health team to determine the need for an air quality impact assessment. Any impact assessment must demonstrate, through mitigation measures, how any adverse effects would be acceptably reduced.

**12.40** The site is located in flood zone 1. However, there is a small pocket of surface water risk that must be accounted for in the drainage design of the site. Any proposed development must demonstrate that the site can be adequately drained to make sure no flood risk occurs both on and off the site in accordance with LPS Policy SE 13 'Flood risk and water management'.

**12.41** There were minor bat roosts present on this site in 2011 together with a number of the more widespread priority species. An ecological assessment with proposed mitigation measures should therefore be submitted with any application in accordance with LPS Policy SE 3 'Biodiversity and geodiversity'.

**12.42** There is a high potential for contamination issues (sand pit, tannery and works) and therefore a phase 1 and 2 contaminated land assessment will be required in accordance with LPS Policy SE 12 'Pollution, land contamination and land instability'.

## Site MID 2

### East and west of Croxton Lane

Land east and west of Croxton Lane is allocated for residential development for around 50 new homes. Development proposals for the site must:

1. safeguard and protect, through an undeveloped and open landscaped buffer zone, the existing Trent and Mersey Canal Conservation Area;
2. provide an offset from the existing recycling centre and achieve an acceptable level of residential amenity for prospective residents including in terms of noise and disturbance;
3. retain existing mature hedgerows around the boundaries of the site as far as possible; and
4. provide for improvements to the surface of canal towpath to encourage its use as a traffic-free route for pedestrians and cyclists between the site and town centre.

### Supporting information

**12.43** This 2.91ha site lies on the northern edge of Middlewich. The site is split into two halves sitting either side of Croxton Lane (A530).



**12.44** The part of the site located to the west of Croxton Lane has residential development to the south and a recycling centre to the northwest. Any development would need to make sure that prospective occupiers would enjoy an acceptable level of residential amenity, including in terms of noise and odour. It is expected that noise mitigation measures will be required. Any application for this part of the site and its access proposals would need to take account of the existence of the layby to its eastern side on Croxton Lane and make sure that appropriate visibility splays can be achieved.

**12.45** The Trent and Mersey Canal runs along the northern and eastern boundary of the site. Any development would need to preserve and enhance the Trent and Mersey Canal Conservation Area by retaining undeveloped and open landscaped buffer zones adjacent to it.

**12.46** There is a high potential for contamination issues. The western boundary of the site is formed by a landfill and sewage disposal works. A phase 1 and 2 contaminated land assessment will therefore be required in support of any application.

**12.47** A gravity sewer runs through the central part of the western site and this should be taken into account in the detailed design of any development proposals.

### Site MID 3

#### Centurion Way

Land at Centurion Way is allocated for residential development of around 75 new homes. Development proposals must:

1. seek to retain as much of the existing boundary hedges as possible as part of a comprehensive landscaping scheme, which should be designed to mitigate any impact of the development upon the wider landscape;
2. include a strategy for the provision and long term management of off-site habitat for ground nesting farmland birds; ~~and~~
3. make a contribution towards the delivery of the Middlewich Eastern Bypass; ~~and~~
4. undertake a Mineral Resource Assessment for sand and gravel.

#### Supporting information

**12.48** This 2.49 ha greenfield site is located to the north-east of Middlewich between Centurion Way to the west, Holmes Chapel Road to the south and Byley Lane to the north. Surrounding land uses include residential, a public house and open countryside. The site has been identified to deliver around 75 new homes and presents an opportunity to deliver a sustainable residential development, whilst supporting the delivery of key infrastructure through financial contributions to the Middlewich Eastern Bypass.

**12.49** Development proposals should seek to retain as much of the existing boundary hedges as possible and include a comprehensive landscaping scheme, in order to integrate the site into the wider landscape.

**12.50** Priority bird species have been identified on the site, including Skylark and Wagtails. An ecological assessment should be submitted with any planning application and mitigation, in the form of an offsite habitat creation scheme to address any potential impact, should be provided.

**12.51** The site lies just beyond Middlewich's Area of Archaeological Potential. There have been Roman finds within the site and an archaeological assessment should be submitted with any planning application.



**12.51a** The council is aware from BGS mineral resource mapping that the site is likely to contain sand and gravel resources as well as being part of a wider adjoining sand resource. As sand is a finite resource essential to support economic growth, it is considered to be of local and national importance in planning policy terms. In line with LPS Policy SE 10 'Sustainable provision of minerals' and national guidance on mineral safeguarding, the council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The Mineral Resource Assessment should be of a standard acceptable to the council, as the Minerals Planning Authority, and undertaken by a suitably competent person with appropriate qualifications or professional background, such as a minerals surveyor. The findings of the Mineral Resource Assessment will be an important planning consideration in the determination of any planning application for the development of this site.

**12.51b** Further information on Mineral Resource Assessments can be found in the Minerals Safeguarding Practice Guidance v1.4 (2019, The Mineral Products Association & The Planning Officers Society).

## Poynton

### Site PYT 1

#### Poynton Sports Club

The Poynton Sports Club site is allocated for residential development for around 80 new homes. Development proposals for the site must:

1. retain and protect the woodland to the north/east of the site, through a buffer of no less than 10 metres at any point;
2. safeguard and protect the ordinary watercourse, through a buffer of no less than 8 metres at any point;
3. demonstrate how the sports facilities will be replaced locally, and that it is an enhanced facility in line with the recommendations made in the Cheshire East Indoor Built Facilities Strategy and the Cheshire East Playing Pitch Strategy and Action Plan, and that the relocated facility is ~~and~~ fully brought into use in advance of the loss of any existing facilities to ensure continuity of provision;
4. satisfactorily address surface water risk/overland flow and out of bank flow from the ordinary watercourse; and
5. demonstrate through a noise impact assessment that prospective residents on the site would not be unacceptably affected by transportation noise.

### Supporting information

**12.52** The Poynton Sports Club site presents the opportunity for a sustainably located, high quality residential scheme, facilitating the relocation of the sports club and enabling the provision of improved quality sporting facilities in a suitable location. The site abuts the town centre boundary to the south east, whilst surrounding land uses include residential.

**12.53** A suitable site has been identified for the relocation of Poynton Sports Club at Site PYT 2 'Land north of Glastonbury Drive'.

**12.54** The deciduous woodland is a priority habitat listed under Section 41 of the NERC Act 2006 and hence of national importance.



**12.55** The applicant will need to work closely with the Lead Local Flood Authority with regards to addressing risks arising from the ordinary watercourse and surface water risk/overland flow.

### Site PYT 2

#### Land north of Glastonbury Drive

The land north of Glastonbury Drive site is allocated for sports and leisure development (for 10 ha). Development will only be permitted subject to a planning obligation governing the relocation and redevelopment of existing facilities at the Poynton Sports Club site to make sure that there is continuity of sports and recreation provision. Development proposals for the site must:

1. retain and protect, through an undeveloped 8-15 metres wide buffer to either side of the bank tops, Poynton Brook and its associated wet ditches, and woodland;
2. retain and protect, through an appropriate buffer and/or mitigation, any protected species;
3. demonstrate through a noise impact assessment that existing residential areas would not be unacceptably affected by noise from the sport and leisure use;
4. make sure that any building is an appropriate facility for outdoor sport and/or recreation and is located and designed utilising the landform of the site in order to acceptably minimise its visual impact and its impact on the Green Belt;
5. seek to avoid the discharging of surface water to the gravity sewer crossing the site;
6. include details of any proposed external lighting (for example of pitches), which should be designed in a way so as not to cause unacceptable nuisance to residents living around the site, give rise to unacceptable highway safety, ecological or landscape impacts, or result in excessive sky glow; ~~and~~
7. make sure that the layout and design of development, including all boundary treatments and related infrastructure preserves the openness of the Green Belt; and
8. undertake a Mineral Resource Assessment for sand and gravel.

#### Supporting information

**12.56** The site is a field located to the north of the town and presents the opportunity for the development of good quality sports facilities through the relocation of Poynton Sports Club. Surrounding land uses include residential and open countryside.

**12.57** For the avoidance of doubt, this site remains in the Green Belt.

**12.58** The allocation of the site and the relocation of the sports club will enable the redevelopment of the sports club's existing site for residential redevelopment; a separate allocation in the plan (Site PYT 1 'Poynton Sports Club'). The two allocations are therefore linked and a planning obligation will be required to govern the mutual development of each site, specifically to make sure that the new sports and recreation facilities on the Glastonbury Drive site are constructed and fully open and operational before the sport and recreational use of the current Poynton Sports Club site is ceased and the redevelopment of it is commenced.

**12.59** The allocation of the site allows for a new building to be constructed on the site, which will support its outdoor sport use. The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds, and allotments is appropriate development in the Green Belt as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The design, scale and massing of the club-house therefore needs careful consideration to make sure it remains appropriate and proportionate to its Green Belt location.



**12.60** Bringing forward development on the two sites in the way proposed enables Poynton's housing needs to be addressed without the need to remove further land from the Green Belt. At the same time it enables a significant investment to be made in local sports facilities. If these two sites did not come forward in the way proposed, there would be pressure for the release of additional Green Belt land around the town for housing development.

**12.61** Any replacement and/or new sports provision should take account of the Cheshire East Playing Pitch Strategy and Action Plan [PUBED 19], the Cheshire East Indoor Built Facilities Strategy [PUBED 20] and LPS Policy SC 2 'Indoor and outdoor sports facilities'. Sport England should also be engaged in developing the sports/leisure proposals for the site.

**12.62** Planning applicants will need to demonstrate, through a noise impact assessment, that the development of the site will not give rise to unacceptable disturbance for surrounding residents. There are various noise mitigation measures that could be applied, if needed, for example restricting the hours of certain activities close to residential areas, or the provision of a buffer zone.

**12.63** Details of external lighting must also be included with any planning application for the development of the site. These details will be very carefully assessed and must demonstrate how unacceptable impacts will be avoided in terms of residential amenity, highway safety, ecology and landscape and also sky glow.

**12.64** Poynton Sports Club would need to be fully operational from this site prior to the commencement of development on Site PYT 1 'Poynton Sports Club'.

**12.65** A gravity sewer runs through the site from the south-west corner to the north-west of the site; the discharging of surface water to the sewer should be avoided given the availability of Poynton Brook to the north.

**12.66** The site lies within the Green Belt in an important open gap between Poynton and adjacent areas of Greater Manchester. This area has already been affected by the building of the A6 - Manchester Airport Relief Road and so is vulnerable to further erosion of its open character. Careful design is required to minimise and mitigate the impact of development – including important views into the site from the A532 road and other vantage points, as well as the wider character of the countryside in the sensitive gap between Poynton and Bramhall/Hazel Grove.

**12.66a** The council is aware from BGS mineral resource mapping that the site is likely to contain sand and gravel resources, as well as being part of a wider adjoining sand resource. As sand is a finite resource essential to support economic growth, it is considered to be of local and national importance in planning policy terms. In line with LPS Policy SE 10 'Sustainable provision of minerals' and national guidance on mineral safeguarding, the council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The Mineral Resource Assessment should be of a standard acceptable to the council, as the Minerals Planning Authority, and undertaken by a suitably competent person with appropriate qualifications or professional background, such as a minerals surveyor. The findings of the Mineral Resource Assessment will be an important planning consideration in the determination of any planning application for the development of this site.

**12.66b** Further information on Mineral Resource Assessments can be found in the Minerals Safeguarding Practice Guidance v1.4 (2019, The Mineral Products Association & The Planning Officers Society).





### Site PYT 3

#### Land at Poynton High School

Land at Poynton High School is allocated for residential development for around 25-20 new homes. Development proposals for the site must:

1. replace the lost playing field to an equivalent or better quality, in a suitable location;
2. provide an 80m buffer zone to protect the proposed dwellings from the risk of ball strike from the adjacent playing field. If this cannot be accommodated, a full ball strike risk assessment should be carried out and any required mitigation provided;
3. demonstrate that the sports facility is an enhanced facility in line with recommendations made in the Cheshire East Indoor Built Facilities Strategy and the Cheshire East Playing Pitch Strategy and Action Plan; and
4. make sure that any proposed housing layout does not have a direct impact that would result in an adverse effect on the functionality or capacity of the playing field; and
5. not erect or plant any obstructions within 8m of the edge of the culverted watercourse.

#### Supporting information

**12.67** The site (0.76ha) lies off Dickens Lane to the east of Poynton and includes an area of playing field belonging to Poynton High School, which runs between residential properties along Dickens Lane. Surrounding land uses include residential.

**12.68** The intention would be to mitigate the loss of the playing field with the provision of a new 3G pitch at Poynton High School, adjacent to the existing leisure centre on land that is not classed as an existing playing field. The Cheshire East Local Football Facility Plan (December 2018) highlights a new floodlit 11v11 3G football turf pitch at Poynton High School as a priority project for potential investment.

**12.69** Replacement sports facilities should be provided in accordance with LPS Policy SC 2 'Indoor and outdoor sports facilities' and take account of the most up to date playing pitch strategy. Proposals put forward to replace the playing field should be agreed with Sport England. In line with the Cheshire East Playing Pitch Strategy and Action Plan [PUBED 19], if the replacement playing field includes a 3G pitch, a sinking fund would need to be in place for the long-term sustainability of the 3G pitch, and Football Association testing should be administered so that it can host competitive matches.

**12.70** If there aren't are not adequate safety margins then the proposed development is at risk of ball strike, therefore a full ball strike risk assessment should be carried out. Satisfactory mitigation measures could include ball stop fencing or netting and reconfiguration of the cricket pitch.

**12.71** A water main easement is located on the south-western boundary of the site and a large gravity sewer runs through the south-eastern part of the site.

**12.71a** There is a section of culverted watercourse crossing through the eastern area of the site. The culvert should be located and a condition survey carried out in order to assess its current condition/location and any maintenance/upgrading that may be needed. Development proposals should be carried out in line with the requirements of the Cheshire East Land Drainage Byelaws<sup>(26)</sup> and in consultation with the Lead Local Flood Authority.

**12.71b** The council is aware from BGS mineral resource mapping that the site is likely to contain shallow coal resources as well as being part of a wider adjoining coal resource. The Coal Authority should be consulted on any planning application for the development of this site.

<sup>26</sup> Appendix 12 of the Cheshire East Local Flood Risk Management Strategy 2017



## Site PYT 4

### Former Vernon Infants School

The former Vernon Infants School site is allocated for residential development for around 50 new homes. Development proposals for the site must:

1. ~~replace the lost playing field to an equivalent or better quality, in a suitable location;~~
2. enhance the retained playing field and provide changing rooms, drainage and parking facilities;
3. provide an 80m buffer zone to protect the proposed dwellings from the risk of ball strike from the adjacent playing field. If this cannot be accommodated, a full ball strike risk assessment should be carried out and any required mitigation provided;
4. make sure that any proposed housing layout does not have a direct impact that would result in an adverse effect on the functionality or capacity of the playing field;
5. ~~identify the location of the culvert, carry out a condition survey and undertake any recommended maintenance and upgrading works to it;~~
6. ~~provide adequate access to the culvert in the layout of the site;~~
7. retain the vegetation to the existing building's frontage; and
8. provide a bat survey in support of any planning application.

### Supporting information

**12.72** The former Vernon Infants School site (0.56ha) presents the opportunity for a sustainably located, high quality residential scheme, and is particularly suitable for retirement homes. It is situated very close to the town centre, with surrounding land uses including residential.

**12.73** ~~Replacement sports facilities should be provided in accordance with LPS Policy SC 2 'Indoor and outdoor sports facilities' and take account of the most up to date playing pitch strategy. Proposals put forward to replace the playing field should be agreed with Sport England~~

**12.74** The intention would be to reconfigure and improve drainage of the playing field and provide a changing room.

**12.75** If there aren't adequate safety margins then the proposed development is at risk of ball strike, therefore a full ball strike risk assessment should be carried out. Satisfactory mitigation measures could include ball stop fencing or netting.

**12.76** ~~There is a section of culverted watercourse indicated on the GIS mapping system crossing the southern part of the site. The culvert should be located and a condition survey carried out in order to assess its current condition/location and any maintenance/upgrading that may be needed.~~





## Alderley Edge

### Site ALD 1

#### Land adjacent to Jenny Heyes

The land adjacent to Jenny Heyes is allocated for residential development for around 10 new homes. Development proposals for the site must:

1. seek to retain as much of the existing boundary hedgerows and trees as possible as part of a comprehensive landscaping scheme, which should also be designed to mitigate any impact of the development on the wider landscape;
2. be informed by a flood risk assessment and seek to avoid the construction of new homes on the part of the site falling within Flood Zone 2 and Flood Zone 3;
3. provide unobstructed access to Whitehall Brook and an undeveloped 8 metre buffer zone for maintenance and emergency purposes;
4. include a buffer of semi-natural habitat to safeguard Whitehall Brook; and
5. deliver a safe pedestrian access that links to the footpath on Heyes Lane.

#### Supporting information

**12.77** This greenfield site is 0.47 ha in size and is located to the north east of Alderley Edge, on Heyes Lane.

**12.78** Whitehall Brook is a designated main river and the Environment Agency's flood maps at this location are indicative only. Any future planning application should investigate flooding issues further through an appropriate flood risk assessment.

**12.79** The site appears to support a range of semi-natural open/grassland habitats, potentially including some areas of marshy grassland. These habitats may be of significant nature conservation value and there may be protected species present. A habitats survey will be required to support any future planning application and inform the mitigation measures.

**12.80** The site comprises fields but is adjacent to brick field, electric light works and warehouse. Whilst there is a low risk of site contamination issues, a phase I contaminated land assessment would be required with any future planning application.



## Site ALD 2

### Ryleys Farm, north of Chelford Road

The land at Ryleys Farm, north of Chelford Road is allocated for residential development for around 45 new homes. Development proposals for the site must:

1. provide unobstructed access to the main river watercourse and an undeveloped 8 metre buffer zone for maintenance and emergency purposes;
2. seek to remove the culverted section of the main river watercourse where site topography allows;
3. include a buffer of semi-natural habitat to the uncultivated sections of the main river watercourse;
4. deliver appropriate mitigation and screening measures to protect the setting of heritage assets in the surrounding area;
5. provide a safe and attractive connection to the existing footway/cycleway alongside the A34 Melrose Way;
6. not prejudice the potential for future development of the adjacent Safeguarded land ALD 3 'Ryleys Farm (safeguarded)'; and
7. include appropriate boundary treatments to the currently undefined northern boundary of the adjacent safeguarded land to mark the Green Belt boundary with a physical feature.

### Supporting information

**12.81** This greenfield site is 1.6 ha in size and is located to the west of Alderley Edge, north of Chelford Road.

**12.82** The site is entirely within the Environment Agency's Flood Zone 1, although there is an unnamed (main river) tributary of Whitehall Brook adjacent to the site, of which approximately 100m is within culvert. Depending on the site topography the culvert should be removed to reduce flood risk, remove maintenance restrictions and improve the watercourse in line with the Water Framework Directive. There is also a gravity sewer running through the site, which should be considered as part of any future proposals. Any future planning application should investigate flooding issues further through an appropriate flood risk assessment.

**12.83** There is potential for protected species to be present. A habitats survey will be required to support any future planning application and inform the mitigation measures.

**12.84** The site is adjacent to a grade II listed building and there are other heritage assets in close proximity, including a grade I and further grade II listed buildings in addition to a scheduled monument. The heritage impact assessment carried out as part of the SADPD evidence base has demonstrated that mitigation and screening measures could be delivered to acceptably minimise harm to these heritage assets.

**12.85** The site comprises fields and there is a low potential for contamination issues. A phase I contaminated land assessment would be required with any future planning application.



## Safeguarded land ALD 3

### Ryleys Farm (safeguarded)

Land at Ryleys Farm is designated as 2.70 ha of safeguarded land. It remains in the open countryside and is not allocated for development at the present time.

### Supporting information

**12.86** This greenfield site is 2.70 ha in size and is located to the north of the adjacent Site ALD 2 'Ryleys Farm, north of Chelford Road'. It is not allocated for development at the present time, but could form a further phase of development at Ryleys Farm should it be allocated through a review of the local plan in the future.

## Site ALD 4

### Land north of Beech Road

The land north of Beech Road is allocated for residential development for around 35 new homes. Development proposals for the site must:

1. be informed by a flood risk assessment and seek to avoid the construction of new homes on the parts of the site falling within Flood zone 2, Flood zone 3 and the areas of medium and high risk of surface water flooding;
2. provide unobstructed access to Whitehall Brook and an undeveloped 8 metre buffer zone for maintenance and emergency purposes;
3. include a buffer of semi-natural habitat to safeguard Whitehall Brook;
4. provide 0.5 ha of land for an extension to the existing allotments adjacent to the site, as well as appropriate areas of public open space;
5. include appropriate boundary treatments to mark the new Green Belt boundary with a physical feature;
6. provide a safe and attractive new off-road pedestrian and cycle route to link Alderley Edge to Wilmslow, via the site; and
7. Take account of Network Rail's guidance for development adjacent to the railway line.

### Supporting information

**12.87** This greenfield site is 2.9 ha in size and is located to the north of Alderley Edge, north of Beech Road.

**12.88** Whitehall Brook is a designated main river and the Environment Agency's flood maps at this location are indicative only. Any planning application should investigate flooding issues further through an appropriate flood risk assessment.

**12.89** The land for the allotments should be provided adjacent to the existing allotments within the area identified as protected open space on the adopted policies map. This land remains in the Green Belt.



### Site AUD 1

#### Land south of Birds Nest

The land south of Birds Nest in Audlem is allocated for residential development for around 20 new homes. Development proposals for the site must:

1. seek to retain as much of the existing boundary hedgerows and trees as possible as part of a comprehensive landscaping scheme, which should also be designed to mitigate any impact of the development on the wider landscape;
2. provide suitable pedestrian and vehicular access into the site from Audlem Road;
3. provide a new 2 metre wide footway from the site entrance southbound along Audlem Road to the shared surface section of Heathfield Road;
4. provide for the existing footways that run parallel to Cheshire Street further south of the site to be widened to 2 metres to improve pedestrian access to the wider village; and
5. provide and implement an acceptable mitigation strategy to address the presence of great crested newts on the site and the presence of any other protected/priority species (such as grass snakes) should their presence be confirmed following the undertaking of a suitable reptile survey.

#### Supporting information

**12.90** This greenfield site is around 1 hectare in size and is located on the northern edge of the village.

**12.91** To make sure there is good connectivity, new and improved pedestrian access to and from the site to the wider village is required.

**12.92** Records show that great crested newts are present on the site. There are also anecdotal records of grass snakes being present on the site. A reptile survey will be required to establish what protected and priority species are present on the site and a suitable mitigation strategy will need to be agreed and implemented as part of any development proposal.



## Bollington

### Site BOL 1

#### Land at Henshall Road

Land at Henshall Road is allocated for residential development for around 40 new homes. Development proposals for the site must:

1. retain and protect the area of woodland (in the Green Belt) to the north of the developable area and enhance it as open space with appropriate management of the woodland;
2. retain the mature trees as part of a landscaped buffer along the site frontage (including the eastern elevated mound) and retain the sycamore in the western group of trees (T2);
3. retain/conservate the frontage stone wall or rebuild it as part of any new access;
4. provide details of the boundary treatment (along the southern boundary of the retained woodland) that will create a readily recognisable Green Belt boundary that can endure in the long-term; and
5. take into account the combined sewer and gravity sewer that crosses the site.

#### Supporting information

**12.93** This site is located in the west of Bollington between Albert Road to the north and Henshall Road. The site is around 2 hectares overall and provides the opportunity for development on the southern portion of it (1.4 hectares) whilst retaining the wooded area in the northern part of the wider site. The site is bounded by residential properties in the Hall Hill estate to the west, the Springbank estate to the east and development along Henshall Road.

**12.94** The northern/upper part of the site is mature woodland (national inventory - woodland priority habitat) and from a landscape aspect is prominent/visible from surrounding hills and from the high point on Springbank Road; the frontage trees are also important in relation to the Tree Preservation Order on the site and views from the Bollington Cross Conservation Area.

**12.95** The retention of positive features on the site will limit the impact of development in relation to heritage and conservation aspects. Access to the site should seek to retain the stone wall or provide for its rebuilding; locating the access as far east as possible would also lessen the impact of development. Retaining an extensive undeveloped buffer zone in the form of the open space/wooded area provides separation from the Lowerhouse area.

**12.96** There is historic tipping associated with the site and this matter will have to be carefully assessed.

**12.97** United Utilities have stated that the wastewater system is under pressure in the nearby area and have drawn attention to the sewer crossing the site, which must be accommodated in any development proposals.



## Site BOL 2

### Land at Oak Lane/Greenfield Road

Land at Oak Lane/Greenfield Road is allocated for residential development for around 9 new homes. Development proposals for the site must:

1. retain the majority of the mature hedgerow/trees along the frontage (southern boundary of the site); and
2. take into account the gravity sewer that crosses the site.

### Supporting information

**12.98** The site lies on the southern edge of Bollington with housing development on three sides, with open countryside to the south.

**12.99** Kerridge Conservation Area lies to the south of the site and there are views into and out of the site. The majority of the trees/hedge on the boundary must be retained to avoid there being any unacceptable impact on the setting of the conservation area.

**12.100** A gravity sewer runs through the site, which should be considered as part of any future proposal on the site.

**12.101** The access will need to be widened/improved to allow two-way traffic and ensure sufficient driveway visibility for the existing dwelling on the eastern corner.

**12.102** There is a former mill premises adjacent, which means that a contaminated land assessment is required.

## Site BOL 3

### Land at Jackson Lane

Land at Jackson Lane is allocated for residential development for around 6 new homes. Development proposals for the site must:

1. Retain/conservate the frontage stone wall and the mature lime tree;
2. Provide off-site parking in a discrete location; and
3. Incorporate appropriate protection measures from radon gas.

### Supporting information

**12.103** This 0.25 ha site is located on the southern edge of Bollington adjoining Jackson Lane. It is a sloping site, bounded by terraced housing to the north and east, semi-detached housing to the south and former Home Farm buildings to the west.

**12.104** The site lies within the Kerridge Conservation Area and so a sympathetic design is required to minimise the impact on this heritage asset. For example a design of two blocks of terraced housing with a single access point through the stone wall would retain a view to the former Home Farm buildings and replicate surrounding housing.



**12.105** As there is a natural contamination issue (radon affected area), properties should be built with appropriate protection.

## Chelford

### Site CFD 1

#### Land off Knutsford Road

Land off Knutsford Road is allocated for residential development for around 20 new homes. Development proposals for the site must:

1. retain an element of existing car parking for community use;
2. retain the woodland belt to the west of the site and Chelford Heath, to the south;
3. provide a financial contribution towards the provision of health facilities in Chelford; and
4. incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments particularly to the south east of the site.

#### Supporting information

**12.106** The site is 1.0 ha in size and located to the south of Knutsford Road, Chelford. It consists of land previously used as an overflow car park. The site should retain an element of car parking to support community uses, including the bowling green, accessed off Knutsford Road.

**12.107** The deciduous woodland along the western boundary is a priority habitat listed under Section 41 the NERC Act 2006 and hence of national importance. This boundary should be retained.

**12.108** There is surface water adjacent to the site boundary indicated on the Environment Agency's mapping system. Further assessment and suitable mitigation measures will be required in line with Policy ENV 16 'Surface water management and flood risk' to make sure that the site can be adequately drained.

### Safeguarded land CFD 2

#### Land east of Chelford Railway Station

Land east of Chelford Railway Station is designated as 7.8 hectares of safeguarded land. It remains in the open countryside and is not allocated for development at the present time.

#### Supporting information

**12.109** Land east of Chelford Railway Station presents an opportunity to safeguard land that may be required in future reviews of the local plan to meet identified development needs at that time. LPS Policy PG 4 'Safeguarded land' makes clear that policies relating to the open countryside will apply to the land.

**12.110** If required for future development, this site should be brought forward comprehensively and look to maximise the site's sustainability including:

- the provision of car parking for Chelford Railway Station





- a safe walking and cycling route through the site connecting the village, the Railway Station and the village hall site; and
- a new or improved crossing of the railway line adjacent to Chelford Railway Station for pedestrians and cyclists.

**12.111** Should this site be required for future development then appropriate boundary treatments would be required to existing northern and eastern site boundaries in order to enhance existing recognisable boundaries that endure in the long term. Appropriate mitigation would also be required given the site's proximity to the railway line.

## Disley

### Site DIS 1

#### **Greystones allotments**

The Greystones Allotments site is allocated for residential development for around 20 new homes. Development proposals for the site must:

1. provide replacement allotments of an equal or better standard on a suitable site in the Disley Newtown area; and
2. take account of Network Rail's guidance for development adjacent to the railway line.

#### **Supporting information**

**12.112** This greenfield site is 0.36 ha in size and is located in the east of Disley within the Disley Newtown area, to the north of Buxton Road.

**12.113** It is currently in use as allotments but these have parking and drainage issues. Disley Parish Council has identified a suitable nearby site to provide improved replacement allotments.

**12.114** The site is considered to be suitable for a relatively high density scheme to provide for local downsizing needs, as identified in the Disley and Newton Neighbourhood Plan. This could include starter homes and / or retirement properties. Access to the site could be taken from either Peveril Gardens or Buxton Road.

**12.115** There is a low potential for contamination issues. A phase I contaminated land assessment would be required with any future planning application.

### Safeguarded land DIS 2

#### **Land off Jacksons Edge Road**

The land off Jacksons Edge Road is designated as 2.43 ha of safeguarded land. It remains in the open countryside and is not allocated for development at the present time.

#### **Supporting information**

**12.116** This greenfield site is 2.43 ha in size and is located to the west of Disley, between Jacksons Edge Road and Lymewood Drive.



## Holmes Chapel

### Site HCH 1

#### Land east of London Road

Land east of London Road (6<sub>1</sub>ha) is allocated for employment development. Development proposals for the site must:

1. retain the River Croco and provide an undeveloped 8-15 metres wide buffer zone alongside it to either side of the bank tops;
2. provide an undeveloped landscape buffer on the northern section of the site, and appropriate buffers to the eastern and southern boundaries;
3. retain and protect any mature trees;
4. not prejudice the council's objectives to deliver a cycling route on the A50, which could link the site to the village centre; and
5. demonstrate through a noise impact assessment that residents in the vicinity of the site would not be unacceptably affected by noise from the proposed use; and
6. undertake a Mineral Resource Assessment for sand and gravel, including silica sand.

#### Supporting information

**12.117** This site, located to the south-east of Holmes Chapel, presents the opportunity for the delivery of a high quality employment site, with an emphasis on the manufacturing of pharmaceuticals, and could include the expansion of the adjacent Recipharm pharmaceutical business enterprise.

**12.118** There is potential for commonly encountered protected species to be present.

**12.119** The site extends over the River Croco, providing additional connectivity between the proposed and existing site; an appropriate landscape buffer should be provided around this area as the boundary does not follow any identifiable features on the ground. Appropriate buffers should also be provided to the eastern and southern boundaries to help filter views of the site.

**12.120** The cycling route could be a cycle lane or a shared use footway/cycleway.

**12.120a** The council is aware from BGS mineral resource mapping that the site is likely to contain sand and gravel, and silica sand resources, as well as being part of a wider adjoining sand resource. As sand is a finite resource essential to support economic growth, it is considered to be of local and national importance in planning policy terms. In line with LPS Policy SE 10 'Sustainable provision of minerals' and national guidance on mineral safeguarding, the council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The Mineral Resource Assessment should be of a standard acceptable to the council, as the Minerals Planning Authority, and undertaken by a suitably competent person with appropriate qualifications or professional background, such as a minerals surveyor. The findings of the Mineral Resource Assessment will be an important planning consideration in the determination of any planning application for the development of this site.

**12.120b** Further information on Mineral Resource Assessments can be found in the Minerals Safeguarding Practice Guidance v1.4 (2019, The Mineral Products Association & The Planning Officers Society).



## Site MOB 1

### Land off Ilford Way

Land off Ilford Way, Mobberley is allocated for employment-led (use classes B1, B2 and B8), mixed-use development including up to 50 new homes. Development proposals for the site must:

1. be in line with a comprehensive planned approach towards the entire site;
2. locate any new homes in the south east corner of the site so that they are subject to the lowest possible aircraft noise levels;
3. provide only for homes where external amenity spaces do not form an intrinsic part of the overall design, for example smaller, non-family one bed and studio apartments;
4. be accompanied by an Acoustic Design Statement to demonstrate how the internal noise levels for any new homes, as set out in Policy ENV 13 'Aircraft noise' will be met;
5. comply with Policy ENV 13 'Aircraft noise' in terms of any proposed non-residential, noise sensitive uses;
6. be accompanied by an Odour Impact Assessment to demonstrate that an acceptable level of amenity for occupiers on the site will be achieved;
7. pay special attention to the desirability of preserving or enhancing the character and appearance of Mobberley Conservation Area in line with Policy HER 3 'Conservation areas'; and
8. demonstrate that the proposals will have no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar (Tatton Mere SSSI and the Mere SSSI) and Rostherne Mere Ramsar sites.

### Supporting information

**12.121** The land off Ilford Way in Mobberley is a significant brownfield site falling outside of the Green Belt. The site has historically been used for employment purposes, and has a number of buildings across site. Currently the site is only partially occupied and over the lifetime of the plan there is the potential to bring forward redevelopment proposals. The policy acknowledges this opportunity and seeks to make sure that a comprehensively planned approach towards such proposals is taken. This is expected to include the retention and possible re-modelling of some buildings on the site that are host to existing, active employment uses.

**12.122** A comprehensively planned approach towards redevelopment proposals is promoted by the policy with the aim of ensuring compatibility between existing and proposed land uses and to make sure that the impact of overall redevelopment proposals can be properly gauged, for example, in terms of assessing traffic and transport implications, achieving good design, achieving connectivity across the site for pedestrians and cyclists and the integration of green and blue infrastructure and landscaping. The policy is deliberately not prescriptive about how a comprehensively planned approach should be achieved. Options include a comprehensive, full application, an outline or hybrid planning application supported by a comprehensive masterplan for the site or a masterplan approved as a supplementary planning document. The council wish to engage positively and work closely with the prospective applicant whichever route is taken towards the comprehensive planning of the site.

**12.123** Particular care will be taken in formulating development proposals in terms of the landscaping, siting, design and massing of development given the proximity of the site to Mobberley Conservation Area. Opportunities should be taken wherever possible to bring about enhancements to the setting of the Conservation Area.

**12.124** The site is ideally located to capitalise on the strong economy in the north of Cheshire East including contributing to the success of the North Cheshire Science Corridor.



**12.125** The site is affected by noise from aircraft landing at and taking off from Manchester Airport. Policy ENV 13 'Aircraft noise' of the SADPD is an important policy against which any noise sensitive development proposals will be assessed.

**12.126** Because of the existing and historic use of the site for employment purposes, redevelopment on it for other employment purposes will not contribute towards the Local Plan Strategy's proposed supply of 380 hectares of new employment land.

**12.127** In line with LPS policy SE 3 'Biodiversity and geodiversity' applications should be supported by a proportionate project level Habitats Regulations Assessment, to demonstrate no adverse impact on the Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar sites. This assessment should consider recreational pressures and impacts of increased foot traffic on sensitive habitats and species. Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the sites.

### Safeguarded land MOB 2

#### Land north of Carlisle Close

The land north of Carlisle Close is designated as 0.40 ha of safeguarded land. It remains in the open countryside and is not allocated for development at the present time. In the event that development comes forward in the future, following a review of the local plan, it should incorporate appropriate boundary treatments to mark the new Green Belt boundary with physical features.

#### Supporting information

**12.128** This greenfield site is 0.4 ha in size and is located to the north of Carlisle Close.

## Prestbury

### Site PRE 1

#### Land south of cricket ground

The land south of the cricket ground is allocated for residential development for around 10 new homes. Development proposals for the site must:

1. deliver appropriate mitigation and screening measures to protect the setting of heritage assets in the surrounding area. To avoid harm to the Prestbury Conservation Area, vehicular access must be taken from Castle Hill rather than via The Village;
2. take account of the site's location adjacent to the cricket ground and incorporate specific measures to mitigate the risk of ball strike;
3. respect the site's context, which is characterised by large homes in large grounds; and
4. retain the existing woodland at the edge of the site.

#### Supporting information

**12.129** This greenfield site is 1.20ha in size and is located fairly centrally in the village, to the north of Castle Hill. It is adjacent to The Vicarage (grade II listed). The heritage impact assessment carried out as part of the SADPD evidence base has demonstrated that mitigation and screening measures could be delivered to minimise harm to heritage assets.



**12.130** A detailed assessment of the risks from ball-strike and the impacts on the operation of the cricket club would need to be carried out at the planning application stage.

**12.131** The site falls within an area characterised by large, low density properties and development proposals should respect and reflect this. The site would lend itself to an apartment development comprising a limited number of apartment buildings to achieve the appearance of large properties sitting in extensive grounds whilst delivering an increased number of dwellings.

## Site PRE 2

### Land south of Prestbury Lane

The land south of Prestbury Lane is allocated for residential development for around 35 new homes. Development proposals for the site must:

1. be informed by a flood risk assessment and seek to avoid the construction of new homes on the parts of the site at medium/high risk of surface water flooding or potentially within Flood Zone 2/3;
2. include an outline drainage strategy and achieve runoff rates equivalent to a greenfield site; and
3. provide a safe and convenient pedestrian footpath access to the site, linking to the local footpath network.

### Supporting information

**12.132** This greenfield site is 1.86 ha in size and is located to the east of Prestbury, south of Prestbury Lane.

**12.133** This site is not included within the Environment Agency's Flood Zone maps but there is an ordinary watercourse at the eastern end. On the basis of surface water modelling, it suggests that this area may act as a drainage path or if it was to be modelled hydraulically, may fall within Flood Zone 2 or 3. The site has an undulating nature and the mapping shows that there are two areas prone to ponding and surface water flooding, one of which appears as a marshy area. The use of green SuDS could be incorporated into the site's design including the marshy area to the eastern boundary. It is likely that the Prestbury Lane road bridge acts as a restriction to flow, and therefore runoff rates for this site should mimic greenfield rates, following the drainage hierarchy. Development of the site should be steered away from the areas at risk of surface water flooding. It should also avoid the potential Flood Zone areas unless detailed hydraulic modelling of the system has been undertaken by the developer, which demonstrates that the site is within Flood Zone 1. A flood risk assessment and outline drainage strategy would be required as part of any future application. Careful consideration would be required to make sure there is no increase of flooding on or off-site and no increase in flows to the adjacent watercourse.

**12.134** A transport assessment would be required to support any future planning application. It is likely that mitigation measures would need to be provided at the junctions at either end of Prestbury Lane.

**12.135** Currently, the only point of access to the site is by way of Prestbury Lane, which is a relatively narrow road with no footpath. A dedicated pedestrian footpath access would need to be created to connect the site to the village centre. Given the difficulties in providing a suitable footpath along Prestbury Lane, it is likely that a connection would need to be provided to the existing footpath to Heybridge Lane. In this case, the existing footpath would also need to be upgraded to provide a safe and convenient link.



**12.136** The site includes some grassland habitats, which may be of nature conservation value, particularly if marshy grassland/rush pastures are present. A botanical survey carried out at the right time of the year would need to take place to determine this.

**12.137** The site is classed as a field and there is a low potential for contamination issues. A phase 1 contaminated land assessment would be required with any future planning application.

### Safeguarded land PRE 3

#### Land off Heybridge Lane

The land off Heybridge Lane is designated as 1.21 ha of safeguarded land. It remains in the open countryside and is not allocated for development at the present time. In the event that development comes forward in the future, following a review of the local plan, it should incorporate appropriate boundary treatments to mark the new Green Belt boundary with physical features.

#### Supporting information

**12.138** This greenfield site is 1.21 ha in size and is located to the east of the railway line and west of Heybridge Lane in Prestbury.

## Gypsy, Traveller and Travelling Showpersons sites

### Site G&T 1

#### Land east of Railway Cottages, Nantwich (Baddington Park)

#### Land east of Railway Cottages, Nantwich

The land east of Railway Cottages (Baddington Park) is allocated for eight two additional permanent Gypsy and Traveller pitches. Development proposals for the site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site into the adjacent pond; and
3. provide for and maintain an appropriate visibility splay and access arrangements from Baddington Lane (A530).

#### Supporting information

**12.138a** The site has planning permission for six permanent Gypsy and Traveller Pitches (reference 19/5261N). This allocation would support the intensification of use on the site through the provision of two additional permanent pitches.

**12.138b** A contaminated land phase 1 preliminary risk assessment, phase 2 ground investigation and risk assessment report has been requested, by condition, for planning application 19/5261N. This should be completed, alongside a remediation strategy, if determined through an update to the phase 1 and 2 assessments that a remediation strategy is required.

**12.139** The site is allocated to address the identified need for pitches for Gypsies and Travellers. Occupation of any development will be restricted to persons complying with the definition





~~of Gypsies and Travellers, and c~~Conditions will be imposed to permanently govern the occupation of the site.

**12.140** For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site ~~facilities essential services and utilities~~ provided, in line with the principles set out in SADPD ~~Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision'~~ ~~Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'~~ and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.140a** ~~In line with Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles', the site should ensure and maintain an appropriate water supply, sewer connection and disposal of surface water in a sustainable way. This should include engagement, where appropriate, with the relevant water undertaker.~~

**12.141** There is potential for protected species to be present. ~~A habitats survey will be required to support any future planning application and inform the mitigation measures. Conditions attached to the planning permission on the site for six pitches (ref 19/5261N) requests that a method statement of Great Crested Newt reasonable avoidance measures is completed. This should be updated to reflect any additional pitches on the site.~~

## Site G&T 2

### Land at Coppenhall Moss, Crewe

Land at Coppenhall Moss is allocated for seven permanent Gypsy and Traveller pitches. Development proposals for the site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. provide for an appropriate visibility splay and access arrangements from Parkers Road/Kent's Lane;
3. demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised through appropriate mitigation; and
4. undertake a phase 1 and 2 contaminated land assessment.

## Supporting information

**12.142** The site is allocated to address the identified need for pitches for Gypsies and Travellers. ~~Occupation of any development will be restricted to persons complying with the definition of Gypsies and Travellers, and c~~Conditions will be imposed to permanently govern the occupation of the site.

**12.143** For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site ~~facilities essential services and utilities~~ provided, in line with the principles set out in SADPD ~~Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision'~~ ~~Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'~~ and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.144** There is potential for contamination and noise impacts in relation to an adjacent garage, which will need to be carefully assessed to inform future mitigation measures, where necessary.

**12.145** There is potential for protected species to be present. A habitats survey will be required to support any future planning application and inform mitigation measures where necessary.





**12.146** A botanical survey will be needed to consider the ecological value of grassland present of the site. This should be prepared in accordance with LPS Policy SE 3 'Biodiversity and geodiversity'.

### Site G&T 3

#### New Start Park, Wettenhall Road, Nantwich

Land at New Start Park is allocated for eight permanent Gypsy and Traveller pitches. Development proposals for this site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site; and
3. provide for and maintain appropriate access arrangements from Wettenhall Road.

### Supporting information

**12.147** The site is allocated to address the identified need for pitches for Gypsies and Travellers. Occupation of any development will be restricted to persons complying with the definition of Gypsies and Travellers, and cConditions will be imposed to permanently govern the occupation of the site.

**12.148** For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site facilities essential services and utilities provided, in line with the principles set out in SADPD Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision' Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.149** Further assessment, in line with LPS Policy SE 3 'Biodiversity and geodiversity', would be required to consider the long term management of habitat creation measures on the site and consider any impacts upon the Wimboldsley Wood SSSI.

**12.150** In line with Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision' Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles', the site should ensure and maintain an appropriate water supply, sewer connection and disposal of surface water in a sustainable way. This should include engagement, where appropriate, with the relevant water undertaker.

### Site G&T 4

#### Three Oakes Site, Booth Lane, Middlewich

Land at Three Oakes, Booth Lane is allocated for 24 permanent Gypsy and Traveller Pitches. Development proposals for this site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments in accordance with the recommendations of the Heritage Impact Assessment (CEC 2019) prepared for the site;
2. provide for an appropriate visibility splay and access arrangements from Booth Lane; and
3. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site.



## Supporting information

**12.151** The site is allocated to address the identified need for pitches for Gypsies and Travellers and would be an extension to an existing caravan park on Booth Lane, Middlewich. Occupation of any development will be restricted to persons complying with the definition of Gypsies and Travellers, and eConditions will be imposed to permanently govern the occupation of the site.

**12.152** The Trent and Mersey Canal Conservation Area is close to the site. Development should retain existing and provide for additional landscaping, with the planting of indigenous species of trees and shrubs to preserve and enhance the conservation area, particularly along the eastern boundary in line with the recommendations from the Heritage Impact Assessment prepared for the site.

**12.153** The site is located close to Sandbach Flashes SSSI, which is notified for its physiographical and biological importance. It consists of a series of pools and has triggered the impact risk zone for development. An application should be supported with appropriate evidence regarding any impacts on Sandbach Flashes SSSI, in line with LPS Policy SE 3 'Biodiversity and geodiversity' along with appropriate mitigation measures, where required.

**12.154** For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site facilities essential services and utilities provided, in line with the principles set out in SADPD Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision' Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.154a** In line with Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles', the site should ensure and maintain an appropriate water supply, sewer connection and disposal of surface water in a sustainable way. This should include engagement, where appropriate, with the relevant water undertaker.

### Site G&T 5

#### Cledford Hall, Cledford Lane, Middlewich

Land at Cledford Hall, Cledford Lane is allocated for 10 Gypsy and Traveller transit pitches. Development proposals for this site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. provide for an appropriate visibility splay and access arrangements from Cledford Lane;
3. demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised through appropriate mitigation including a noise management plan; and
4. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site.

## Supporting information

**12.155** The site is allocated to address the identified need for transit pitches for Gypsies and Travellers. Occupation of any development will be restricted to persons complying with the definition of Gypsies and Travellers, and conditions will be imposed to secure the transit nature and govern the occupation of the site. This will include governing the maximum duration of a single stay on the site to make sure that the site continues to provide for transit accommodation for Gypsies and Travellers in perpetuity.



**12.156** For the purposes of the policy, there shall be no more than 10 pitches on the site and on each of the 10 pitches, no more than two caravans. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site facilities essential services and utilities provided, in line with the principles set out in SADPD Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision' Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.157** It is expected that all internal roads and parking facilities are provided for prior to first occupation.

**12.157a** The Middlewich Eastern Bypass, now with planning permission, will provide for highway improvements along Cledford Lane including improvements to footpath and cycle provision and an alternative access to junction 18 of the M6. Any visual, noise and pollution assessment of development should be undertaken with the assumption that the Middlewich Eastern Bypass is in situ and suitable screening/mitigation provided accordingly.

**12.158** The gateposts at the site entrance should be retained as a physical record of the previous heritage assets on the site.

**12.159** There is potential for protected species to be present. A habitats survey will be required to support any future planning application and inform mitigation measures, where necessary.

### Site G&T 6

#### Land at Thimswarra Farm, Moston

Land at Thimswarra Farm is allocated for two permanent Gypsy and Traveller pitches. Development proposals for this site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. provide for an appropriate visibility splay and access arrangements from Dragons Lane; and
3. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site.

### Supporting information

**12.160** The site is allocated to address the identified need for pitches for Gypsies and Travellers. Occupation of any development will be restricted to persons complying with the definition of Gypsies and Travellers, and conditions will be imposed to permanently govern the occupation of the site.

**12.161** For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site facilities provided, in line with the principles set out in SADPD Policy HOU 5a 'Gypsy and Traveller site provision' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.162** The site is located close to Sandbach Flashes SSSI, which is notified for its physiographical and biological importance. It consists of a series of pools and has triggered the impact risk zone for development. An application should be supported with appropriate evidence regarding any impacts on Sandbach Flashes SSSI, in line with LPS Policy SE 3 'Biodiversity and geodiversity' along with appropriate mitigation measures, where required.



## Site G&T 7

### Land at Meadowview, Moston

Land at Meadowview is allocated for four permanent Gypsy and Traveller pitches. Development proposals for this site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site; and
3. provide for an appropriate visibility splay and access arrangements from Dragons Lane.

### Supporting information

**12.163** The site is allocated to address the identified need for pitches for Gypsies and Travellers. Occupation of any development will be restricted to persons complying with the definition of Gypsies and Travellers, and conditions will be imposed to permanently govern the occupation of the site.

**12.164** For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site facilities provided, in line with the principles set out in SADPD Policy HOU 5a 'Gypsy and Traveller site provision' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.165** The site is located close to Sandbach Flashes SSSI, which is notified for its physiographical and biological importance. It consists of a series of pools and has triggered the impact risk zone for development. An application should be supported with appropriate evidence regarding any impacts on Sandbach Flashes SSSI, in line with LPS policy SE 3 'Biodiversity and Geodiversity' along with appropriate mitigation measures, where required.

## Site G&T 8

### The Oakes, Mill Lane, Smallwood

Land at The Oakes, Mill Lane is allocated for four additional permanent Gypsy and Traveller pitches. Development proposals for this site must:

1. retain hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. provide for and maintain an appropriate visibility splay and access arrangements from Mill Lane; and
3. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site.

### Supporting information

**12.165a** Part of the site has planning permission for four permanent Gypsy and Traveller Pitches (reference 14/2590C). This allocation would extend the footprint and support the provision of four additional permanent pitches on a wider allocated site.



**12.165b** There is potential for protected species to be present. A habitats survey will be required to support any future planning application and inform mitigation measures, where necessary. A botanical survey will be needed to consider the ecological value of semi-natural habitat and grassland on the site. This should be prepared in accordance with LPS Policy SE 3 'Biodiversity and geodiversity'.

**12.165c** The site is allocated to address the identified need for pitches for Gypsies and Travellers. Conditions will be imposed to permanently govern the occupation of the site.

**12.165d** For the purposes of the policy, a pitch includes one chalet/mobile home and one touring caravan and is generally home to one household. There is an expectation of a minimum spacing of 6 metres between caravans and adequate on-site essential services and utilities provided, in line with the principles set out in SADPD Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

**12.165e** In line with Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles', the site should ensure and maintain an appropriate water supply, sewer connection and disposal of surface water in a sustainable way. This should include engagement, where appropriate, with the relevant water undertaker.

### Site TS 1

#### Lorry park, off Mobberley Road, Knutsford

The lorry park, off Mobberley Road, is allocated for three Travelling Showperson plots. Development proposals for the site must:

1. retain the existing hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised through appropriate mitigation;
3. demonstrate that the proposals will have no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar (Tatton Mere SSSI and the Mere SSSI) and Rostherne Mere Ramsar sites;
4. undertake a phase 1 and 2 contaminated land assessment;
5. provide a buffer from the existing recycling centre to achieve an acceptable level of residential amenity for prospective residents, including in terms of noise and disturbance; and
6. use permeable materials as replacement hardstanding, where required, and provide a drainage strategy to manage surface run-off from the site.

### Supporting information

**12.166** The site is allocated to meet the accommodation needs of Travelling Showpeople. Occupation of any development will be restricted to persons complying with the definition of Travelling Showpeople, and conditions will be imposed to permanently govern the occupation of the site.

**12.167** In line with LPS Policy SE 3 'Biodiversity and geodiversity' an application should be supported by a proportionate project level Habitats Regulations Assessment to demonstrate no adverse impact on the Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar sites. This assessment should consider recreational pressures and impacts of increased foot traffic on sensitive habitats and species. Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site.





**12.168** A noise impact assessment should be prepared to consider the impact from aircraft noise and the adjacent waste recycling centre. A phase 1 and 2 contaminated land assessment is required due to its proximity to Shaw Heath Landfill site.

**12.169** The site should provide appropriate contributions to local health facilities, where identified as necessary by the local clinical commissioning group.

**12.170** No commercial activities shall take place on the land, including the storage and sorting of materials, other than as necessary for the use as a Travelling Showpersons site. Travelling Showperson plots should avoid conflict between vehicles and residents through an appropriate layout of the site.

**12.171** Any development would need to make sure that prospective occupiers would enjoy an acceptable level of residential amenity, including in terms of noise and odour. Amenity issues in respect of the maintenance of equipment and other matters should be suitably addressed through planning conditions.

**12.171a** There is an expectation of adequate on-site essential services and utilities being provided, in line with the principles set out in SADPD Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

## Site TS 2

### Land at Fir Farm, Brereton

#### **Land at Firs Farm, Brereton**

Land at Firs Farm is allocated for 10 Travelling Showperson plots. Development proposals for this site must:

1. retain the existing hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments in accordance with the recommendations of the Heritage Impact Assessment (CEC 2019) prepared for the site;
2. secure and maintain appropriate visibility splays and access arrangements onto the A50, including the implementation of a new vehicular access into the site from the A50; and
3. avoid any obstructions to the surface water flow path that runs along the western boundary of the site. Any proposed alternations or obstructions to the flow path should be modelled and managed appropriately.

## Supporting information

**12.172** The site is allocated to meet the accommodation needs of Travelling Showpeople. Occupation of any development will be restricted to persons complying with the definition of Travelling Showpeople, and conditions will be imposed to permanently govern the occupation of the site.

**12.173** Any landscaping scheme should consider the retention and provision of native hedgerows and trees. Urbanising features such as walls, gates and the design of ancillary outbuildings should maintain the rural setting of listed buildings at Tudor Cottage and Holly Cottage in line with the recommendations from the Heritage Impact Assessment prepared for the site.

**12.174** There is potential for protected species to be present. A habitats survey will be required to support any future planning application and inform the mitigation measures. Development proposals on grassland habitats should be supported by a botanical survey.



**12.175** A new highways access would be required into the site. Planning approval was granted, on 09 November 2018 (ref 18/2961C) for a new vehicular access from the A50 to serve land to the rear of Firs Farm and this should be implemented prior to the delivery of the allocation.

**12.176** The site is within 50 metres of a landfill site at Arclid. There is potential for issues for permanent structures that would require additional assessment and/or mitigation including a phase 1 contaminated land assessment.

**12.177** No commercial activities shall take place on the allocated land, including the storage and sorting of materials, other than as necessary for the use as a Travelling Showpersons site. Travelling Showperson plots should avoid conflict between vehicles and residents through an appropriate layout of the site.

**12.178** Amenity issues in respect of the maintenance of equipment and other matters should be suitably addressed through planning conditions.

**12.179** There is an expectation of adequate on-site essential services and utilities being provided, in line with the principles set out in SADPD Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.

### Site TS 3

#### Land at former brickworks, A50 Newcastle Road

Land at the former brickworks, A50 Newcastle Road allocated for two additional Travelling Showperson plots. Development proposals for this site must:

1. retain the existing hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments;
2. secure and maintain appropriate visibility splays and access arrangements onto the A50;
3. demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised through appropriate mitigation;
4. use permeable materials as hardstanding and provide a drainage strategy to prevent surface run-off from the site; and
5. undertake a phase 1 and 2 contaminated land assessment.

#### Supporting information

**12.180** The intensification of use is supported on this site to meet the accommodation needs of Travelling Showpeople. Occupation of any development will be restricted to persons complying with the definition of Travelling Showpeople, and conditions will be imposed to permanently govern the occupation of the site.

**12.181** A noise impact assessment should be prepared to consider the impact from the A50. No commercial activities shall take place on the land, including the storage and sorting of materials, other than as necessary for the use as a Travelling Showpersons site. Travelling Showperson plots should avoid conflict between vehicles and residents through an appropriate layout of the site.

**12.182** There is an expectation of adequate on-site essential services and utilities being provided, in line with the principles set out in SADPD Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and LPS Policy SC 7 'Gypsies and Travellers and Travelling Showpeople'.





# 13

## Monitoring and implementation



## 13 Monitoring and implementation

**13.1** To enable the council to take a flexible approach to the monitoring of the Local Plan, a separate Local Plan Monitoring Framework (LPMF) has been published, which replaces the monitoring framework contained in Table 16.1 of the LPS. This will allow the council to update and/or amend the LPMF as local plan documents are adopted or revised, as well as respond to changes in availability of information sources, whilst continuing to effectively monitor the implementation of the local plan.

**13.2** The LPMF should be read alongside the local plan documents. It explains how achievement of the strategic priorities and policies in the local plan will be measured, by assessing performance against a wide range of monitoring indicators. The results of this assessment will be presented in a yearly authority monitoring report, produced and published by the council. This process will enable the council to assess whether the local plan is being implemented effectively, and will highlight any issues that could prompt revision of the local plan.

### Related documents

- Local Plan Monitoring Framework (20192020, Cheshire East Council) [PUBED 54]



# 14

## Glossary



## 14 Glossary

<b>Affordable housing</b>	<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ol style="list-style-type: none"> <li><b>Affordable housing for rent:</b> meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for social rent or affordable rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a build to rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For build to rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as affordable private rent).</li> <li><b>Starter homes:</b> is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</li> <li><b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</li> <li><b>Other affordable routes to home ownership:</b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.</li> </ol>
<b>Amenity</b>	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
<b>Backland and tandem development</b>	Backland development is the development of a site behind existing buildings with no (or very limited) street frontage, usually surrounded by existing development curtilages. Tandem development is usually the placing of one dwelling behind another within a single plot.
<b>Best and most versatile agricultural land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Blue infrastructure</b>	A network of water that supports native species, maintains natural ecological processes, prevents flooding, sustains air and water resources and contributes to the health and quality of life of local communities.



<b>Brownfield land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
<b>Built-up frontage</b>	A built-up frontage is considered to be a substantial line of buildings fronting a road with a fairly dense and uniform pattern of development. Loose groupings of buildings in substantial grounds or with other spaces between them are not considered to be built-up frontages.
<b>Community Infrastructure Levy</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Conservation</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Conservation area</b>	Areas of special architectural or historic interest.
<b>Designated heritage asset</b>	A world heritage site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation.
<b>Development plan</b>	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
<b>Edge of centre</b>	For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Employment land</b>	Land identified for <u>business, development for: offices to carry out any operational or administrative functions; the research and development of products or processes; any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit; general industrial;</u> and storage and distribution <u>development uses</u> as defined by use classes <u>B1 E(g)(i), E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987</u> . It does not include land for retail development.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Green Belt</b>	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist urban regeneration by



	encouraging the recycling of derelict and other urban land. Green Belts are defined in a local planning authority's development plan.
<b>Greenfield</b>	Land, or a defined site, usually farmland, that has not previously been developed.
<b>Green infrastructure</b>	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Infrastructure</b>	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education, sport/recreation and health facilities.
<b>Infrastructure delivery plan</b>	National planning policy formally requires local authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their local plan documents.
<b>Infill development</b>	Infill development is generally the development of a relatively small gap between existing buildings. The scale of infill development will depend upon the location of the site. Several local plan policies refer to infill development and set out what scale is appropriate. These policies include LPS Policy PG 3 'Green Belt'; LPS Policy PG 6 'Open countryside'; and SADPD Policy PG 10 'Infill villages'.
<b>Infill village</b>	Infill villages are settlements within the 'other settlements and rural areas' tier of the settlement hierarchy. They do not have a settlement boundary and are within the open countryside, but they do have a defined infill boundary, in which limited infilling can be allowed.
<b>Key service centre (KSC)</b>	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
<b>Listed building</b>	A building or structure of special architectural or historic interest. Listed buildings are graded I, II* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures in its curtilage that have formed part of the land since before 01 July 1948. Historic England is responsible for designating buildings for listing in England.
<b>Local green gap</b>	An area of land designated to maintain and enhance the character and separate identities of the borough's towns and villages. The purpose of local green gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land. Local green gaps are designated through neighbourhood plans.
<b>Local landscape designations</b>	Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.



<b>Local plan</b>	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
<b>Local Plan Strategy (LPS)</b>	A development plan document and the first part of the council's local plan, the LPS was adopted in July 2017. It sets out the overall planning framework for the area. It includes strategic policies and allocations to achieve sustainable development.
<b>Local planning authority</b>	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National park authorities and the Broads Authority are also considered to be local planning authorities.
<b>Local service centre (LSC)</b>	The third tier of settlements in the local plan's settlement hierarchy after principal towns and key service centres. They are planned to accommodate a lower level of development generally reflective of the range of services and facilities that they offer. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
<b>Local urban centre</b>	Defined area comprising of a range of shops and services that generally function to meet local, day-to-day shopping needs, sometimes including small supermarkets. Local urban centres do not fall within the definition of town centres.
<b>Local wildlife sites/site of biological importance</b>	Locally important sites of nature conservation adopted by local authorities for planning purposes.
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Masterplan</b>	A means of expressing a vision for how a development opportunity site could be designed. Often these are illustrative rather than detailed.
<b>National Planning Policy Framework (NPPF)</b>	Sets out the government's planning policies for England and how these are expected to be applied.
<b>Neighbourhood parade of shops</b>	Defined area comprising a small group of shops and other facilities serving the day to day needs of residents generally within a very localised catchment. Neighbourhood parades of shops do not fall within the definition of town centres.
<b>Neighbourhood plan</b>	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
<b>Non-designated heritage asset</b>	<p>Locally important heritage assets identified by the local planning authority, where there is often a strong local affinity or association:</p> <ul style="list-style-type: none"> <li>• Areas of local archaeological interest (including the areas of archaeological potential and sites of archaeological importance identified in local plans)</li> <li>• Buildings of local architectural or historic interest (local list)</li> </ul>





	<ul style="list-style-type: none"> <li>• Locally important built assets not on the local list</li> <li>• Locally significant historic parks and gardens</li> <li>• Other locally important historic landscapes</li> </ul>
<b>Open countryside</b>	The area outside of any settlement with a defined settlement boundary (including principal towns, key service centres, local service centres and any other settlements with a settlement boundary identified in a made neighbourhood plan).
<b>Open space</b>	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
<b>Out of centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Outdoor sports facilities</b>	Sports facilities with natural or artificial surfaces (and either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields and other outdoor sports areas – these facilities may have ancillary infrastructure such as changing accommodation or pavilions.
<b>Planning obligation</b>	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Pollution</b>	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
<b>Previously developed land</b>	See 'Brownfield land'
<b>Primary shopping area</b>	Defined area where retail development is concentrated.
<b>Principal town</b>	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The principal towns are Crewe and Macclesfield.
<b>Priority habitats and species</b>	Species and habitats of principal importance included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006.
<b>Ramsar sites</b>	Wetlands of international importance, designated under the 1971 Ramsar Convention.
<b>Registered battlefield</b>	The Historic England Register of Historic Battlefields identifies 43 important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance.
<b>Registered parks and gardens</b>	Historic England compiles a register of historic parks and gardens. Historic parks and gardens are a fragile and finite resource; they can easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance.
<b>Renewable and low carbon energy</b>	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal



heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

<b>Safeguarded land</b>	Safeguarded land is land between the urban area and the Green Belt. It aims to protect Green Belt in the longer term by reserving land which may be required to meet longer-term development needs.
<b>Settlement hierarchy</b>	The local plan settlement hierarchy is set out in LPS Policy PG 2. It categorises settlements into four tiers: principal towns, key service centres, local service centres and other settlements and rural areas.
<b>Scheduled monument</b>	A nationally-important site or monument which is given legal protection against disturbance or change.
<b>Self build and custom build housing</b>	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
<b>Site of special scientific interest (SSSI)</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
<b>Special areas of conservation (SAC)</b>	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
<b>Special protection areas (SPA)</b>	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
<b>Stepping stones</b>	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
<b>Strategic green gap</b>	An area of land designated to maintain and enhance the character and separate identities of the borough's towns and villages. LPS Policy PG 5 designates four strategic green gaps between Crewe and Nantwich and between Crewe and its surrounding villages. The purpose of these strategic green gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land.
<b>Strategic site/location</b>	An important or essential site/area in relation to achieving the vision and strategic priorities of the local plan and which contributes to accommodating the sustainable development planned for over the local plan period.
<b>Supplementary planning documents</b>	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Sustainability appraisal</b>	An appraisal of the economic, environmental and social effects of potential policies and proposals to inform the development of the plan.
<b>Sustainable development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The government has set out four aims for sustainable development



in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:

- Social progress that recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

**Sylvan**

Wooded, or consisting of or associated with woods.

**Town centres**

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Wildlife corridor**

Areas of habitat connecting wildlife populations.

**World heritage site**

A place that is listed by the United Nations Educational, Scientific and Cultural Organisation as of special cultural or physical significance, which the World Heritage Committee considers as having outstanding universal value.



# Appendices



## Appendix A Related documents and links

**A.1** Documents published to support the publication draft SADPD are all available to download from the SADPD webpage: [www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/site\\_allocations\\_and\\_policies.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/site_allocations_and_policies.aspx)

- [Revised Publication Draft Site Allocations and Development Policies Document \(version showing tracked changes\) \(2020, Cheshire East Council\) \[ED 01a\]](#)
- [Revised Publication Draft Site Allocations and Development Policies Document \('clean' version\) \(2020, Cheshire East Council\) \[ED 01b\]](#)
- [Schedule of Changes to the Initial Publication Draft SADPD \(2020, Cheshire East Council\) \[ED 01c\]](#)
- [Initial Publication Draft Site Allocations and Development Policies Document \(2019, Cheshire East Council\) \[PUBED 01d\]](#)
- [Draft adopted policies map \(20192020, Cheshire East Council\) \[PUBED 02\]](#)
- [Revised Publication Draft SADPD Sustainability Appraisal \(20192020, Cheshire East Council\) \[PUBED 03\]](#)
- [Revised Publication Draft SADPD Sustainability Appraisal Non-technical Summary \(20192020, Cheshire East Council\) \[PUBED 03a\]](#)
- [SADPD Habitats Regulations Assessment \(Revised pPublication version\) \(20192020, JBA Consulting\) \[PUBED 04\]](#)
- [Local Service Centres Spatial Distribution Disaggregation Report \(2019, Cheshire East Council\) \[PUB 05\]](#)
- [The Provision of Housing and Employment Land and the Approach to Spatial Distribution \(2020, Cheshire East Council\) \[ED 05\]](#)
- [Settlement and Infill Boundaries Review \(20192020, Cheshire East Council\) \[PUBED 06\]](#)
- [Site Selection Methodology Report \(20192020, Cheshire East Council\) \[PUBED 07\]](#)
- [Strategic Green Gaps Boundary Definition Review \(20192020, Cheshire East Council\) \[PUBED 08\]](#)
- [Ecological Network for Cheshire East \(2017, Total Environment\) \[PUBED 09\]](#)
- [Cheshire East Landscape Character Assessment \(2018, LUC\) \[PUBED 10\]](#)
- [Cheshire East Local Landscape Designation Review \(2018, LUC\) \[PUBED 11\]](#)
- [Employment Allocations Review \(20192020, Cheshire East Council\) \[PUBED 12\]](#)
- [Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment \(2018, Opinion Research Services\) \[PUBED 13\]](#)
- [Gypsy, Traveller and Travelling Showpeople Site Selection Report \(20192020, Cheshire East Council\) \[PUBED 14\]](#)
- [Aircraft Noise Policy Background Report \(20192020, Jacobs\) \[PUBED 15\]](#)
- [Threshold Policy for Main Town Centres Uses Impact Test: Evidence and Justification Report \(20172018, WYG\) \[PUBED 16\]](#)
- [Cheshire East Retail Study Partial Update \(20182020, WYG\) \[PUBED 17\]](#)
- [Green Space Strategy Update \(20192020, Cheshire East Council\) \[PUBED 18\]](#)
- [Cheshire East Playing Pitch Strategy and Action Plan \(2019, Knight, Kavanagh & Page\) \[PUBED 19\]](#)
- [Playing Pitch Strategy Assessment Report Update \(2019, Knight, Kavanagh & Page\) \[PUBED 19a\]](#)
- [Cheshire East Indoor Built Facilities Strategy \(2017, Knight, Kavanagh & Page\) \[PUBED 20\]](#)
- [Indoor Built Facilities Strategy Progress and Evidence Review \(2019, Cheshire East Council\) \[PUBED 20a\]](#)
- [Alderley Edge Settlement Report \(20192020, Cheshire East Council\) \[PUBED 21\]](#)
- [Alsager Settlement Report \(20192020, Cheshire East Council\) \[PUBED 22\]](#)
- [Audlem Settlement Report \(20192020, Cheshire East Council\) \[PUBED 23\]](#)
- [Bollington Settlement Report \(20192020, Cheshire East Council\) \[PUBED 24\]](#)
- [Bunbury Settlement Report \(20192020, Cheshire East Council\) \[PUBED 25\]](#)



- Chelford Settlement Report (2019/2020, Cheshire East Council) [PUBED 26]
- Congleton Settlement Report (2019/2020, Cheshire East Council) [PUBED 27]
- Crewe Settlement Report (2019/2020, Cheshire East Council) [PUBED 28]
- Disley Settlement Report (2019/2020, Cheshire East Council) [PUBED 29]
- Goostrey Settlement Report (2019/2020, Cheshire East Council) [PUBED 30]
- Handforth Settlement Report (2019/2020, Cheshire East Council) [PUBED 31]
- Haslington Settlement Report (2019/2020, Cheshire East Council) [PUBED 32]
- Holmes Chapel Settlement Report (2019/2020, Cheshire East Council) [PUBED 33]
- Knutsford Settlement Report (2019/2020, Cheshire East Council) [PUBED 34]
- Macclesfield Settlement Report (2019/2020, Cheshire East Council) [PUBED 35]
- Middlewich Settlement Report (2019/2020, Cheshire East Council) [PUBED 36]
- Mobberley Settlement Report (2019/2020, Cheshire East Council) [PUBED 37]
- Nantwich Settlement Report (2019/2020, Cheshire East Council) [PUBED 38]
- Poynton Settlement Report (2019/2020, Cheshire East Council) [PUBED 39]
- Prestbury Settlement Report (2019/2020, Cheshire East Council) [PUBED 40]
- Sandbach Settlement Report (2019/2020, Cheshire East Council) [PUBED 41]
- Shavington Settlement Report (2019/2020, Cheshire East Council) [PUBED 42]
- Wilmslow Settlement Report (2019/2020, Cheshire East Council) [PUBED 43]
- Wrenbury Settlement Report (2019/2020, Cheshire East Council) [PUBED 44]
- Call for Sites Report (2019/2020, Cheshire East Council) [PUBED 45]
- Other Settlements and Rural Areas Report (2019/2020, Cheshire East Council) [PUBED 46]
- ~~The Approach Towards Housing Supply Flexibility (2019, Cheshire East Council) [PUB 47]~~
- ~~Cheshire East Green Infrastructure Plan (2019, The Environment Partnership) [ED 47]~~
- Heritage Impact Assessments of Sites in Local Plan Site Selection (2019, Hinchliffe Heritage) [PUBED 48]
- Cheshire East Residential Mix Assessment (2019, Opinion Research Services) [PUBED 49]
- ~~Note on Local Service Centres and Primary and Secondary School Capacity (2019, Cheshire East Council) [PUB 50]~~
- ~~Restaurants, Cafés, Pubs and Hot Food Takeaways Background Report (2020, Cheshire East Council) [ED 50]~~
- SADPD Duty to Co-operate Statement of Common Ground (2019, Cheshire East Council) [PUBED 51]
- Local Plan Site Allocations and Development Policies Viability Assessment (2019/2020, HDH Planning and Development) [PUBED 52]
- Local Service Centres Safeguarded Land Distribution Report (2019/2020, Cheshire East Council) [PUBED 53]
- Local Plan Monitoring Framework (2019/2020, Cheshire East Council) [PUBED 54]
- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [PUBED 55]
- ~~Green Belt Boundary Alterations Explanatory Note (2019, Cheshire East Council) [PUB 56]~~
- ~~SADPD Consultation Statement (2020, Cheshire East Council) [ED 56]~~
- Nationally Described Space Standards (2019/2020, Cheshire East Council) [PUBED 57]
- The Approach to Small Sites (2019/2020, Cheshire East Council) [PUBED 58]
- ~~Consultation Statement (2019, Cheshire East Council) [PUBED 59]~~

**A.2** Additional documents from the LPS examination library may also be relevant in support of SADPD policies. These can be viewed via the LPS webpage at [www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/local-plan-strategy](http://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local-plan-strategy).

#### Other related documents

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- BS 8233 Guidance on sound insulation and noise reduction for buildings (2014, British Standards Institute). Available at <https://shop.bsigroup.com/ProductDetail/?pid=000000000030241579>
- BB93: Acoustic design of schools - performance standards (2015, Department for Education). Available at [www.gov.uk/government/publications/bb93-acoustic-design-of-schools-performance-standards](http://www.gov.uk/government/publications/bb93-acoustic-design-of-schools-performance-standards)
- Building Natural Value for Sustainable Economic Development: The Green Infrastructure Valuation Toolkit User Guide (2010, The Mersey Forest, Natural Economy Northwest, CABI, Natural England, Yorkshire Forward, The Northern Way, Design for London, Defra, Tees Valley Unlimited, Pleasington Consulting Ltd and Genecon LLP). Available at [www.merseyforest.org.uk/services/gi-val/](http://www.merseyforest.org.uk/services/gi-val/)
- Cabinet paper: Crewe Town Centre Regeneration Programme: Major Investment Decisions (2017, Cheshire East Council). Available at <http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s58073/Crewe%20Town%20Centre%20Regeneration%20-%20report%20final.pdf>
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# Cheshire East Local Plan

## Revised Publication Draft SADPD Sustainability Appraisal

August 2020





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## Chapter 1: Introduction

### Background

**1.1** Cheshire East Council ("CEC") is undertaking a Sustainability Appraisal ("SA") in support of the emerging Site Allocations and Development Policies Document ("SADPD").

SA of Local Plans is a legal requirement; Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out SA for a Local Plan during its preparation.

**1.2** SA is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.<sup>(1)</sup> The National Planning Policy Framework (2019) ("NPPF") identifies the SA process as an integral part of plan-making and should consider all likely significant effects on the environment, economic and social factors.

### SA explained

**1.3** It is a requirement that SA is undertaken in line with the procedures set out by the Environmental Assessment of Plans and Programmes Regulations 2004 ('SEA Regulations'), which transposes the EU Directive 2001/42/EC on Strategic Environmental Assessment ('SEA Directive') into national law. The SA process incorporates the SEA process. Indeed, SA and SEA are one and the same process, differing only in terms of substantive focus. SA has an equal focus on all three 'pillars' of sustainable development (environment, social and economic).

**1.4** In line with the Regulations, a report (known as the SA Report) must be published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.<sup>(2)</sup> The Report must then be taken into account, alongside consultation responses, when finalising the plan.

**1.5** The SA Report must address the following:

1. Explain what plan-making/SA has involved up to this point, including in relation to 'reasonable alternatives'.
2. Set out the appraisal findings at this stage of the process for the draft plan.
3. Set out the next steps to finalise the Plan.

### Site Allocations and Development Policies Document

#### Overview

**1.6** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the Local Plan Strategy ("LPS"), was adopted at Council on 27 July 2017. The SADPD will form the second part of the Council's

<sup>1</sup> National Planning Practice Guidance ("NPPG"): Strategic environmental assessment and sustainability appraisal.  
<sup>2</sup> Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004



Local Plan. Work on the SADPD started in the fourth quarter of 2016 and included the publication of an Issues Paper for consultation between 27 February 2017 and 10 April 2017.

This provided an opportunity for consultees to tell the Council what they thought it should contain and the direction its policies should take. Published alongside this, also for consultation, was a revised SA Scoping Report. The Council also carried out a 'call for sites' to inform the allocation of development sites, which ran between 27 February and 1 July 2017. The First Draft SADPD was published for consultation between 11 September and 22 October 2018, and was accompanied by an Interim SA Report, also for consultation. Consultation on the initial Publication Draft SADPD and its accompanying SA Report took place between 19 August and 30 September 2019. A number of significant proposed changes have been made to the initial Publication Draft SADPD following careful consideration of representations received in 2019 and reflect updated evidence and circumstances regarding the Plan. This has led to the Revised Publication Draft SADPD.

**1.7** Once adopted the SADPD, along with the LPS, will set out the proposed strategy for meeting the Borough's needs to 2030 and replace the former District Local Plans of Congleton, Crewe and Nantwich, and Macclesfield.

**1.8** The SADPD will:

1. Allocate additional sites for development, where necessary. These will generally be 'non-strategic' sites, which means sites of less than 150 homes or 5 hectares in size. The additional allocations will assist in meeting the overall indicative development requirements for the Borough set out in the LPS. These allocations will be for housing, employment, Gypsy and Travellers and Travelling Showpeople.
2. Set out more detailed policies to guide planning application decisions in the Borough. Policy boundaries will be reviewed or established around towns and villages to guide the location of new development at a local level, and around town centres to support investment in them. Land that needs particular protection will be designated, for example, because of its significance to biodiversity or the historic environment.

## Strategic Priorities

**1.9** The priorities for the SADPD are carried forward from those in the LPS, which identifies a Vision and four Strategic Priorities to deliver it:

- Strategic Priority 1 - Promoting economic prosperity by creating conditions for business growth
- Strategic Priority 2 - Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided
- Strategic Priority 3 - Protecting and enhancing environmental quality
- Strategic Priority 4 - Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network

**1.10** These Strategic Priorities are overarching and are carried through to the SADPD.



## What is the SADPD not trying to achieve?

**1.11** The SADPD will not include minerals and waste policies or make site allocations for these uses. These will be addressed through a separate Minerals and Waste Development Plan Document. The Crewe Hub Area Action Plan, once adopted, will form part of the Local Plan and is a bespoke planning document that will set out a planning framework for works at Crewe Railway Station and its environs.

## The purpose and structure of this SA Report

**1.12** This legally required SA Report has been produced and is published alongside the Revised Publication Draft SADPD, under Regulation 19 of the Local Planning Regulations, to demonstrate that the SA process has formed an integral part of plan-making. It sets out the method and findings of the SA at this stage, including the consideration of any reasonable alternatives.

**1.13** Following this introductory Chapter the Report is structured as follows:

- Chapter 2 sets out the scope of the SA, including key issues and SA objectives
- Chapter 3 sets out how reasonable alternatives have been identified, the findings of the alternatives appraisal and the reasons for selecting the preferred approach
- Chapter 4 sets out the findings of the appraisal of the Revised Publication Draft SADPD at this stage
- Chapter 5 sets out the cumulative effects of the Revised Publication Draft SADPD
- Chapter 6 sets out the next steps and initial thoughts on monitoring

**1.14** Documents referenced with the 'ED' prefix are available to view in the Revised Publication Draft SADPD consultation library.





## Chapter 2: Scope of the SA

### Introduction

**2.1** The aim of this Chapter is to introduce the scope of the SA; that is, the sustainability issues/objectives that should be a focus of (and provide a broad methodological framework for) SA.

**2.2** The scoping stage identifies the scope and level of detail of the information to be included in the SA report. It sets out the context, objectives and approach of the assessment; and identifies relevant environmental, economic and social issues and objectives. National Planning Practice Guidance states that, *“a key aim of the scoping procedure is to help ensure the sustainability appraisal process is proportionate and relevant to the Local Plan being assessed”*.

### Consultation on the scope

**2.3** A Scoping Report was produced to set out the scope for the SA and published for consultation with statutory consultees (Environment Agency, Historic England and Natural England) and wider stakeholders in February 2017. It set out the detailed policy context and baseline information that informed the identification of key sustainability issues and development of SA objectives.

**2.4** Comments received were taken into account and are reflected in an updated version of the Scoping Report, published in June 2017.<sup>(3)</sup>

### Policy context and baseline information

**2.5** The policy context and detailed baseline information were set out in the Scoping Report that was published for consultation in February 2017 and updated in June 2017. The scoping information contained in Appendix B of this Report has been revised, where possible, to take account of any new or updated information.

### Key issues

**2.6** The key sustainability issues and characteristics identified in the Scoping Report (2017) and updated in Appendix B of this Report are set out in Table 2.1. The issues fall under nine SA topics determined through the baseline review and consultation, which are:

- biodiversity flora and fauna
- population and human health
- water and soil
- air
- climatic factors
- transport
- cultural heritage and landscape
- social inclusiveness
- economic development

<sup>3</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/sustainability\\_appraisal.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/sustainability_appraisal.aspx)

Table 2.1 Sustainability issues

Topics	Sustainability issues
Biodiversity, flora and fauna	There are priority species and habitats in the Borough, most of which need conservation measures due to threats to their numbers nationally
	There are European designated sites in the Borough boundary
Population and human health	The Borough has an ageing population
	There is limited ethnic diversity in the Borough
	Generally the health of the Borough's population is varied
	The proportion of overweight/obese Reception age and year 6 children has increased
	There is an association between deprivation and health inequality reflected in higher incidences and mortality rates for some cancers in more deprived areas
	There has been an increase in crime rates
	There may be a link between deprivation and fuel poverty in the Crewe area
Water and soil	Pollution is an issues for the Weaver/Gowy and Upper Mersey river catchment areas
	Ecological river quality in the Borough has improved, however chemical river quality has slightly declined
	Cheshire East has 16 permitted mineral extraction sites with resources such as silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat
	The Borough has proportionately more Grade 1, 2 and 3 agricultural land than the North West and England
	There has been an decrease in the amount of waste collected from the Borough's households
Air	There are areas in the Borough that suffer from poor air quality
	Road traffic is the main source of air quality issues in the Borough
Climatic factors	CO <sub>2</sub> emissions from road transport in the Borough have increased
	Build standards have improved in the Borough with the average SAP rating for new build higher than for existing dwellings
Transport	The Borough has an extensive road network, including the M6 and M56 motorways
	There is a high reliance on private transport in the Borough
Cultural heritage and landscape	The Borough contains a number of cultural and environmental assets, including designated heritage assets
	There are a variety of landscape types and historic land classifications in the Borough
Social inclusiveness	Average house prices in the Borough are higher than the North West, but lower than the England average
	The majority of dwellings in the Borough are private sector



Topics	Sustainability issues
Economic development	The Borough contains Lower Super Output Areas that are some of the most deprived in England
	There is an association between deprivation and car access reflected in lower incidences of access in deprived areas
	Women are likely to travel shorter distances to work
	The Borough has a high jobs density
	The proportion of 16 to 64 year olds in the Borough with a first degree or equivalent qualification exceeds the figures for the North West and UK
	Almost half of the people working in the Borough are employed in high-skill occupations
	The proportions working in each broad occupational group are very similar to the UK average
	There is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed
	Agriculture, forestry and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale, retail, accommodation and food services businesses make up a relatively high proportion of businesses in urban areas

**2.7** The United Kingdom ("UK") has now left the European Union ("EU"). It is not possible to predict the impact of the UK leaving the EU (commonly termed as 'Brexit') as the future trading relationship is unknown at the time of drafting this report. The coronavirus (COVID-19) was first reported in China, in December 2019 and was declared a pandemic in March 2020. There are real material uncertainties around the economic impacts of COVID-19 and Brexit in terms of severity and duration of impacts. However, it is too early to predict what the impact on the economy may be.<sup>(4)</sup> It will be important for objectives around supporting a sustainable, competitive and low carbon economy to be included in the appraisal framework. Throughout the appraisal of the SADPD, it is important to note that the SADPD sets non-strategic policies under the umbrella of the adopted LPS. It is not the role of the SADPD to revisit key strategic matters settled through the LPS process.

## SA objectives

**2.8** Table 2.2 shows the sustainability objectives established through SA scoping to provide a methodological framework for appraisal. The objectives fall under the nine SA topics.

**2.9** It should be noted that the objectives have been refined to better reflect the key issues for the Borough set out in Table 2.1 of this Report. Any additions are illustrated as orange and underlined, with deletions marked as ~~orange and strikethrough~~.

4 Local Plan Site Allocations and Development Policies Viability Assessment 2020 update and refresh [ED 52]



Table 2.2 Sustainability Topics and Objectives

Topics	Sustainability Objectives
Biodiversity, flora and fauna	Protect, maintain and enhance biodiversity, habitats, soils, species, geodiversity and important geological features; particularly those that are designated.
Population and human health	Create an environment that promotes healthy and active lifestyles, <u>and reduce inequalities in health</u> .
	<u>Meet the health and social care needs of an ageing population.</u>
	<u>Create a safe environment and reduce levels of and the fear of crime.</u>
Water and soil	Positively address the issues of water quality and quantity, and manage flood risk <u>in the Borough</u> .
	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land, and optimise the re-use of previously developed land, buildings and infrastructure.
Air	Manage the impacts of development and associated activities to positively address <u>all forms of air</u> pollution.
	<u>Make sure that air quality improves and falls below objective limits.</u>
Climatic factors	To adapt to and mitigate the impacts of climate change.
	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy <u>from by decentralised and/or</u> renewable resources.
	<u>Encourage the use of sustainable transport.</u>
Transport	<u>Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.</u>
	<u>Reduce reliance on private transport.</u>
Cultural heritage and landscape	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.
	<u>Protect, enhance and provide green infrastructure.</u>
Social inclusiveness	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.



Topics	Sustainability Objectives
	Maintain and/or create vibrant rural communities.
	<del>Create a safe environment to live in and reduce fear of crime.</del>
	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.
	<u>Address levels of deprivation by improving</u> <del>improve</del> access to education and training, and the links between these resources and employment opportunities.
Economic development	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
	Positively manage the Borough's diverse rural economy.
	<u>Increase the supply of labour through improving access to job opportunities.</u>



## Chapter 3: SA of alternatives

### Introduction

**3.1** In line with regulatory requirements there is a need to explain how work was undertaken to develop and then appraise reasonable alternatives, and how the Council then took into account appraisal findings when finalising the Revised Publication Draft SADPD for publication. This includes an outline of the reasons for selecting alternatives dealt with.

**3.2** This Chapter explains the work undertaken to date to develop reasonable alternatives for the emerging SADPD, focusing on the following elements:

- the approach to housing and employment development at the Local Service Centres ("LSCs")
- the distribution of safeguarded land around inset LSCs in the north of the Borough
- the consideration of site options, using a detailed site selection process to identify candidate sites for development (including safeguarded land) in the SADPD on a settlement-by-settlement basis.

**3.3** Consultation on the initial Publication Draft SADPD and its accompanying SA Report took place between 19 August and 30 September 2019. A number of significant proposed changes have been made to the initial version following careful consideration of representations received in 2019 and to reflect updated evidence and circumstances regarding the Plan. This has led to the Revised Publication Draft SADPD. References to the initial Publication Draft SADPD (or initial options in relation to disaggregation) refers to the consultation that took place in 2019. References to the Revised Publication Draft SADPD (or revised options) relates to the Revised Publication Draft SADPD.

### Background

**3.4** The purpose of the SADPD is to set detailed planning policies to guide planning decisions and allocate additional sites for development, where necessary to assist in meeting the overall development requirements set out in the LPS.

**3.5** LPS Policy PG 7 "Spatial Distribution of Development" (¶8.77) sets out that LSCs are indicatively to deliver in the order of 3,500 homes and 7ha of employment land. The figures are neither a ceiling nor a target. The LPS notes that the figure for LSCs would be further disaggregated in the SADPD. The 'Local Service Centre Spatial Distribution Disaggregation Report' [PUB 05], informed by evidence, considered a number of initial alternative options for how housing and employment land could be distributed among the LSCs in the initial Publication Draft SADPD. Following updated monitoring evidence and in light of representations to the initial Publication Draft SADPD, a revised approach is considered in 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. Alternative options have also been developed for the distribution of safeguarded land requirements around the inset LSCs in the north of the Borough, further detail on which can be found in the 'Local Service Centres Safeguarded Land Spatial Distribution Report' [ED 53]. Options for the provision of housing and employment land among the LSCs, and the safeguarded land options have been subject to SA.



**3.6** It is clear that the allocation of additional sites (generally of a non-strategic nature), where necessary, for development is a matter to be addressed through the SADPD and therefore it is considered reasonable<sup>(5)</sup> that alternatives appraisal in the SADPD should focus on this matter at this stage.

**3.7** The SADPD will also set out policies to address a range of specific issues; alternatives to policies were considered at an early stage, however in respect of policies in the SADPD, it is important to recognise that a number of them:

- are directly from or relate to policies in the LPS (which have already been subject to SA through the development of the LPS); there are no significant changes in evidence or circumstances that indicate a need to revisit the alternatives appraisal findings in the LPS SA at this time
- relate to the requirements of, and are in conformity with, national guidance

**3.8** The development of reasonable alternatives for policy themes is discussed further in Appendix D. Following this analysis, it has been determined that there were no reasonable alternatives for the majority of SADPD policy themes, and that it was a reasonable and proportionate approach to not carry out a formal alternatives appraisal at this time.

**3.9** The exception to the above approach is with regards to the 'Planning for growth' policy theme, where it was considered appropriate to carry out a formal appraisal of the options for the disaggregation of development at the LSCs/the approach to employment and housing development at the LSCs in line with LPS policy PG 7 ("Spatial Distribution of Development" - as noted above) as the basis for proposed SADPD Policy PG 8 "Development at local service centres".

## Initial disaggregation Options

### Developing the reasonable alternatives

**3.10** LPS Policy PG 7 "Spatial Distribution of Development" in the LPS indicates that LSCs are to accommodate in the order of 7 hectares of employment land and 3,500 new homes, with Other Settlements and Rural Areas ("OSRA") indicatively expected to accommodate in the order of 69 hectares of employment land (including 61ha at the Employment Improvement Area at Wardle) and 2,950 new homes (including 275 homes at the Alderley Park Opportunity Site). These figures are neither a ceiling nor target to be reached.

**3.11** The SADPD (part 2 of the Local Plan) was to consider the disaggregation of the PG 7 indicative development figure for LSCs; the Council has explored alternatives to deliver this level of growth.

**3.12** In terms of the OSRA the strategy of the LPS is to meet the majority of new development in the higher order centres in the settlement hierarchy. Development in the OSRA should be appropriate to the function and character of the settlement and confined to locations that well relate to the settlement's existing built up area.

<sup>5</sup> Case-law (most notably Friends of the Earth Vs. Welsh Ministers, 2015) has established that planning authorities may apply discretion and planning judgement when determining what should reasonably be the focus of alternatives appraisal, recognising the need to apply a proportionate approach and ensure a SA process/report that is focused and accessible.





**3.13** As set out in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05] no housing allocations are proposed in the SADPD for the OSRA as the housing supply exceeds the expected levels of development for the OSRA. Furthermore, the significantly increased level of flexibility in the overall housing numbers set out in Chapter 6 of [ED 05] gives confidence that the overall 36,000 plan housing requirement will be met in full over the plan period without requiring site allocations in the OSRA tier of the settlement hierarchy.

**3.14** Cheshire East is one of the leading local authority areas in the country for bringing forward Neighbourhood Development Plans ("NDPs"). Some of the made NDPs and those under preparation include housing targets for the neighbourhood area. Where communities wish to set development requirements in the OSRA, the neighbourhood planning process is well placed to achieve this. The approach to OSRA is set out in a dedicated OSRA Report [ED 46] and 'The provision of housing and employment land and the approach to spatial distribution' [ED 05].

**3.15** Several factors were considered to influence the initial disaggregation of the spatial distribution around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. These included: Policy constraints; known development opportunities; infrastructure capacity; physical constraints; deliverability and viability; relationship with achievement of the LPS vision and strategic priorities; and responses to the SADPD Issues Paper and First Draft SADPD consultations. The findings of the SA for the initial disaggregation options also informed the Council's approach.

**3.16** The methodology was split into stages and sought to clearly set out the process taken to determine the initial disaggregation of the spatial distribution of development around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. The stages were:

- Stage 1 – Data gathering
- Stage 2 – Consideration of appropriate supply of sites
- Stage 3 – Alternative option development
- Stage 4 – SA of reasonable alternative options
- Stage 5 – Determination of the most appropriate option
- Stage 6 – Final report

**3.17** It was felt appropriate to look at high-level disaggregation options to make sure that all reasonable considerations were taken into account in option development, and that they were related to the issues that face the LSCs in the Borough.

**3.18** Seven high-level initial Options were identified to help explore the different ways that additional housing and employment land could be distributed around the LSCs. These were:

- Option 1 – Population led
- Option 2 – Household led
- Option 3 – Services and facilities led
- Option 4 – Constraints led
- Option 5 – Green Belt led
- Option 6 – Opportunity led
- Option 7 – Hybrid approach



**3.19** Options 1 and 2 were provided as comparator options to provide a basis from which to compare Options 3 to 7 against. Options 3 to 6 had different focuses of approach (be it services and facilities led, constraints led, Green Belt led, or opportunity led).

**3.20** The Options for disaggregation needed to take into account the vision and strategic priorities of the LPS, and be achievable. They also should have met the needs of the LSCs, and addressed any issues identified. Table 3.1 explains in further detail the seven high-level Options that were subject to testing.

**3.21** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD.

**Table 3.1 High-level initial Options subject to testing (initial Publication Draft SADPD)**

Option	Description	Reasoning
1: Population led	This alternative would distribute housing and employment land proportionately according to the population share of each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the population total for each LSC at 2017, (to provide the most up to date picture, using 2012-2017 mid-year population estimates for small areas from the Office for National Statistics (“ONS”)), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. It therefore takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
2: Household led	This alternative would distribute housing and employment land proportionately according to the share of housing at each settlement at the beginning of the Plan period.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the household total for each LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p> <p>Similar to Option 1, it takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>



Option	Description	Reasoning
3: Services and facilities led	This alternative would distribute housing and employment land proportionally according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the services and facilities for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The services and facilities for each settlement were noted on a template that was adapted from the Determining the Settlement Hierarchy paper<sup>(6)</sup> to make it more appropriate for the LSCs.</p> <p>This Option assumes that the larger the proportion of services and facilities a settlement has, the more development it could accommodate.</p>
4: Constraints led	This alternative would distribute housing and employment land proportionally according to the share of constraints for each settlement.	<p>The amount of housing and employment land at each settlement has been calculated by finding the share of the constraints for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The constraints considered were Green Belt/Strategic Green Gap, Local Landscape Designation Areas ("LLDAs"), nature conservation, historic environment, flood risk, and Best and Most Versatile ("BMV") agricultural land.</p> <p>This Option assumes that if a settlement has fewer constraints then it has the potential to accommodate a greater level of development.</p>
5: Green Belt led	This alternative would seek to limit the impacts of development on settlements that are constrained by the presence of Green Belt around them.	<p>There are other constraining factors and policy drivers that have not been factored into this alternative, for example the historic environment and agricultural land quality.</p> <p>This Option looks to make no further changes to the Green Belt in the north of the Borough around LSCs. Therefore for those settlements constrained by Green Belt, the amount of housing and employment land is calculated by adding together the existing completions, take-up, commitments, and the amount of development that could be accommodated on sites submitted through the Council's call for sites process and the First Draft SADPD consultation that are in the urban area and have been shortlisted for further consideration in the site selection process (Stage 2 of the Site Selection Methodology ("SSM")).</p> <p>For those settlements outside of the Green Belt, the housing and employment land has been calculated by finding the share of the household total for each non-Green Belt LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p>

6 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
6: Opportunity led	This alternative would distribute housing and employment land proportionally according to the share of sites shortlisted for further consideration in the site selection process (Stage 2 of the SSM) for each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the sites shortlisted for further consideration in the site selection process for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>This Option assumes that the larger the proportion of sites shortlisted for consideration a settlement has, the more development it would accommodate.</p>
7: Hybrid approach	<p>This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities.</p> <p>This option is a blend of Options 3, 4, 5, and 6 with account taken of NDPs, and completions, commitments and take-up.</p>	<p>The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.</p> <p>This Option combines Options 3, 4, 5, and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/03/18.</p>



**3.22** Table 3.2 shows the amounts of employment land and homes for each LSC under each of the high-level initial Options, which have been subject to SA.<sup>(7)</sup>

Table 3.2 High-level initial Options subject to sustainability appraisal

LSC	Option 1: Population led		Option 2: Household led		Option 3: Services and facilities led		Option 4: Constraints led		Option 5: Green Belt led		Option 6: Opportunity led		Option 7: Hybrid approach	
	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)
Alderley Edge	367	0.73	381	0.76	302	0.60	0	0.00	132	0.13	339	0.00	250	0.13
Audlem	280	0.56	262	0.52	266	0.53	233	0.47	342	0.95	90	0.00	245	0.00
Bollington	527	1.05	543	1.09	302	0.60	0	0.00	292	0.01	73	0.04	390	0.01
Bunbury	140	0.28	137	0.27	231	0.46	467	0.93	179	0.50	69	0.00	105	0.00
Chelford	73	0.15	88	0.18	249	0.50	467	0.93	186	0.00	314	0.73	220	0.00
Disley	313	0.63	309	0.62	302	0.60	233	0.47	237	0.35	254	0.00	245	0.35
Goostrey	247	0.49	252	0.50	195	0.39	467	0.93	329	0.91	63	0.03	12	0.00
Haslington	307	0.61	302	0.60	249	0.50	700	1.40	394	1.09	248	0.00	480	0.08
Holmes Chapel	393	0.79	382	0.76	338	0.68	233	0.47	499	1.38	981	5.37	880	5.43
Mobberley	207	0.41	209	0.42	249	0.50	0	0.00	311	0.20	302	0.56	60	0.00
Prestbury	227	0.45	228	0.46	302	0.60	0	0.00	69	0.01	409	0.24	115	0.01
Shavington	280	0.56	278	0.56	266	0.53	233	0.47	362	1.00	309	0.03	365	0.90
Wrenbury	140	0.28	128	0.26	249	0.50	467	0.93	167	0.46	49	0.00	135	0.09
Total	3,500	7.00	3,500	7.00	3,500	7.00	3,500	7.00	3,500	7.00	3,500	7.00	3,502	7.00

7 Figures are subject to rounding.



## Appraising the reasonable alternatives

**3.23** The following section sets out the method and the summary appraisal findings for the high-level initial disaggregation options that fed into the development of Policy PG 8 in the initial Publication Draft SADPD.

**3.24** A detailed method for the appraisal of the initial disaggregation options is presented in Appendix C, however, in summary the appraisal seeks to categorise the performance of each option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used.

**3.25** A summary of the appraisal findings for the high-level options for the initial disaggregation of LPS Policy PG 7 identified in ¶3.18 of this Report is provided in Table 3.3. Detailed appraisal findings are presented in Appendix C.

Table 3.3 Summary high-level initial disaggregation options appraisal findings (initial Publication Draft SADPD)

	Option 1 Population Led	Option 2 Household Led	Option 3 Services/ Facilities Led	Option 4 Constraints Led	Option 5 Green Belt Led	Option 6 Opportunity Led	Option 7 Hybrid approach
Biodiversity, flora and fauna	3	3	3	1	3	3	2
Population and human health	2	2	1	3	2	2	2
Water and soil	3	3	3	1	3	3	2
Air	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=
Transport	3	3	1	3	3	3	2
Cultural heritage and landscape	4	4	4	1	3	4	2
Social inclusiveness	2	2	1	3	2	2	2
Economic development	1	1	2	4	3	3	2

**3.26** The appraisal found no significant differences between the initial Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**3.27** Options 1 and 2 spread development around the Borough resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less growth. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.





**3.28** Option 3 spreads development around the Borough in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however, mitigation is available through LPS and proposed SADPD policies.

**3.29** Option 4 constrains development in those settlements that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk, resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints.

**3.30** Option 5 restricts development in those settlements surrounded by Green Belt, directing development to settlements in the south of the Borough, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those settlements not constrained by Green Belt. Mitigation is available through LPS and proposed SADPD policies. There was a greater positive effect on settlements in the south of the Borough in relation to economic development. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.31** Option 6 spreads development around the Borough in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.32** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**3.33** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, none of the Options are likely to have a significant negative effect given the scale of growth. There were no significant





differences between Options 1 and 2. Although Option 3 was the best performing under four sustainability topics, Option 7 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth reiterating that the overall indicative level of growth to be delivered at the LSCs (3,500 dwellings and 7 ha of employment land) is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Reasons for selecting the preferred approach

**3.34** Appendix C of this Report sets out a detailed appraisal of each initial Option by SA topic. Table 3.4 provides an outline of the reasons for the progression/non-progression of initial options for the LSC disaggregation where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence base for supporting the SADPD, the SA findings are not the sole basis for a decision; other factors set out and considered in the LSC Spatial Distribution Disaggregation Report [PUB 05] such as infrastructure, deliverability and viability, policy and physical constraints also played a key role in the decision making process.

Table 3.4 Reasons for progression or non-progression of initial disaggregation Options (initial Publication Draft SADPD)

Options	Reasons for progression or non-progression of the Option in plan-making
Option 1: Population led	This approach has not been progressed as it would not meet the needs of all the LSCs, and it is not considered to be sustainable as no consideration is given to constraints, services and facilities for example.
Option 2: Household led	This approach has not been progressed as it would not meet the needs of all the LSCs, and it is not considered to be sustainable as no consideration is given to constraints, services and facilities for example.
Option 3: Services/facilities led	This approach has not been progressed as it fails to consider other important planning factors and it may not address the development needs of those LSCs that have fewer services and facilities.
Option 4: Constraints led	This approach has not been progressed as it fails to consider other important planning factors and it may not address the development needs of those LSCs that are heavily constrained.
Option 5: Green Belt led	This approach has not been progressed as it fails to consider other important planning factors and it would not adequately address the development needs of the LSCs in the north of the Borough, leading to unsustainable patterns of development.



Options	Reasons for progression or non-progression of the Option in plan-making
Option 6: Opportunity led	This approach has not been progressed as it fails to consider other important planning factors and it may not address the development needs of the LSCs where there are fewer opportunities for development.
Option 7: Hybrid approach	Option 7 (hybrid approach) has been progressed as it makes best use of those LSCs with existing services and facilities, but it takes into account any constraints that the settlements face. It also takes account of other material factors and considers NDPs. There is a focus on addressing the needs of the LSCs sustainably.

## Revised disaggregation Options

### Developing the reasonable alternatives

**3.35** LPS Policy PG 1 ‘Overall Development Strategy’ establishes the requirement for new housing and employment land in the borough between 2010 and 2030; 36,000 homes and 380 hectares of land for business, general industrial and storage and distribution.

**3.36** LPS Policy PG 7 ‘Spatial Distribution of Development’ provides indicative levels of development by settlement (for the Principal Towns and Key Service Centres (“KSC”)) and by tier in the settlement hierarchy (for LSCs and the OSRA). LPS Policy PG 7 sets out how the development anticipated by LPS Policy PG 1 should be generally distributed to meet the borough-wide housing and employment requirements. The indicative figures in LPS Policy PG 7 are neither ceilings nor targets; in the policy wording for LPS Policy PG 7 the indicative level of development to be accommodated at each settlement/tier is described as ‘in the order of’ for the relevant figures for employment land and new homes.

**3.37** A summary of the Council’s position in the Revised Publication Draft SADPD is set out in ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05] examination document, which forms part of the Revised Publication Draft SADPD evidence base.

**3.38** For the LSCs, it is considered that the net housing completions during the plan period to 31 March 2020 (2,007 homes), net housing commitments at 31 March 2020 (1,193 homes) and remaining neighbourhood plan allocations (10 homes) mean that ‘in the order of’ 3,500 new homes can be achieved by 2030, reinforced through the expectation that further small site windfall development will take place in the next 10 years of the plan period. Therefore, it is not necessary to make allocations for new dwellings in LSCs in order to facilitate the level of development planned for this tier of the settlement hierarchy.

**3.39** As explained in Chapter 7 of [ED 05], the Employment Allocations Review [ED 12] considers each of the existing employment allocations from the saved policies in legacy local plans (the Borough of Crewe & Nantwich Replacement Local Plan 2005, the Congleton Borough Local Plan First Review 2005 and the Macclesfield Borough Local Plan 2004). Where sites are considered appropriate for continued allocation for employment purposes, their allocation will be continued by a new policy in the SADPD. For the LSC tier of the hierarchy, the Employment Allocations Review [ED 12] recommends that one current employment allocation in Bollington (1.57ha) is no longer suitable for continued employment



allocation in the SADPD. Therefore, whilst this site currently forms part of the total employment land provision, it will not do so upon adoption of the SADPD as it will effectively be de-allocated. Unlike sites lost to alternative uses, the gross employment land requirements do not include an allowance for the replacement of sites de-allocated for employment purposes.

**3.40** There is a gap of 2.46ha of employment land between the existing level of provision (once the de-allocated site at Bollington is accounted for) and the planned level of provision (7ha). This amounts to 35.1% of the planned provision and therefore the existing level of provision cannot be said to be 'in the order of' 7ha, consequently there is a need to find further employment land at the LSC tier of the settlement hierarchy.

**3.41** Whilst LPS Policy PG 7 provides a total indicative level of development for LSCs, it does not provide this on a settlement-by settlement basis at the LSC tier of the hierarchy. LPS ¶8.77 confirms that the figure for LSCs will be further disaggregated in the SADPD and/or neighbourhood plans.

**3.42** Because the approach to facilitating the overall indicative level of housing development planned for the LSCs has been determined through completions and commitments to be added to by future windfall commitments (rather than through site allocations), it is not considered appropriate to disaggregate the overall LSC housing figure further to individual LSCs, nor is there a requirement to allocate sites for housing development in LSCs. Neighbourhood Plans will still be able to set figures for individual areas should they wish, subject to the basic condition of general conformity with the strategic policies for the area.

**3.43** For the employment land, the majority of the 7ha indicative provision is addressed through take-up to date and existing commitments. There are very limited sites available for employment use at LSCs that have been put forward for consideration through the site selection methodology. Other than existing commitments and completions, the majority of LSCs have no sites that can be considered for employment use. There is only one site put forward for purely employment use, at Recipharm in Holmes Chapel.

**3.44** The Recipharm site has been assessed in the Holmes Chapel Settlement Report [ED 33] and is considered to be highly suitable for employment use. There is a lack of available employment sites in the majority of LSCs, and of those that have been put forward, all except the Recipharm site propose an element of employment as part of a wider residential-led scheme. As there is no requirement to allocate sites for housing development in LSCs, the Recipharm site is the only pure employment site available for consideration.

**3.45** In addition, Holmes Chapel is likely to see by far the highest level of housing development of all the LSCs during the plan period. At 31 March 2020, housing supply in Holmes Chapel was 871 dwellings. By comparison, the LSC with the next highest level of housing completions and commitments is Haslington, with a housing supply of 487 dwellings.

**3.46** Furthermore, the site will act as an extension to an existing key employment area listed in ¶11.25 of the LPS (referenced by its previous name 'Sanofi Aventis'), making a key contribution to the borough's employment land supply as detailed in ¶¶4.19 to 4.22 of the Holmes Chapel Settlement Report [ED 33].



**3.47** Rather than attempt to disaggregate the employment provision figure further to individual settlements without suitable sites, it is instead considered more appropriate to allocate the Recipharm site in Holmes Chapel, which, alongside the take-up to 31 March 2020 and existing commitments, will facilitate the overall 7ha of employment land provision in LSCs identified in LPS Policy PG 7.

**3.48** At the First Draft SADPD and initial Publication Draft SADPD stages, seven high-level options were prepared and considered as reasonable alternatives through the relevant SA. Of the initial seven options, Option 7 'Hybrid approach', was seen as the preferred option and was progressed in the First Draft SADPD and then the initial Publication Draft SADPD. Options 1 to 6 were not progressed, with the reasons for this set out in Table 3.4 of this SA, and, as a result, are not considered as reasonable alternatives for the Revised Publication Draft SADPD.

**3.49** The new approach to disaggregation highlighted in ¶3.42 and ¶3.47, herein known as Option 8 'Application led' due to its reliance on future windfall commitments for housing (determined through the planning application process) to help facilitate the overall indicative level of housing development planned for the LSCs, is therefore appraised alongside Option 7 'Hybrid approach' in this SA.

**3.50** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non-strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD.

**3.51** Table 3.5 explains in further detail the two high-level Options that are subject to testing.

Table 3.5 Revised disaggregation Options subject to testing

Option	Description	Reasoning
7: Hybrid approach	This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities. This option is a blend of Options 3, 4, 5 and 6, with account taken of NDP's, completions, commitments and take-up.	<p>The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.</p> <p>This Option combines Options 3, 4, 5 and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/3/20.</p>



Option	Description	Reasoning
8: Application led	This alternative takes into account completions, commitments and take-up for housing and employment.	<p>The distribution of further housing and employment land would be based on policies in the development plan, which would take into consideration landscape designations, Green Belt and the historic environment for example, with the aim of achieving sustainable development.</p> <p>This Option takes into account housing and employment completions, take-up and commitments as at 31/3/20. The Option also assumes that future windfall commitments will help to facilitate the overall indicative level of housing development for the LSCs; these windfalls will be determined through the planning application process.</p>

**3.52** Table 3.6 shows the amounts of employment land and homes for each LSC under each of the high-level Options, which have been subject to SA. The overall indicative level of housing development planned for the LSCs is in the order of 3,500 new homes; this figure is neither a ceiling nor a target. The total number of dwellings for Option 8 does not meet this indicative figure as the Option seeks to help facilitate this through future windfall commitments.

**Table 3.6 Revised disaggregation options subject to sustainability appraisal**

LSC	Option 7: Hybrid approach		Option 8: Application led	
	Dwgs	Emp (Ha)	Dwgs	Emp (Ha)
Alderley Edge	255	0.13	165	0.14
Audlem	255	0.00	224	0.00
Bollington	390	0.01	339	1.25
Bunbury	105	0.00	108	0.00
Chelford	220	0.00	203	0.15
Disley	245	0.35	231	0.35
Goostrey	12	0.00	12	0.00
Haslington	490	0.08	487	0.08
Holmes Chapel	870	5.43	871	7.33
Mobberley	60	0.00	11	0.20
Prestbury	115	0.01	82	0.01
Shavington	365	0.90	365	0.90
Wrenbury	120	0.09	112	0.09
Total	3,502	7.00	3,210	10.50

## Appraising the reasonable alternatives

**3.53** A detailed method for the appraisal of the revised disaggregation Options is presented in Appendix C; however, in summary the appraisal seeks to categorise the performance of each Option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used.

**3.54** A summary of the appraisal findings for the revised high-level Options for the disaggregation of the LSC housing and employment requirements identified in ¶3.51 of this Report is provided in Table 3.7. Detailed appraisal findings are presented in Appendix C.





Table 3.7 Summary of appraisal findings: revised disaggregation options

	Option 7	Option 8
Biodiversity, flora and fauna	1	2
Population and human health	1	2
Water and soil	1	2
Air	=	=
Climatic factors	=	=
Transport	=	=
Cultural heritage and landscape	1	2
Social inclusiveness	1	2
Economic development	1	2

**3.55** The appraisal found no significant differences between the Options in relation to air, climatic factors and transport. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**3.56** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. This Option was found to perform well as it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**3.57** Option 8 looks to use future windfall commitments to contribute further towards the indicative level of housing development, determined through the planning application process.

It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. The Policy framework leads applicants to look at constraints on the site for example, as part of the planning balance.

**3.58** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, neither of the Options are likely to have a significant negative effect given the scale of growth. Although Option 7 was the best performing under six sustainability topics, Option 8 also performed well. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Option then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth



reiterating that the overall level of growth to be delivered at the LSCs is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Reasons for selecting the preferred approach

**3.59** Appendix C of this Report sets out a detailed appraisal of each revised option by SA topic. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in 'The provision of housing and employment land and the approach to spatial distribution' [ED 05] have informed the Council's approach to decision making.

**Table 3.8 Reasons for the progression or non-progression of revised options in plan-making**

Revised option	Reasons for progression or non-progression of the option in plan-making
Option 7: Hybrid approach	This approach has not been progressed as there is no requirement for site allocations (and therefore no exceptional circumstances for Green Belt boundary alterations) and the approach to facilitating the overall indicative level of housing development planned for the LSCs has been determined through completions and commitments. Therefore it is not considered appropriate to disaggregate the overall LSC spatial distribution of housing figure further to individual LSCs.
Option 8: Application led	Option 8 (application led) has been progressed as the current supply of housing at the LSC tier (3,210 dwellings) lies in the order of 3,500 dwellings and it is likely that further housing development through windfall schemes will reinforce this position. There is a reasonable prospect that 'in the order of' 3,500 dwellings will come forward at LSCs by 2030 without making site allocations in LSCs.

## Initial safeguarded land Options

### Developing the reasonable alternatives

**3.60** As set out in the NPPF, the government attaches great importance to Green Belts and once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It is considered that these exceptional circumstances do not extend to Green Belt release of additional land over and above the 200ha that has been fixed through the LPS process. Therefore, the remaining amount of safeguarded land to be distributed to the LSCs inset within the North Cheshire Green Belt is 13.6ha.

**3.61** The LSCs inset within the North Cheshire Green Belt are: Alderley Edge; Bollington; Chelford; Disley; Mobberley; and Prestbury. All of the other LSCs (Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury) are located beyond the Green Belt.

**3.62** Whilst the distribution of safeguarded land in the LPS was largely based on the spatial distribution of indicative development requirements in this plan period, this may not be the most appropriate approach for the SADPD to follow. As set out in 'The provision of housing





and employment land and the approach to spatial distribution' report [ED 05], it is now not proposed to disaggregate the limited remaining development requirements for this plan period to individual LSCs.

**3.63** Several factors are considered to influence the distribution of safeguarded land around the LSCs. These include: policy and physical constraints; neighbourhood planning; future development opportunities; infrastructure capacity; deliverability and viability; relationship with achievement of LPS vision and strategic priorities; and responses to the SADPD Issues Paper, First Draft SADPD and initial Publication Draft SADPD consultations. The findings of the SA for the disaggregation options have also informed the Council's approach.

**3.64** Eight potential initial options to distribute the safeguarded land to the inset LSCs have been identified in the 'Local Service Centres Safeguarded Land Distribution Report' [ED 53]. These explore the different ways that the safeguarded land could be distributed around the LSCs and are shown in Table 3.9. For the initial Publication Draft SADPD, three options for the distribution of safeguarded land were identified that were based on the initial preferred option (Option 7) for the LSC spatial distribution of development. However, as the approach to how development is distributed around the LSCs has been revised and a new preferred option identified for the Revised Publication Draft SADPD, the three options identified at the initial Publication Draft stage are no longer considered to be reasonable alternatives. These have therefore not been included in this Report.

Table 3.9 Initial safeguarded land options

Option	Description	Reasoning
1: Development coming forward	This alternative would distribute the safeguarded land proportionately to each LSC, in line with the levels of development coming forward in LSCs in this plan period (2010-2030).	<p>The approach takes the levels of completions and commitments (housing and employment land) for each inset LSC as a proportion of the completions and commitments for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
2: Population	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using the latest available population data from the ONS 2018 mid-year population estimates for small areas (October 2019 release).	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the total population in each settlement as a proportion of the total population in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
3: Households	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using data on households from the Census 2011.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the number of households in each settlement as a proportion of the total number of households in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p>



Option	Description	Reasoning
		This Option provides a comparator for Options 4 to 8.
4: Services and facilities	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the number of facilities and services in each settlement as a proportion of the total number of facilities and services in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The services and facilities for each settlement considered were adapted from the 'Determining the Settlement Hierarchy' paper<sup>(8)</sup> to make it more appropriate for the LSCs.</p> <p>The approach assumes that the more services and facilities a settlement has the more safeguarded land it could accommodate.</p>
5: Constraints	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of constraints present in each settlement.	<p>The approach takes the total constraints score for each settlement as a proportion of the total constraints score for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The constraints considered were local landscape designations, nature conservation, historic environment, flood risk, and Best and Most Versatile agricultural land.</p> <p>The approach assumes that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land.</p>
6: Green Belt	This alternative would distribute safeguarded land to each LSC in a manner to that minimises the impact on the Green Belt.	<p>The approach considers the outcomes of the Green Belt Assessment Update 2015 ("GBAU") and assumes that settlements surrounded by Green Belt land that makes a lower contribution to the purposes of Green Belt have the potential to accommodate a greater level of safeguarded land.</p> <p>The approach takes the Green Belt impact score for each settlement as a proportion of the total Green Belt impact score for all inset LSCs and uses these proportions to distribute the total 13.6ha safeguarded land.</p>
7: Opportunity	This alternative would distribute the safeguarded land proportionately to each LSC according to the level of potential opportunity for development (housing and employment) present in each settlement.	There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.

8 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
		<p>The approach takes the level of potential opportunity in each settlement as a proportion of the total level of potential opportunity for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The approach assumes that settlements with greater levels of potential development opportunities have the potential to accommodate a greater level of safeguarded land.</p>
8: Hybrid	This alternative seeks to take account of the factors considered in a number of the different options: services and facilities (Option 4), constraints (Option 5) minimising impact on the Green Belt (Option 6) and opportunities (Option 7).	The mean average of the apportionments under each of these approaches are calculated by summing up the safeguarded land apportionment for each settlement under each of the four options and then divides this figure by four.

**3.65** Table 3.10 shows the amounts of safeguarded land for each inset LSC under each of the initial Options, which have been the subject of SA.

Table 3.10 Initial safeguarded land Options subject to sustainability appraisal

Settlement	Option (ha)							
	1	2	3	4	5	6	7	8
Alderley Edge	2.18	2.93	2.94	2.54	1.24	2.84	2.54	2.29
Bollington	4.47	4.13	4.20	2.39	1.65	1.92	0.57	1.63
Chelford	2.68	0.63	0.68	1.79	3.71	1.84	2.87	2.55
Disley	3.05	2.51	2.39	2.39	2.88	1.76	1.90	2.24
Mobberley	0.15	1.62	1.62	2.09	2.47	1.36	2.71	2.16
Prestbury	1.08	1.78	1.76	2.39	1.65	3.87	3.01	2.73
Total	13.61	13.60	13.59	13.59	13.60	13.59	13.60	13.60

## Appraising the reasonable alternatives

**3.66** A detailed method for the appraisal of the initial safeguarded land Options is presented in Appendix C; however, in summary the appraisal seeks to categorise the performance of each Option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used. There is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

**3.67** A summary of the appraisal findings for the initial reasonable alternatives for the disaggregation of the remaining safeguarded land requirement identified in ¶3.64 of this Report is provided in Table 3.11. Detailed appraisal findings are presented in Appendix C.



Table 3.11 Summary of appraisal findings: initial safeguarded land Options

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Biodiversity, flora and fauna	3	3	3	3	1	3	3	2
Population and human health	3	3	3	1	3	3	3	2
Water and soil	3	3	3	3	1	3	3	2
Air	3	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=	=
Transport	3	3	3	1	3	3	3	2
Cultural heritage and landscape	3	3	3	3	1	3	3	2
Social inclusiveness	3	3	3	1	3	3	3	2
Economic development	1	1	1	1	3	1	1	2

**3.68** The appraisal found no significant differences between the Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**3.69** Option 1 spreads safeguarded land around the LSCs in relation to the distribution of development coming forwards in this plan period, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**3.70** Options 2 and 3 spread safeguarded land around the LSCs in relation to population and household figures, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**3.71** Option 4 spreads safeguarded land around the LSCs in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.



**3.72** Option 5 constrains safeguarded land in those LSCs that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, air quality, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts future growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.73** Option 6 seeks to minimise the impact on the Green Belt, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those LSCs that make a lower contribution to the purposes of Green Belt. Mitigation is available through LPS and proposed SADPD policies. This Option has potential for a positive effect against topics relating to economic development, population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.74** Option 7 spreads safeguarded land around the LSCs in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.75** Option 8 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**3.76** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the safeguarded land is distributed; however, none of the Options are likely to have a significant negative effect given the amount of safeguarded land proposed. There were no significant differences between Options 1, 2, 3, 6 and 7. Although Option 4 was the best performing under five sustainability topics, Option 8 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant



effects when considered at a strategic plan level. If an Option proposes more safeguarded land in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development.

**3.77** It is worth reiterating that there is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

## Reasons for selecting the preferred approach

**3.78** Appendix C of this Report sets out a detailed appraisal of each initial option by SA topic. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in 'Local Service Centres Safeguarded Land Distribution Report' [ED 53] have informed the Council's approach to decision making.

Table 3.12 Reasons for the progression or non-progression of initial options in plan-making

Option	Reasons for progression or non-progression of the Option in Plan-making
1. In line with the levels of development coming forward in LSCs in this plan period	This approach has not been progressed as it takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
2. In line with each settlement's usual resident population	This approach has not been progressed as it is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
3. In line with the number of households in each settlement	This approach has not been progressed as it is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the Distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
4. Services and facilities led	This approach has not been progressed as it does not consider opportunities or constraints present in each settlement.
5. Constraints-led	This approach has not been progressed as it does not consider opportunities or other sustainability factors. It also does not take the constraint posed by Green Belt into account.





Option	Reasons for progression or non-progression of the Option in Plan-making
6. Minimising impact on the Green Belt	This approach has not been progressed as it does not consider constraints (with the exception of Green Belt), opportunities or sustainability factors.
7. Opportunity led	This approach has not been progressed as it does not consider constraints or sustainability factors. It also does not account for any detailed site assessment work carried out after stage 2 of the site selection methodology, meaning a number of the sites considered could prove to be unsuitable for development following the detailed assessments.
8. Hybrid approach	Option 8 (hybrid approach) has been progressed as it represents a balanced approach that seeks to take account of all relevant planning factors.

## Revised safeguarded land Options

### Developing the reasonable alternatives

**3.79** The selection of sites is considered in each of the individual settlement reports, which look to identify sufficient suitable sites to meet each settlement's requirement under the initial preferred option. The relevant settlement reports are:

- Alderley Edge Settlement Report [ED 21]
- Bollington Settlement Report [ED 24]
- Chelford Settlement Report [ED 26]
- Disley Settlement Report [ED 29]
- Mobberley Settlement Report [ED 37]
- Prestbury Settlement Report [ED 40]

**3.80** These demonstrate that there are sufficient suitable sites available in Alderley Edge, Bollington, Disley and Prestbury to meet the initial safeguarded land distribution for each of those settlements.

**3.81** There are also sufficient suitable sites in Chelford; however the available sites are significantly larger than Chelford's initial requirement. The sites have been subdivided where possible, but they are still large and the NPPF requirement to define Green Belt boundaries clearly, "using physical features that are readily recognisable and likely to be permanent" means that they cannot be reduced in size further.

**3.82** In Mobberley, a number of the sites make a major contribution to the purposes of Green Belt and are important in maintaining the separation with Knutsford. There is also the issue of aircraft noise, which is likely to preclude future residential development on a large proportion of the available sites. There are also a number of sites that would not be suitable for future development due to their importance in maintaining the setting of heritage assets.





**3.83** Once the initial distribution was tested through the settlement reports, it was concluded that Mobberley cannot accommodate any safeguarded land; and Chelford can accommodate 0.58ha (although there are further suitable sites in Chelford that could be identified, but these are larger than its requirement).

**3.84** Therefore there remains an unmet requirement of 4.13ha (2.16ha in Mobberley and 1.97ha in Chelford). This is due to there being no suitable sites in Mobberley and the remaining suitable sites in Chelford being too large for the remaining Chelford requirement (and not suitable for further subdivision).

**3.85** At this point further consideration was given as to how the matter could be addressed, which led to the development of four revised Options as shown in Table 3.13.

**Table 3.13 Revised safeguarded land options**

Option	Description	Reasoning
A: Do not designate the full quantum of safeguarded land	This alternative is effectively a 'do nothing' option, which would leave the unmet requirement as an unmet requirement.	<p>This would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. However, Chelford's requirement would be reduced to reflect site availability and Mobberley would receive no safeguarded land. This approach would not enable the full 200ha of safeguarded land to be identified, as specified in the LPS.</p> <p>This option is not considered to be a reasonable approach to take as a sufficient degree of permanence may not be given to Green Belt boundaries and the overall safeguarded land requirement for the borough would not be met. As such, this option was not considered further through the sustainability appraisal process.</p>
B: Redistribute Mobberley unmet requirement to Chelford	This alternative would take the unmet requirement from Mobberley and redistribute it to Chelford.	<p>This option recognises that, whilst there are no suitable sites for designation as safeguarded land in Mobberley, there are suitable sites in Chelford (although too large to be designated as safeguarded land given Chelford's apportionment under the initial preferred option).</p> <p>It would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. Mobberley would receive no safeguarded land, reflecting the lack of available sites and Chelford would receive 4.71ha.</p>
C: Redistribute to the settlement(s) with the most appropriate further site(s) available	This alternative would redistribute the unmet requirement from Mobberley and Chelford to the most appropriate site, following the application of the site selection methodology.	<p>This option would review the settlement reports for Alderley Edge, Bollington, Chelford, Disley and Prestbury to create a list of sites that were considered in the settlement reports but not recommended for identification as safeguarded land to meet the requirements set out under the initial preferred option.</p> <p>The site selection methodology would then be employed across all of these sites (rather than on a settlement-by- settlement basis) to determine which of the sites would be most appropriate for designation as safeguarded land. The unmet requirement would then be redistributed to settlements according to the sites selected.</p>



Option	Description	Reasoning
D: Redistribute proportionately to those settlements that have further suitable sites	Option D(i) would involve the redistribution of Mobberley's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Chelford, Disley and Prestbury.	<p>Each of the inset LSCs (other than Mobberley) would receive a small increase in their safeguarded land requirement, whilst Mobberley would receive no safeguarded land, reflecting the lack of suitable sites.</p> <p>There are further suitable sites in Chelford, but these were not appropriate under the initial preferred option as there is no scope for further subdivision and designation of a further site would have resulted in a significant over-provision of safeguarded land against the requirement.</p> <p>Therefore, this option is not considered to be a reasonable approach to take as the overall safeguarded land requirement for the borough would either not be met, or would be exceeded. As such, this option was not considered further through the sustainability appraisal process.</p>
	Option D(ii) would redistribute Mobberley's and Chelford's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Disley and Prestbury.	<p>The approach under option D(ii) takes the amount of safeguarded land proposed in each of Alderley Edge, Bollington, Chelford, Disley and Prestbury as a proportion of the total amount of safeguarded land proposed in those settlements under the initial preferred option. These proportions are then used to redistribute the 4.13ha unmet requirement from Chelford and Mobberley. Under this approach, Chelford would retain 0.58ha safeguarded land in the revised distribution, recognising that a suitable site can be found to accommodate this level of safeguarded land.</p>

**3.86** Table 3.14 shows the amounts of safeguarded land for each inset LSC under each of the revised Options, which have been the subject of SA.

**Table 3.14 Revised safeguarded land Options subject to sustainability appraisal**

Settlement	Revised Option (ha)		
	B	C	D(ii)
Alderley Edge	2.29	2.29	3.35
Bollington	1.63	1.63	2.39
Chelford	4.71	4.71	0.58
Disley	2.24	2.24	3.27
Mobberley	0.00	0.00	0.00
Prestbury	2.73	2.73	4.00
Total	13.60	13.60	13.59

## Appraising the reasonable alternatives

**3.87** A detailed method for the appraisal of the revised safeguarded land Options is presented in Appendix C; however, in summary the appraisal seeks to categorise the performance of each Option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used.

**3.88** A summary of the appraisal findings for the revised reasonable alternatives for the disaggregation of the remaining safeguarded land requirement identified in ¶3.35 of this Report is provided in Table 3.12. Detailed appraisal findings are presented in Appendix C.



Table 3.15 Summary of appraisal findings: revised safeguarded land Options

	Option B	Option C	Option D(ii)
Biodiversity, flora and fauna	1	1	2
Population and human health	=	=	=
Water and soil	1	1	2
Air	1	1	2
Climatic factors	=	=	=
Transport	1	1	2
Cultural heritage and landscape	=	=	=
Social inclusiveness	=	=	=
Economic development	=	=	=

**3.89** In conclusion, the appraisal found that at a strategic level it is difficult to point to any significant differences between the Options in terms of the overall nature and significance of effects. This is due, in part, to the level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for. However, notably, the appraisal identified that Options B (redistribute Mobberley unmet requirement to Chelford) and C (redistribute to the settlements with the most appropriate further sites available), both of which have the same distribution, performed better in the appraisal relating to the following topics:

- biodiversity, flora and fauna, as Chelford is relatively unconstrained in respect of international, national and local nature conservation designations
- water, as Chelford is surrounded by areas that have less risk of flooding than many of the LSCs
- air, as Chelford does not have an AQMA whereas Disley does
- transport, as Chelford has a Railway Station, whereas Bollington does not

**3.90** While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, these are unlikely to be of significance overall when considered at a strategic plan level. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise nature and location of development.

## Reasons for selecting the preferred approach

**3.91** Appendix C of this Report sets out a detailed appraisal of each revised option by SA topic. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in 'Local Service Centres Safeguarded Land Distribution Report' [ED 53] have informed the Council's approach to decision making.



Table 3.16 Reasons for the progression or non-progression of revised Options in Plan-making

Revised Option	Reasons for progression or non-progression of the Option in Plan-making
B. Redistribute the Mobberley unmet requirement to Chelford.	This approach has been progressed as it allows the overall safeguarded land requirement to be met, enables Chelford to meet its own requirement and provides Mobberley's unmet requirement on the most suitable site available.
C. Redistribute to the settlement(s) with the most appropriate further site(s) available.	This approach has been progressed as it allows the overall safeguarded land requirement to be met, enables Chelford to meet its own requirement and provides Mobberley's unmet requirement on the most suitable site available.
D(ii). Redistribute proportionately to those settlements that have further suitable sites.	This approach has not been progressed as it would require a number of further sites to be identified in a number of settlements and would not enable Chelford to meet its own requirement.

## Site options

### Site Selection Process

**3.92** The Council used a detailed site selection process ("SSM") to carry out the appraisal of site options to identify candidate sites for development (including safeguarded land) in the SADPD on a settlement-by-settlement basis. This process integrated SA as the criteria used as part of the SSM were in line with the SA framework in Table 2.2 of this Report.

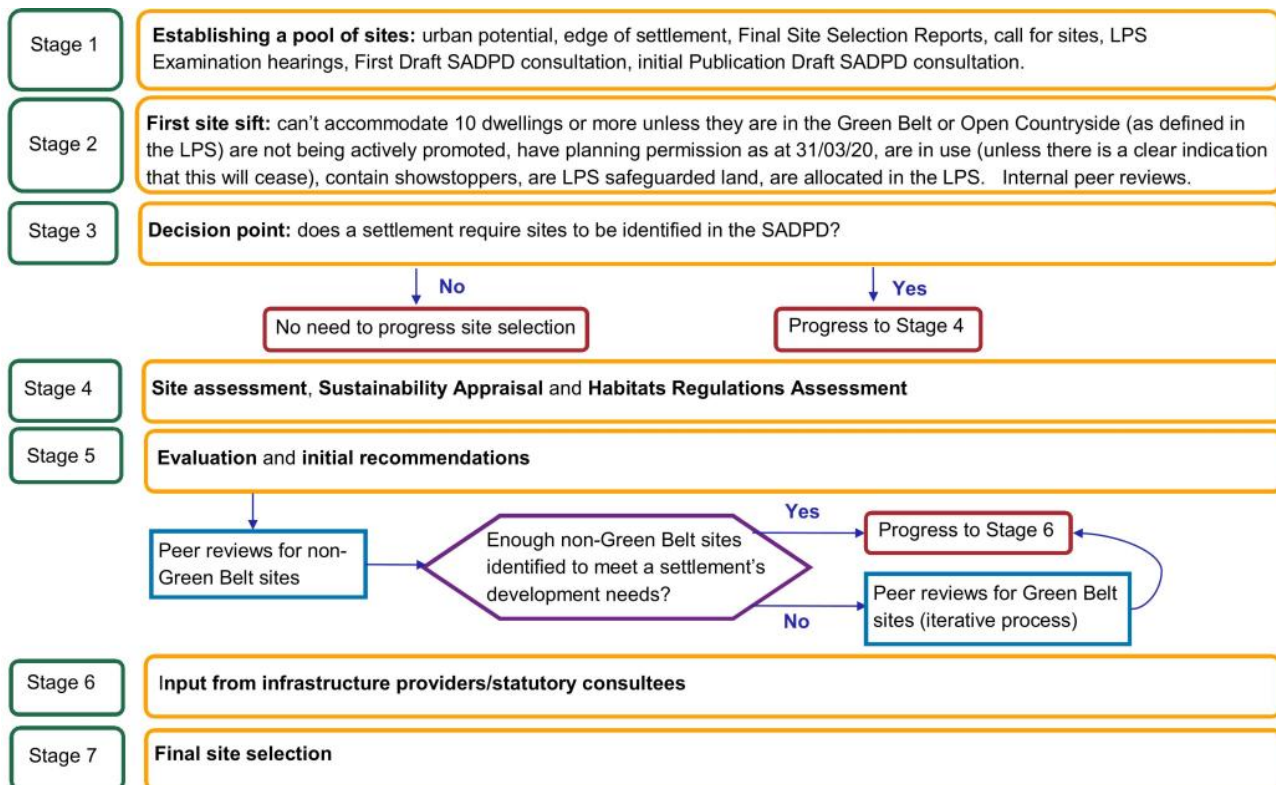
**3.93** The SSM sets out the steps undertaken to determine the sites that should be selected to meet the housing and employment requirements identified in LPS Policy PG 7, along with a sufficient amount of safeguarded land. The majority of land has already been allocated or designated in the LPS, with the remainder to be allocated or designated in the SADPD.

**3.94** The site selection process was carried out on a settlement-by-settlement basis, using the indicative figures in LPS Policy PG 7 as a starting point. For those settlements in the Green Belt that needed land to be safeguarded, the 'Local Service Centres safeguarded land distribution report' [ED 53] was used as the starting point.

**3.95** The SSM is comprised of a series of Stages, as shown in Figure 3.1. The first two stages are set out in further detail in ¶¶3.96 to 3.100 of this Report as these are the stages that have led to the identification of the short list of reasonable site options.



Figure 3.1 Key stages in the site selection process



## Stage 1: Establishing a pool of sites

**3.96** This work involved utilising existing sources of information including the results of the 'Assessment of the Urban Potential of the Principal Towns, Key Service Centres and Local Service Centres and Possible Development Sites Adjacent to Those Settlements', sites submitted to the LPS Proposed Changes Version that were not considered to be large enough to be a strategic site (as detailed in the Final Site Selection Reports), and sites submitted through the call for sites process in 2017, the First Draft SADPD consultation in 2018 and the initial Publication Draft SADPD consultation in 2019.

**3.97** In terms of the call for sites process, local residents, landowners, developers and other stakeholders were invited to put forward sites to the Council that they considered to be suitable and available for future development in the Borough for housing, employment or other development. This exercise ran between 27 February and 1 July 2017. Sites were also submitted to the Council during the consultation on the First Draft SADPD in 2018 and the initial Publication Draft SADPD consultation in 2019.

## Stage 2: First site sift

**3.98** The aim of this Stage was to produce a shortlist of sites for further consideration in the site selection process. This entailed taking the long list of sites from Stage 1 and sifting out any that:

- can't accommodate 10 dwellings or more, unless they are in the Green Belt or open countryside (as defined in the LPS) and are not currently compliant with those policies<sup>(9)</sup>

<sup>9</sup> If the site is likely to be compliant with Green Belt/Open Countryside policy (for example limited infilling in villages) then it should be screened out to avoid double counting with the small sites windfall allowance of 9 dwellings or fewer in the LPS (¶E.7).





- are not being actively promoted
- have planning permission as at 31/3/20
- are in use (unless there is clear indication that this will cease)
- contain showstoppers (Special Protection Area, Special Area of Conservation, Ramsar, Site of Special Scientific Interest, functional floodplain (flood zone 3b), or historic battlefield)
- are LPS Safeguarded Land
- are an allocated site in the LPS<sup>(10)</sup>

**3.99** The reasons as to why any sites were sifted out are provided in the individual Settlement Reports [ED 21 to ED 44]. The reasons included an element of planning judgement, and the results were the subject of an internal peer review.

**3.100** Further information on the SSM can be found in the SSM Report [ED 07].

## Appraising the site options

**3.101** The following section sets out the method for appraising the site options.

### Method

**3.102** A detailed method for the appraisal of the site options is presented in Appendix E of this Report, however, in summary the appraisal employs GIS datasets, site visits, measuring, qualitative analysis and planning judgement to see how each site option relates to various constraint and opportunity features.

**3.103** Several evidence base documents and assessments have informed the Council's decision-making process to determine the preferred approach to establish and appraise the site options including the LPS, SSM [ED 07], 'The provision of housing and employment land and the approach to spatial distribution' [ED 05], 'Local Service Centres safeguarded land spatial distribution report' [ED 53], SA findings, HRA findings [ED 04], Green Belt Site Assessments ("GBSA"), and Heritage Impact Assessments ("HIAs").

**3.104** The LPS includes a Vision for the LSCs: *"In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances"*. To help meet this Vision, LPS Policy PG 7 "Spatial Distribution of Development" shows the overall indicative housing and employment figure for LSCs; seven initial Options at the initial Publication Draft SADPD stage, and additional 'revised' options at the Revised Publication Draft stage were developed and appraised through SA, with a preferred approach established and appraised through HRA. Options were also developed with regards to the distribution of safeguarded land around the inset LSCs.

**3.105** The work on the approach to housing and employment development at LSCs ran alongside and fed into part of the work on the SSM. This determined if there was a need to allocate sites in any of the LSCs, taking into account existing completions/take up and commitments (as at 31/3/20) for housing and employment development. The Council used

<sup>10</sup> Sites in Strategic Location LPS 1 Central Crewe, and Strategic Location LPS 12 Central Macclesfield were not sifted out if they were being promoted for employment use.



the outcomes of the call for sites process, the First Draft SADPD consultation in 2018 and the initial Publication Draft SADPD consultation in 2019, which formed part of the initial pool of sites and then undertook a 'site sift' for those sites that did not meet detailed requirements.

Once a decision had been made to allocate sites, then a traffic light assessment was carried out to help determine what constraints and issues a site had. The assessment covered issues such as ecology, viability, accessibility and flooding for example. Occasionally the traffic light assessment indicated that further work was required on, for example, heritage, which required a HIA to be carried out. The options were also subject to HRA.

**3.106** As there are some LSCs that are surrounded by Green Belt, the Council took an iterative approach to the assessment of sites, whereby if it was determined that Green Belt release was needed, sites that have been previously-developed and/or are well-served by public transport were considered first. GBSAs were then carried out to find the contribution that each Green Belt site made to the purposes of the Green Belt. It is worth mentioning that those sites that were subject to a GBSA only became a reasonable alternative once it had been determined that a traffic light form needed to be completed for the site. This was based on the contribution the site made to the purposes of the Green Belt and the residual development requirements of the settlement.

**3.107** In addition, the SADPD identifies further site allocations in some of the Key Service Centres. This is so that the overall level of development in each centre over the plan period is in the order of figures contained within the LPS Policy PG 7 (Spatial Distribution of Development). The Key Service Centres with further site allocations in the SADPD are Congleton, Middlewich and Poynton.

**3.108** Further information on the site selection process can be found in the SSM Report [ED 07], with the approach to housing and employment development at LSCs documented in 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. The consideration of safeguarded land can be found in 'Local Service Centres safeguarded land spatial distribution report' [ED 53]. Individual Settlement Reports [ED 21 to ED 44] have been produced, which detail the need for any site allocations and includes traffic light assessment, HIA, and GBSAs, where appropriate.

## Reasons for selecting site options

**3.109** Appendix E sets out the Council's approach to the SA of site options. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in detail in the individual Settlement Reports [ED 21 to ED 44], have informed the Council's approach to decision making. Reasons for progression or non-progression of site options in plan-making are included in Appendix E (Tables E.3 to E.13, Table E.15 and Table E.17).





## Chapter 4: SA of the Draft Plan

### Introduction

**4.1** The aim of this Chapter is to present an appraisal of the Revised Publication Draft SADPD, as currently published under Regulation 19 of the Local Planning Regulations.

### Methodology

**4.2** As explained in Chapter 2 (Scope of the SA), the SA objectives and topics identified at the scoping stage provide a methodological framework to undertake the SA. Nine SA topics were identified and these are:

- biodiversity, flora and fauna
- population and human health
- water and soil
- air
- climatic factors
- transport
- cultural heritage and landscape
- social inclusiveness
- economic development

**4.3** For each of the SA topics identified in ¶4.2 of this Report an appraisal narrative has been produced that evaluates the 'likely significant effects' of the plan on the baseline, with reference to sites and the policies that will provide mitigation. A final section at the end of each SA topic summarises the appraisal and provides a conclusion for the plan as a whole.

**4.4** The appraisal narrative for each topic takes into account the effect characteristics and 'significance criteria' presented in Schedules 1 and 2 of the SEA Regulations.<sup>(11)</sup> So, for example, where necessary, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are considered, that is, the potential for the Revised Publication Draft SADPD to impact an aspect of the baseline when implemented alongside other plans, programmes and projects, in Chapter 5 of this Report.

**4.5** It is important to note that the SEA Regulations require the evaluation of significant effects; therefore there is no need or requirement to refer to every single allocation and policy in the appraisal narrative. Specific allocations and policies are referred to as necessary.

**4.6** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

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<sup>11</sup> Environmental Assessment of Plans and Programmes Regulations 2004



**4.7** Although, under each of the nine appraisal topics, there is a need to focus on the draft plan as a whole, it is helpful to break-up the appraisal and give stand alone consideration to the various elements of the Revised Publication Draft SADPD. Therefore each of the nine appraisal narratives have been broken down under the following headings, which contain reference to policies/proposals, where appropriate:

- Planning for growth
- General requirements
- Natural environment, climate change and resources
- The historic environment
- Rural issues
- Employment and economy
- Housing
- Town centres and retail
- Transport and infrastructure
- Recreation and community facilities
- Site allocations
- Appraisal of the draft plan as a whole

## Appraisal of the draft SADPD

### Biodiversity, flora and fauna

#### Planning for growth

**4.8** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the overall indicative level of development to LSCs. Due to the lack of available/suitable brownfield sites, it is likely that development could potentially take place on greenfield sites, which gives rise to potential for impacts on biodiversity, flora and fauna through the loss of habitats and disturbance to species as a result of development. New housing development at LSCs will result in an increased population, which in turn may increase pressure on biodiversity sites through increased demand for leisure and recreation. This means that there is potential for a long term negative effect on biodiversity, flora and fauna, the significance of which will be dependent on other LPS and SADPD policies. Development can also lead to an increase in traffic, and therefore an increase in atmospheric pollution, which could have a long term minor negative effect on biodiversity, flora and fauna.

**4.9** Sites of international, national and local nature conservation designations are located throughout the Borough, with the majority of LSCs having such areas located in and/or adjacent to them. It is thought there is potential for some proposed development to impact on these sites, however, where this could be the case, mitigation measures are proposed through site specific policies and policies in both the LPS and SADPD.

**4.10** The HRA Screening Assessment for the Revised Publication Draft SADPD [ED 04] determined that the Local Plan SADPD could potentially have significant adverse effects as a result of changes in water levels (due to abstraction) and recreational pressures, both alone and in-combination with other plans, on the River Dee and Bala Lake SAC.



**4.11** An Appropriate Assessment as part of the HRA was then undertaken to assess whether the Revised Publication Draft SADPD has the potential to result in significant adverse effects on the integrity of identified European sites, either alone or in combination with a number of other plans and projects.

**4.12** The Assessment identified that the existing policies and provisions in the LPS and other plans in relation to water supply will make sure that the Local Plan will have no adverse effects on this European site.

**4.13** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies safeguarded land. The sites proposed for safeguarded land are considered under the "Site allocations" theme. Although Green Belt is not a biodiversity designation, there could be a safeguarding of greenfield land for future development and therefore the potential for minor long term negative effects on biodiversity, flora and fauna. **PG 12** requires compensatory improvements to the environmental quality of remaining Green Belt land. Likewise Strategic Green Gaps are not a biodiversity designation, however proposed SADPD Policy **PG 13 "Strategic green gaps boundaries"**, in conjunction with LPS Policy PG 5 "Strategic Green Gaps" seeks to protect open areas of space and greenfield land, and has the potential to have a long term minor positive effect on biodiversity, flora and fauna. This is also the case for proposed SADPD Policy **PG 14 "Local green gaps"**.

### General requirements

**4.14** Proposed SADPD Policy **GEN 1 "Design principles"** may support biodiversity through contact with nature and opportunities for food growing, with the potential for a long term minor positive effect on biodiversity, flora and fauna. **GEN 1** also seeks to interact positively with the natural environment in line with the mitigation hierarchy set out in Policy **ENV 2 "Ecological Implementation"**.

### Natural environment, climate change and resources

**4.15** Proposed SADPD Policies **ENV 1 "Ecological network"** and **ENV 2 "Ecological implementation"** seek to protect, conserve, restore and enhance the ecological network and introduce a mitigation hierarchy that looks to avoid significant harm to biodiversity and geodiversity; these policies have the potential for a long term significant positive effect on biodiversity, flora, and fauna.

**4.16** Proposed SADPD Policy **ENV 4 "River corridors"** looks to protect and enhance river corridors. Although the policy is written from a landscape point of view, it is considered that these corridors have ecological value and therefore this policy has the potential for a long term minor positive effect on biodiversity, flora and fauna. Proposed SADPD Policy **ENV 5 "Landscaping"**, is also, as the title suggests, written from a landscape point of view, however it does require a balance between open space and built form of development and to utilise plant species, providing the potential for a long term minor positive effect on biodiversity, flora and fauna.

**4.17** Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect trees, woodland and hedgerows; these are important ecological assets, and this policy provides the potential for a long term minor positive effect on biodiversity, flora and fauna.



**4.18** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including green roofs and walls, trees, green infrastructure and other planting, and opportunities for the growing of local food supplies, which could have a long term minor positive effect on biodiversity, flora, and fauna. The Policy also seeks to achieve a reduction in CO<sub>2</sub> emissions of 19% below the Target Emission Rate of the 2013 Edition of the Building Regulations (Part L) for new build residential development, and for at least 10% of major residential development's energy needs met from on-site renewable or low carbon energy generation. At least 10% of non-residential developments over 1,000 sqm predicted energy requirements should be met from decentralised, renewable or low carbon sources. These measures should have a long term minor positive effect on biodiversity, flora and fauna. Additional measures incorporated in the policy include reducing the need to travel and the support of sustainable travel initiatives; these measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**4.19** Proposed SADPD Policy **ENV 9 "Wind energy"** has the potential for a long term negative effect due to the impact on birds and bats from wind turbines, and the likelihood that sites used for wind energy development would be greenfield. However, the significance of the effects is dependent on the location of development (for example it may be adjacent to a sensitive site), and the species of birds and/or bats involved, as some species are more vulnerable than others to wind energy development. The policy does signpost to ecological factors set out in LPS Policy SE 8 "Renewable and Low Carbon Energy", however the impacts on these are considered against the weight given to wider environmental, social and economic benefits arising from renewable and low carbon energy schemes. The Policy also requires proposals to not adversely affect the integrity of international ecological designations, which includes Special Protection Areas, Special Areas of Conservation and Ramsars.

**4.20** Proposed SADPD Policies relating to pollution including **ENV 12 "Air quality"**, **ENV 14 "Light pollution"**, and **ENV 17 "Protecting water resources"** should have a long term minor positive effect on biodiversity, flora and fauna through reducing different types of pollution in the wider environment.

**4.21** Proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** seeks to conserve and enhance watercourses and riverside habits, which should have a long term minor positive effect on biodiversity, flora and fauna.

### **The historic environment**

**4.22** None of the historic environment policies are likely to have a significant direct or indirect effect on biodiversity, flora and fauna.

### **Rural issues**

**4.23** Proposed SADPD Policy **RUR 1 "New buildings for agriculture and forestry"** requires adequate provision to be made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses, which should provide a long term minor positive effect on biodiversity, flora and fauna.



**4.24** Proposed SADPD Policies **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** and **RUR 7 "Equestrian development outside of settlement boundaries"** should have a long term minor positive effect on biodiversity, flora and fauna through minimising light pollution in the wider environment.

### Employment and economy

**4.25** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report.

There are two areas in the assessment that are considered to relate to biodiversity, flora and fauna - these being ecology and contamination; the sites are considered under these headings. Points to note are:

### Ecology

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a long term minor negative effect on biodiversity, flora and fauna, being assessed as amber. This is due in part to proximity to Sandbach Flashes and Oakhanger Moss Sites of Special Scientific Interest ("SSSIs"), and the presence of vegetation that may have some ecological value.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"**, and Site **EMP 2.9 "Land at British Salt, Middlewich"** will result in the loss of green space that may have biodiversity value; however at this stage the biodiversity value is unknown.
- Sites **EMP 2.1 "Weston Interchange, Crewe"**, and **EMP 2.2 "Meadow Bridge, Crewe"** fall within Natural England's Impact Risk Zone ("IRZ") for Sandbach Flashes SSSI. However, this is triggered for large non-residential developments outside of existing settlements/urban areas where the footprint exceeds 1ha; both sites have an area of less than 1ha. Site **EMP 2.7 "New Farm, Middlewich"**, and Site **EMP 2.9 "Land at British Salt, Middlewich"** falling within the IRZ for Sandbach Flashes SSSI. Policies including LPS Policy SE 3 "Biodiversity and geodiversity", proposed SADPD Policy **ENV 1 "Ecological networks"** and proposed SADPD Policy **ENV 2 "Ecological implementation"** will help to minimise the impact on biodiversity.

### Contamination

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to a former mill and gas works at Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**.



## Housing

**4.26** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.27** The Council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need through proposed SADPD Policy **HOU 8 "Backland development"**. However, this is likely to result in the loss of greenfield land, which has the potential for a long term minor negative effect on water and soil and therefore biodiversity.

**4.28** Proposed SADPD Policy **HOU 12 "Housing density"** takes into account the biodiversity value of sites, which should provide a long term minor positive effect on biodiversity, flora and fauna.

## Town Centres and retail

**4.29** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** looks to provide areas of green infrastructure, which should have a long term minor positive effect on biodiversity, flora and fauna. **RET 9** encourages active travel; this could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**4.30** Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** seek to regenerate these areas with a mix of land uses including housing and employment, which should restrict the loss of land for biodiversity as development will take place in urban areas, which could have a long term minor positive effect on biodiversity, flora and fauna.

## Transport and infrastructure

**4.31** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**4.32** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** requires development proposals to safeguard and enhance the canal's role as a biodiversity asset, which should provide a long term minor positive effect on biodiversity, flora and fauna.

## Recreation and community facilities

**4.33** Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect green/open space from development, which should have a long term minor positive effect on biodiversity, flora and fauna.





**4.34** Proposed SADPD Policy **REC 3 "Green space implementation"** requires housing proposals, and major employment and other non-residential developments to provide green space, which would lead to greater green space provision if the site were brownfield, which should have a long term minor positive effect on biodiversity.

### Site allocations

**4.35** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to biodiversity, flora and fauna - these being ecology and contamination; the sites are considered under these headings. Points to note are:

### Ecology

- The majority of proposed site allocations/safeguarded land have the potential for a long term minor negative effect on biodiversity, flora and fauna, being assessed as amber. This is because most of the sites are greenfield, or contain greenfield areas, with accompanying vegetation, which may have ecological value.
- Proposed Site **CRE 1 "Land at Bentley Motors"** Crewe is within 5,000m of Sandbach Flashes SSSI, which is noted for its physiological and biological importance, and 10,000m from Wimboldsley Wood SSSI. However, as the proposed site is some distance from the SSSI, and given the large urban area in between, this is not considered to be an issue. Further to the north of the site is Leighton Brook. The proposed policy requires the playing field and associated area of existing open space to be retained.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe falls within Natural England's IRZ for Sandbach Flashes SSSI and Wybunbury Moss SSSI in relation to air pollution. The high level HRA screening identified that the site could potentially impact on European Sites; it is located within 3.2km of West Midlands Mosses SAC (Wybunbury Moss SSSI) and Midland Meres and Mosses Phase 1 Ramsar. Potential impact pathways may include recreational pressure or hydrological impacts on groundwater levels and/or groundwater contamination. The HRA assessment of likely significant effects identifies that no recreational impacts are anticipated from this site given that it is put forward for employment development. In addition, given the distance of the site from Wybunbury Moss and the lack of hydrological connectivity, no likely significant hydrological effects are identified. The site is put forward for E(q) and B8 uses only and is therefore unlikely to involve industrial or agricultural processes that could lead to air quality impacts upon the SSSI. Traditional orchard is located to the south of the site and is a Priority Habitat listed under Section 41 of the Natural and Rural Communities ("NERC") Act 2006. The proposed policy requires Priority Habitats to be conserved, restored and enhanced, and the existing woodland to be maintained.
- The supporting information for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton requires a botanical survey to consider the ecological value of grassland present. The supporting information suggests that the retention of hedgerows is important.
- Proposed Site **MID 2 "East and West of Croxton Lane"**, Middlewich is located 4,000m from Sandbach Flashes SSSI, which is noted for its physiological and biological importance, and has triggered Natural England's IRZ for rural residential development.





However, it should be noted that the SADPD is proposing around 50 new homes, which has therefore only just triggered the IRZ, and given the large urban area in between, it is not considered to be an issue. The proposed site also contains mature hedgerows, which should be retained, where possible.

- Proposed Site **MID 3 "Centurion Way"**, Middlewich falls within the IRZ for Sandbach Flashes SSSI. However, this is triggered for large non-residential developments outside of existing settlements/urban areas where the footprint exceeds 1ha; this site is proposed for residential use. Priority bird species have been recorded at this site, with the policy requiring a strategy for the provision and long term management of an off-site habitat for ground nesting farmland birds, as well as the retention of boundary hedges.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton contains a deciduous woodland that is a Priority Habitat listed under Section 41 of the NERC Act 2006 and is hence of national importance. The proposed policy requires the woodland to be retained and protected through a buffer of no less than 10m.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton is located to the south of Poynton Brook; the wet ditches and woodland associated with the Brook are to be retained and protected through a 15m wide buffer, with an appropriate buffer and/or mitigation to be provided to protect and retain any protected species.
- There is potential for bats to be present at proposed Site **PYT 4 "Former Vernon Infants School"**, Poynton, therefore the proposed policy requires a bat survey to be provided in support of any planning application. The site contains vegetation to its frontage, which the proposed policy requires to be retained.
- There is an unculverted section of watercourse at proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge, which should be retained and buffered. There is also the potential for protected species. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- The northern/upper part of proposed Safeguarded land **BOL 1 "Land at Henshall Road"**, Bollington is mature woodland (on the National Inventory - Woodland Priority Habitat). Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **CFD 1 "Land off Knutsford Road"**, Chelford contains deciduous woodland along its western boundary. This is a Priority Habitat listed under Section 41 of the NERC Act 2006 and hence is of national importance. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is potential for protected species at proposed Safeguarded land **DIS 2 "Land off Jacksons Edge Road"**, Disley. The grassland habitats on site appear unmanaged and may be of nature conservation value. A botanical survey would need to be undertaken at the correct time of year to determine this, with policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological**



**implementation**” helping to minimise the impact on biodiversity, flora and fauna. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel contains the River Croco and mature trees, both of which the proposed policy requires to be retained. The high level HRA screening assessment identifies that this site has a potential impact on a European site. The site falls within the IRZ for Bagmere SSSI (Midland Meres and Mosses Phase 1 Ramsar), so this site is considered in the screening assessment for air quality impacts. No increased recreational pressure is foreseen as a result of an employment site and there is no downstream hydrological connectivity to the Ramsar. The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7 km from Bagmere SSSI. The proposed development could be for the expansion of the adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacture and product innovation including formulation, filling and packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI. The site also falls within Natural England's IRZ for the River Dane, however Natural England have no concerns regarding this allocation on the basis that United Utilities have sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.
- There is potential for protected species at proposed Safeguarded land **PRE 2 "Land south of Prestbury Lane"**, Prestbury. The grassland habitats on site appear unmanaged and may be of nature conservation value, whereby a botanical survey would need to be undertaken at the correct time of year to determine this, with policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** helping to minimise the impact on biodiversity, flora and fauna. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- The high level HRA screening has identified that proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is within 4.5km of Midlands Meres and Mosses Phase 1 Ramsar (Wybunbury Moss SSSI). However, the HRA concluded that given the small-scale of the site and the distance from any European sites, no impacts are anticipated. There is potential for protected species to be present with the proposed policy requiring the retention of hedgerows.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** falls within Natural England's IRZ for Sandbach Flashes SSSI (discharges). The site contains habitats that could be restored to priority grassland habitats; a botanical survey would be required to confirm the value of the grasslands and some form of off-site habitat creation required if they are of restorable priority grassland quality. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** will also help to minimise the impact on biodiversity, flora and fauna.



- Proposed Site **G&T 3 “New Start Park, Wettenhall Road”** is located within 890m of Wimboldsley Wood SSSI, with the supporting information to the proposed policy requiring further assessment, in line with LPS Policy SE 3 “Biodiversity and Geodiversity”, to consider the long term management of habitat creation measures on the site and consider any impact on the Wimboldsley Wood SSSI. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Proposed Site **G&T 4 “Three Oakes Site, Booth Lane”** falls within Natural England’s IRZ for Sandbach Flashes SSSI. Protected species are also known to occur in the locality, which could be mitigated. The supporting information for the proposed policy requires appropriate evidence regarding any impacts on Sandbach Flashes SSSI to support an application, and appropriate mitigation measures, where needed. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Cledford Lime Beds Local Wildlife Site is located 150m from proposed Site **G&T 5 “Cledford Hall, Cledford Lane”**, with a number of protected species on the site and on land adjacent. The proposed policy requires the retention of hedgerows, with the supporting information requiring a habitats survey to support any future planning application and inform mitigation measures, where necessary. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Proposed Site **G&T 8 “The Oakes, Mill Lane, Smallwood”** is within 3.1km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). The HRA assessment of likely significant effects for recreational pressure identified that the site is located within 3.1 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- The high level HRA screening assessment identifies that proposed Site **TS 1 “Lorry Park, off Mobberley Road, Knutsford”** has a potential impact on a European site(s), but has determined that the site is not likely to have a significant effect on a European site. The site is located close to (within 850m) the Midlands Meres and Mosses Phase 1 Ramsar (Tatton Meres SSSI). Potential impact pathways may therefore be hydrological, recreational pressures, and/or air quality impacts. The HRA assessment of likely significant effects identifies that it is unlikely that the development of a single small GTTS



site would have any significant recreational impact upon European sites. It also found that there is no, or a lack of, downstream hydrological connectivity to the Ramsars. TS 1 is currently a lorry depot and heavy good vehicles cause greater impacts upon air quality compared to individual cars. The conversion of this site to a GTTS site from a Lorry Park, as well as the overall small size of this proposed site (3 plots), means that it is unlikely that there will be any increases from the baseline in air quality impacts resulting in traffic on the Mobberley Road, where it falls within 200m of Tatton Meres SSSI. Some sections of road within the vicinity of Rostherne Mere fall within 200m of the Ramsar site and therefore may impact on air quality at the Ramsar should vehicle usage increase associated with the potential allocated sites. However, any potential increase in traffic on the A556 or other roads within 200m of Rostherne Mere as a direct result of TS 1 is considered to be negligible. The proposed site is also close to St John's Wood Site of Nature Conservation Importance and within 5km of The Mere SSSI. The proposed policy requires the retention of hedgerows.

- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** falls within Natural England’s IRZ for Bagmere SSSI, which is part of the Midland Meres and Mosses Phase 1 Ramsar site. The HRA assessment of likely significant effects identified that the site is located within 1.3 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. There is potential for protected species to occur on site, with grassland habitats to the north of the existing hardstanding being of potential value. The proposed policy requires the retention of hedgerows, with the supporting information requiring a habitats survey to support any future planning application and inform mitigation measures, where necessary. Development proposals on grassland habitats should be supported by a botanical survey. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Proposed Site **TS 3 “Land at former brickworks, A50, Newcastle Road”** is within 1.6km of Midland Meres and Mosses Phase 1 Ramsar (Component site Bagmere SSSI). The HRA assessment of likely significant effects identified that no effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts, including changes to the water table are anticipated to occur as a result of the proposed development of the site. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows.



## Contamination

- The majority of proposed site allocations/safeguarded land have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe.
- There is high potential for contamination in relation to landfill and sewerage disposal works at proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich.
- There is high potential for contamination in relation to gassing and waste at proposed Site **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is high potential for contamination in relation to an adjacent garage at proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"**.
- There is high potential for contamination at proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** in relation to proximity to a landfill site where there is known to be gassing and remedial measures in place. The proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.
- Proposed Site **TS 2 "Land at Fir Farm, Brereton"** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

## Appraisal of the draft plan as a whole

**4.36** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, offer a high level of protection for designated and non-designated sites of biodiversity importance and look to enhance provision, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.37** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of the loss of greenfield land and potential loss and fragmentation of habitats. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.



**4.38** It is recommended that any proposal should seek a net gain for biodiversity, where possible.





## Population and human health

### Planning for growth

**4.39** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to meet the indicative housing needs of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs and provide new homes. The more housing developed in an area could potentially mean that there are more opportunities to provide infrastructure (and therefore a long term positive effect) to enable healthy and active lifestyles. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a long term negative effect. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance, enabling active travel. However, the significance of effects will be dependent on other LPS and SADPD policies.

**4.40** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.41** Proposed SADPD Policy **GEN 1 "Design principles"** expects development to promote active lifestyles and health and wellbeing through design, including play, walking, cycling, contact with nature and food growing. Promoting active travel (for example walking or cycling) is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty. There are also mental health benefits from access to nature, and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. Good design can also contribute to a feeling of wellbeing. This proposed policy has the potential for a long term minor positive effect on population and human health.

**4.42** Proposed SADPD Policy **GEN 2 "Security at crowded places"** seeks to minimise vulnerability to a terrorist attack as far as practicably possible through design and to protect people if one occurs. The proposed policy should have a long term positive effect on population and human health.

**4.43** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of infrastructure to enable healthy and active lifestyles. This is likely to have a positive impact on access to infrastructure.





## Natural environment, climate change and resources

**4.44** The proposed SADPD Policies that relate to landscape (**ENV 3 "Landscape character"**, **ENV 4 "River corridors"** and **ENV 5 "Landscaping"**) contribute to high quality environments and this will help to provide an increased feeling of wellbeing and satisfaction amongst residents. These proposed policies have the potential for a long term positive effect on population and human health.

**4.45** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including green infrastructure, and opportunities for the growing of local food supplies. Additional measures incorporated in the policy include reducing the need to travel and the support of sustainable travel initiatives - this could include walking or cycling. Opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty. There are also mental health benefits from access to nature, and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. Promoting active travel is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. The policy also incorporates measures to make buildings energy efficient, which can help to reduce costs of heating and cooling buildings, with particular benefits for those in poverty. These measures have the potential for a long term minor positive effect on population and human health.

**4.46** Proposed SADPD Policies relating to pollution including **ENV 12 "Air quality"**, **ENV 13 "Aircraft noise"**, **ENV 14 "Light pollution"**, **ENV 15 "New development and existing uses"** and **ENV 17 "Protecting water resources"** should have a long term minor positive effect on population and human health through reducing different types of pollution in the wider environment and hence people's exposure to them. In particular, Policy **ENV 13** seeks to avoid significant adverse aircraft noise impacts on, and adequately mitigate and minimise adverse impacts on health and quality of life. Policy **ENV 14** seeks to protect individuals and groups from individual or cumulative significant adverse effects from sources of light pollution.

### The historic environment

**4.47** The various historic environment policies contribute to high quality environments and this will help to provide an increased feeling of wellbeing and satisfaction among residents. The proposed policies are likely to have a long term minor positive effect on population and human health.

### Rural issues

**4.48** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies are likely to have a long term minor positive effect on population and human health through the provision of opportunities for sport, leisure and recreation and their accompanying health and wellbeing benefits.



**4.49** The provision of employment opportunities in the open countryside (proposed SADPD Policy **RUR 10 "Employment development in the open countryside"**) can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty.

**4.50** Proposed SADPD Policy **RUR 12 "Residential curtilages outside of settlement boundaries"** allows for the extension of residential gardens or curtilages where the existing curtilage would not allow for a reasonable sitting out area, for example. This should lead to health benefits in terms of increased living space. This proposed policy is likely to have a long term minor positive effect on population and human health.

### Employment and economy

**4.51** Proposed SADPD Policies **EMP 1 "Strategic employment areas"** and **EMP 2 "Employment allocations"** can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty. This is through the protection of existing strategic employment areas and providing opportunities for further employment development through allocations.

**4.52** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to population and human health - these being neighbouring uses, accessibility, and contamination; the sites are considered under these headings. Points to note are:

- The proposed allocations provide further opportunity for members of the community to access jobs, which can have a long term minor positive effect.

### Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a long term minor negative effect with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 15 "New development and existing uses"** and **HOU 10 "Amenity"** will help to minimise the impact.
- Residential properties are located to the east and south of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"** and to the south and southeast of Site **EMP 2.7 "New Farm, Middlewich"**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**, and there are residential properties located to the west of **EMP 2.9 "Land at British Salt, Middlewich"**.



## Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.

## Contamination

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to a former mill and gas works at Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**.

## Housing

**4.53** Proposed SADPD Policy **HOU 4 "Houses in multiple occupation"** requires the provision of covered cycle parking, which could encourage occupiers to take part in active travel and gain health and wellbeing benefits. This has the potential for a long term minor positive effect on population and human health.

**4.54** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.55** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** seeks to provide play areas for children (where needed) and an appropriate level of essential services and utilities. This has the potential for a long term minor positive effect on population and human health.

**4.56** Proposed SADPD Policy **HOU 7 "Subdivision of dwellings"** looks to retain sufficient amenity space, which should lead to increased health benefits in terms of opportunities for recreation. This has the potential for a long term minor positive effect on population and human health.

**4.57** Proposed SADPD Policy **HOU 10 "Amenity"** seeks to protect the amenities of occupiers of residential buildings or sensitive uses in the vicinity of any new development, from environmental disturbance for example. This should have a long term minor positive effect on population and human health.

**4.58** Proposed SADPD Policy **HOU 11 "Residential standards"** looks to provide an appropriate quantity and quality of outdoor private amenity space, which should lead to increased health benefits in terms of opportunities for recreation. This has the potential for a long term minor positive effect on population and human health.



## Town Centres and retail

**4.59** Proposed SADPD Policy **RET 4 "Shop fronts and security"** contributes to a high quality environment through the use of appropriate design of shutters and shop fronts, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This is also the case for proposed SADPD Policies **RET 9 "Environmental improvements, public realm and design in town centres"**, **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"**. These proposed policies are likely to have a long term minor positive effect on population and human health.

**4.60** Proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** recognises that obesity is an issue and aims to limit the availability of hot food takeaway facilities near secondary schools and sixth form colleges. This proposed policy is likely to have a long term minor positive effect on population and human health.

**4.61** Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Neighbourhood parades of shops can generally be readily accessed on foot and by bicycle, allowing the opportunity for active travel and its accompanying health and wellbeing benefits. This proposed policy is likely to have a long term minor positive effect on population and human health.

**4.62** Proposed SADPD Policy **RET 8 "Residential accommodation in the town centre"** requires the provision of cycle parking, which could encourage occupiers to take part in active travel and gain health and wellbeing benefits. This has the potential for a long term minor positive effect on population and human health.

**4.63** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks to prioritise walking, cycling (with the provision of cycle parking) and public transport, providing the opportunity for active travel and its accompanying health and wellbeing benefits. The policy also considers the needs of all members of society and requires the use of appropriate visual cues and signage and for accessibility needs to be addressed so that users can use the development safely. These measures are likely to have a long term minor positive effect on population and human health.

**4.64** Proposed SADPD Policy **RET 10 "Crewe town centre"** supports proposals that improve routes across the town centre for pedestrians and cyclists, and links between the town centre and Crewe Railway Station, providing the opportunity for active travel and its accompanying health and wellbeing benefits. This proposed policy is likely to have a long term minor positive effect on population and human health.

## Transport and infrastructure

**4.65** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on population and human health; in particular promoting active travel is thought to contribute greatly to



those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Active travel can also help to reduce noise and air pollution from traffic.

**4.66** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a long term minor positive effect on population and human health; in particular promoting active travel is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Active travel and the use of public transport can also help to reduce noise and air pollution from traffic.

**4.67** Proposed SADPD Policy **INF 7 "Hazardous installations"** seeks to protect the public from risks associated with hazardous installations, having a long term minor positive effect on population and human health.

**4.68** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** recognises that the Borough has a wide network of canals that provide recreational opportunities, which in turn provide health and wellbeing benefits. The proposed policy should have a long term minor positive effect on population and human health.

### **Recreation and community facilities**

**4.69** Proposed SADPD Policy **REC 1 "Green/open space protection"** looks to protect existing, incidental and new green/open space. There are mental health benefits from access to nature and green space as well as opportunities for recreation. This proposed policy should have a long term minor positive effect on population and human health.

**4.70** Proposed SADPD Policy **REC 2 "Indoor sport and recreation implementation"** requires contributions to indoor sport and recreation facilities from major housing developments to support health and well being, providing a long term minor positive effect on population and human health.

**4.71** Proposed SADPD Policy **REC 3 "Green space implementation"** seeks the delivery of green space through housing, major employment and other non-residential development. This could include the provision of allotments; opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty. Other forms of green space provide opportunities for recreation, with access to nature and green space providing mental health benefits. This proposed policy should have a long term minor positive effect on population and human health.

### **Site allocations**

**4.72** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to population and human health - these being neighbouring uses, accessibility, and contamination; the sites are considered under these headings. Points to note are:





## Neighbouring uses

- More than half of the proposed allocations have the potential for a long term minor negative effect with regards to neighbouring uses.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in noise and disturbance for residents.
- Proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich is located adjacent to a household waste recycling centre, therefore the proposed policy requires an offset from the existing recycling centre and an acceptable level of residential amenity to be achieved.
- Holmes Chapel Road is located to the south of proposed Site **MID 3 "Centurion Way"**, Middlewich. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton is located adjacent to the A523 (London Road North), therefore the policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by transportation noise.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton is located on the edge of a residential area, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by noise from the sports and leisure use. The policy also requires details of proposed lighting, which should not cause unacceptable nuisance to residents.
- Proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge is located close to the A34. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel is located adjacent to residential use, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that residents in the vicinity of the site would not be unacceptably affected by the proposed employment use.



- Proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** is located adjacent to residential uses and a garage. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** is adjacent to employment uses accessed from E.R.F. Way. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** is adjacent to residential uses and the A50. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health.
- Proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** is located adjacent to a Council recycling centre and is within (2019) daytime noise levels 60dB Laeq. 16hr (07:00-23:00) in respect of aircraft noise contours. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity, and for development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS 2 "Land at Fir Farm, Brereton"**, whereby the supporting information to the proposed policy suggest that's this should be suitably addressed through planning condition.
- Proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is adjacent to the A50. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.





## Accessibility

- The majority of proposed sites allocations/safeguarded land meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.
- There is an existing sports facility, playing field and associated area of open space at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, which the proposed policy seeks to retain. The policy also requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre.
- Although there will be a loss of sports facilities on proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, these are proposed to be replaced on proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton and will be of an improved quality, with development of Site PYT 1 unable to start until Poynton Sports Club is fully operational from Site PYT 2.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

## Contamination

- The majority of proposed site allocations/safeguarded land have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe.



- There is high potential for contamination in relation to landfill and sewerage disposal works at proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich.
- There is high potential for contamination in relation to gassing and waste at proposed Safeguarded land **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is high potential for contamination in relation to an adjacent garage at proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"**.
- There is high potential for contamination at proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** in relation to proximity to a landfill site where there is known to be gassing and remedial measures in place. The proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.
- Proposed Site **TS 2 "Land at Fir Farm, Brereton"** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

### Appraisal of the draft plan as a whole

**4.73** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to provide opportunities for active transport and offer a high level of protection for areas of green/open space, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.74** The appraisal found that, generally, there is the potential for residual long term minor positive effects due to the proposed site allocations/safeguarded land, predominantly as a result of the improvements to be made to footway and cycleway provision and the requirement for green/open space as part of any residential development proposals. However, it is noted that there is potential for residual long term minor negative effects in relation to noise. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.75** It is recommended that any proposal should seek a net gain for green/open space where possible, along with improvements to provide further opportunities for active transport.

**4.76** A Health Impact Assessment has been carried out for the Revised Publication Draft SADPD (see Appendix H of this Report). It found that the Revised Publication Draft SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed

people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions.





## Water and soil

### Planning for growth

**4.77** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for LSCs. Due to the lack of available/suitable brownfield sites, it is likely that development could potentially take place on greenfield sites. This will result in the loss of areas of greenfield and agricultural land. Additional development across the Borough will also lead to an increase in demand for water, and is likely to result in an increase in paved surface areas, which will reduce the ability of water to infiltrate into the ground. There is also likely to be an increase in the amount of waste produced from the additional development. Therefore there is the potential for a long term negative effect on water and soil, the significance of which will be dependent on other LPS and SADPD policies.

**4.78** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies safeguarded land. This could result in a loss of greenfield land and therefore the potential for minor long term negative effects on water and soil. The sites proposed for safeguarded land are considered under the "Site allocations" theme. Proposed SADPD Policy **PG 13 "Strategic green gaps boundaries"**, in conjunction with LPS Policy PG 5 "Strategic Green Gaps" seeks to protect open areas of space and greenfield land, and has the potential to have a long term minor positive effect on water and soil. This is also the case for proposed SADPD Policy **PG 14 "Local green gaps"**.

### General requirements

**4.79** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to support the efficient and effective use of land, and requires appropriate arrangements for recycling and waste management, with the potential for a long term minor positive effect on soil.

### Natural environment, climate change and resources

**4.80** Proposed SADPD Policy **ENV 1 "Ecological network"** seeks to protect, conserve, restore and enhance the ecological network.

**4.81** Proposed SADPD Policy **ENV 4 "River corridors"** looks to protect and enhance river corridors, which are important green infrastructure assets.

**4.82** Taken together, the policies above are expected to retain and enhance greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off, thus having a long term minor positive effect on water.

**4.83** Proposed SADPD Policy **ENV 7 "Climate change"** requires the provision of appropriate Sustainable Drainage Systems ("SuDS") and measures to minimise and manage surface water runoff and its impacts. The proposed policy also seeks to minimise the generation of waste in the construction, use, and life of buildings. This should have a long term minor positive effect on water, through minimising the risk from flooding and soil through managing the generation of waste.

**4.84** Proposed SADPD Policies **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** seek to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the effect on soil. Best and Most Versatile ("BMV")



agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]).

**4.85** Proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** seeks to reduce the risk of flooding, manage surface water runoff, address and mitigate known risks in Critical Drainage Areas, and conserve and enhance watercourses and riverside habitats. The proposed policy should have a long term minor positive effect on water, generally through the reduction of flood risk.

**4.86** Proposed SADPD Policy **ENV 17 "Protecting water resources"** looks to protect groundwater and surface water in terms of their flow and quality, which should have a long term minor positive effect on water.

### The historic environment

**4.87** None of the historic environment policies are likely to have a significant direct or indirect effect on water and soil.

### Rural issues

**4.88** Proposed SADPD Policy **RUR 1 "New buildings for agriculture and forestry"** looks to protect watercourses through the requirement for adequate provision to be made for the disposal of foul and surface water drainage and animal wastes, looking to minimise pollution and the risk of flooding. It also seeks to make the best use of existing infrastructure (as do proposed SADPD Policies **RUR 2 "Farm diversification"**, **RUR 3 "Agriculture and forestry workers dwellings"**, **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"**, **RUR 8 "Visitor accommodation outside of settlement boundaries"**, **RUR 9 "Caravan and camping sites"**, and **RUR 10 "Employment development in the open countryside"**), minimising the use of resources. This should have a long term minor positive effect on water and soil.

**4.89** Proposed SADPD Policy **RUR 5 "Best and Most Versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the effect on soil. BMV agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]).

**4.90** Proposed SADPD Policy **RUR 7 "Equestrian development outside of settlement boundaries"** requires a waste management scheme to be submitted as part of any development proposal, which includes horse manure and other waste. The proposed policy also seeks to make the best use of existing infrastructure, minimising the use of resources. This has the potential for a long term minor positive effect on soil.

**4.91** Proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** permits redundant buildings to be converted to residential use (subject to a range of criteria), which should help to minimise resource use, and have a long term minor positive effect on soil.



## Employment and economy

**4.92** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are five areas in the assessment that are considered to relate to water and soil - these being flooding/drainage, minerals, brownfield/greenfield, agriculture, and contamination; the sites are considered under these headings. Points to note are:

### Flooding/drainage

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have some flooding or drainage issues, but mitigation is possible through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"**, and Site **EMP 2.9 "Land at British Salt, Middlewich"** will result in the loss of greenspace, which could reduce rainwater infiltration and increase surface water runoff.

### Minerals

- Almost all of the proposed employment allocations under proposed SADPD Policy EMP 2 are located within either a Mineral Resource Area ("MINRA") (or close to the boundary of one, that is, within 250m of it). This has the potential for a long term significant negative effect on water and soil through the sterilisation of mineral resources should the site be developed without prior extraction of the mineral resource. However, prior extraction is not always possible for a variety of reasons, such as the size of the site or other constraints that mean it is uneconomical to extract. This is particularly true for smaller (less than 3ha) brownfield sites. In addition, surface development on top of the salt resource will not impact on the extraction of the salt as this is done through below ground mining with the entrance or extraction point potentially being some distance away from the resource being worked.
- Site **EMP 2.1 "Weston Interchange, Crewe"** is in a MINRA for salt (which is of local and national importance), but there is no requirement for a Mineral Resource Assessment ("MRASS") as it is considered that surface development at this location will not impact on the salt resource, which could be extracted via below ground mining.
- Site **EMP 2.2 "Meadow Bridge, Crewe"** is in a MINRA for salt and sand & gravel (which are of local and national importance). However, it is likely that sand & gravel extraction will not be viable due to the size of the site. It is also considered that surface development at this location will not impact on the salt resource, which could be extracted via below ground mining.





- Site **EMP 2.4 “Hurdsfield Road, Macclesfield”** is in a MINRA for sand & gravel, and shallow coal. However, it is likely that sand & gravel extraction will not be viable due to the size of the site. The potential presence of a coal resource requires the Coal Authority to be consulted.
- Site **EMP 2.6 “Land rear of Handforth Dean Retail Park, Handforth”** is close (within 250m) to a sand and gravel MINRA. However, it is likely that sand & gravel extraction will not be viable due to the size of the site.
- Site **EMP 2.7 “New Farm, Middlewich”** is in a MINRA for salt (which is of local and national importance). However, it is considered that surface development at this location will not impact on the salt resource, which could be extracted via below ground mining.
- Site **EMP 2.8 “Land west of Manor Lane, Holmes Chapel”** is in a MINRA for salt, sand & gravel, and silica sand (which are of local and national importance). However, while it is considered that surface development at this location will not impact on the salt resource, a MRASS for sand & gravel and silica sand will need to be undertaken to better understand the potential impact the proposed development may have on these mineral resources. This should provide information both on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Site **EMP 2.9 “Land at British Salt, Middlewich”** is in a MINRA for salt (which is of local and national importance). It will be important to make sure that surface development at this location does not have an impact on below ground salt mining. This site would be considered for safeguarding in the Minerals and Waste Development Plan Document as an existing mineral infrastructure site for the transport, handling and processing of minerals, in line with the requirements of the NPPF.

### Brownfield/greenfield

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 are on brownfield land. There may be potential to increase rainwater infiltration and surface water runoff through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** is greenfield, with Site **EMP 2.9 “Land at British Salt, Middlewich”** containing some greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a long term minor negative effect. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.





## Agriculture

- None of the proposed employment allocations under proposed SADPD Policy EMP 2, appear to contain BMV agricultural land, with the potential for a neutral effect on water and soil. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.

## Contamination

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to a former mill and gas works at Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**.

## Housing

**4.93** Proposed SADPD Policies **HOU 4 "Houses in multiple occupation"** and **HOU 7 "Subdivision of dwellings"** permit the subdivision of dwellings (subject to a range of criteria), which should help to minimise resource use. Both proposed policies also require adequate provision for recycling storage, which should have a long term minor positive effect on soil.

**4.94** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.95** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of a suitable surface water drainage system, prioritising the use of SuDS, which should have a long term minor positive effect on water, through reducing the risk of flooding.

**4.96** The Council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need through proposed SADPD Policy **HOU 8 "Backland development"**; this should provide a long term minor positive effect. However, this is also likely to result in the loss of greenfield land, which has the potential for a long term minor negative effect on water and soil, through a decrease in rain water infiltration and increase in run-off.

**4.97** Proposed SADPD Policy **HOU 12 "Housing density"** sets out the Council's expectations on the net density of sites in the Borough and through this seeks to use land efficiently. This proposed policy has the potential for a long term minor positive effect on soil.



## Town Centres and retail

**4.98** Proposed SADPD Policy **RET 8 "Residential accommodation in the town centre"** requires appropriate recycling facilities, which should have a long term minor positive effect on water and soil.

**4.99** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks the inclusion of green infrastructure in development proposals, which should help to increase rainwater infiltration and reduce run-off, thus having a long term minor positive effect on water.

## Transport and infrastructure

**4.100** Proposed SADPD Policy **INF 5 "Off-airport car parking"** clarifies in what instances proposals for off-airport car parking may be permitted. Originally the policy did not require the use of permeable material in parking areas, which would have the potential for a long term minor negative effect on water and soil. However, as the SA is an iterative process, the proposed policy has been amended to include an additional requirement for proposals to make maximum use of permeable materials in parking areas and incorporate on-site attenuation. This could have a long term minor positive effect on water through reducing runoff rates and increasing infiltration, thereby preventing increased flood risk.

**4.101** Proposed SADPD Policy **INF 9 "Utilities"** requires development to make sure that the infrastructure capacity for surface water disposal, water supply and wastewater treatment is sufficient to meet forecast demands arising from developments and that adequate connections can be made. This proposed policy has the potential for a long term minor positive effect on water quantity.

**4.102** The NPPF (2019) (p69) defines canals as open space, and they should be regarded as green infrastructure. Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** looks to minimise the impact on water resources. This proposed policy has the potential for a long term minor positive effect on water.

## Recreation and community facilities

**4.103** Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect green/open space from development, and proposed SADPD Policy **REC 3 "Green space implementation"** requires housing proposals, and major employment and other non-residential development to provide green space, which would lead to greater green space provision if the site were brownfield.

**4.104** Taken together, the policies above are expected to protect and provide greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off, thus having a long term minor positive effect on water and soil.



## Site allocations

**4.105** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are five areas in the assessment that are considered to relate to water and soil - these being flooding/drainage, minerals, brownfield/greenfield, agriculture, and contamination; the sites are considered under these headings. Points to note are:

### Flooding/drainage

- The majority of proposed site allocations/safeguarded land have some known flooding or drainage issues, with the potential for long term minor negative effects on water and soil. The majority of sites are also greenfield, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise impacts.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention of the existing open space and playing field, which should help to increase rainwater infiltration and reduce run-off.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe requires the provision of buffer zones, which should help to increase rainwater infiltration and reduce run-off, as can the retention of habitats. Furthermore, the proposed policy requires the provision of satisfactory details of proposed foul and surface water drainage. There is also a need to take account of existing water/wastewater pipelines.
- There is a strip of surface water risk located along the western boundary of **MID 2 "East and west of Croxton Lane"**, Middlewich, which should be considered as part of any drainage strategy for the site. The proposed policy requires the provision of an undeveloped and open landscaped buffer zone along the canal.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton requires the surface water risk/overland flow and out of bank flow from the ordinary watercourse to be satisfactorily addressed, and for the ordinary watercourse to be safeguarded and protected, with the provision of a buffer.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention of Poynton Brook and its associated wet ditches and woodland, with the provision of buffers. A gravity sewer runs through the site; development proposals should seek to avoid discharging surface water to this.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however, this is proposed to be replaced to an equivalent or better quality, in a suitable location, minimising impacts on water and soil if it is to be located on a brownfield site. The site contains a culverted watercourse, within 8m of which there should be no obstructions.



- The vegetation to the frontage of proposed Site **PYT 4 "Former Vernon Infants School"**, Poynton is proposed to be retained, which will aid infiltration.
- There is a main river tributary of Whitehall Brook running through proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge, which is partly in culvert. To the west of the site is a flow balancing lagoon and there may be flooding risks due to potential obstructions and blockages of the culvert beneath the highway. There may also be an elevated water table. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- A combined sewer and gravity sewer crosses proposed Safeguarded land **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- A gravity sewer crosses proposed Safeguarded land **BOL 2 "Land at Oak Lane/Greenfield Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Surface water is adjacent to proposed Safeguarded land **CFD 1 "Land off Knutsford Road"**, Chelford. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There are areas at risk of surface water flooding on proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford that would need to be mitigated against. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. The policy also requires the provision of an undeveloped landscape buffer and buffers to eastern and southern boundaries.
- There is an ordinary watercourse to the eastern end of proposed Safeguarded land **PRE 2 "Land south of Prestbury Lane"**, Prestbury, that could fall into flood zones 2 or 3 if modelled hydraulically, with part of the site falling in areas of medium and high risk surface water flooding. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is a risk of surface water flooding at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, therefore any proposals to increase the impermeable area or alterations to ground levels may need a drainage strategy to make sure that the proposals do not increase flood risk on or off-site. The proposed policy requires the use of permeable materials as hardstanding and for a drainage strategy to be provided to prevent surface water runoff from the site into the adjacent pond.
- There is a risk of surface water flooding at proposed Sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 3 "Land at**



**former brickworks, Newcastle Road**” whereby the proposed policies require the use of permeable materials as hardstanding and the provision of drainage strategies to prevent surface water runoff from the site.

- There are two small pockets of surface water flood risk in the centre of proposed Site **TS 1 “Lorry Park, off Mobberley Road, Knutsford”**; the proposed policy requires the use of permeable materials for replacement hardstanding and the provision of a drainage strategy to manage surface water runoff from the site.
- There is a significant surface water flow path through proposed Site **TS 2 “Land at Fir Farm, Brereton”**; the proposed policy requires the avoidance of any obstructions to the surface water flow path, with any proposed alterations or obstruction modelled and managed appropriately.

### Minerals

- The majority of proposed site allocations/safeguarded land are in a MINRA, within 250m of a MINRA, in close proximity to an existing Area of Search ("AOS") in the Cheshire Replacement Minerals Local Plan 1999 ("CRMLP"), or have been promoted as a potential AOS for mineral extraction in the Council's 2014 Call for Sites exercise by a respondent. This has the potential for a long term significant negative effect on water and soil through the sterilisation of mineral resources when the site is developed if a MRASS is not undertaken and its recommendations acted upon. However, as it is likely that small sites or sites with other significant constraints will not be viable for extraction of the mineral resource prior to development being undertaken, a MRASS is not being required to be undertaken in these instances.
- Proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource which could be extracted via below ground mining.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource, which could be extracted via below ground mining.
- Proposed Site **CNG1 “Land off Alexandria Way”**, Congleton is located in a MINRA for salt, sand & gravel, and silica sand (all of which are of local and national importance). Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.



- Proposed Site **MID 2 “East and West of Croxton Lane”**, Middlewich is located in a MINRA for salt and sand & gravel (which are of local and national importance). Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site and its close proximity to the canal it is likely that sand & gravel mineral extraction will not be viable.
- Proposed Site **MID 3 “Centurion Way”**, Middlewich is located in a known MINRA for salt, and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large MINRA for sand & gravel, which goes beyond the borough boundary. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Proposed Site **PYT 2 “Land north of Glastonbury Drive”**, Poynton is located in a known MINRA for sand & gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Proposed Site **PYT 3 “Land at Poynton High School”**, Poynton is located in a known MINRA for shallow coal. The Coal Authority should be consulted on any planning application for the development of this site.
- Proposed Safeguarded land **ALD 3 “Land at Ryleys Farm, west of Sutton Road”**, Alderley Edge is located in a MINRA for sand and gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **BOL 1 “Land at Henshall Road”**, Bollington is located in a known MINRA for shallow coal and sand & gravel. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **BOL 2 “Land at Greenfield Road”**, Bollington is located in a known MINRA for shallow coal, sandstone and sand & gravel. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone and sand & gravel mineral extraction will not be viable. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.





- Proposed Safeguarded land **CFD 1 “Land off Knutsford Road”**, Chelford is located in a known MINRA for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **CFD 2 “Land east of Chelford Railway Station”**, Chelford is located in a known MINRA for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **DIS 2 “Land off Jackson’s Edge Road”**, Disley is located in a known MINRA for shallow coal and within 250m of sandstone resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone mineral extraction will not be viable. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **HCH 1 “Land east of London Road”**, Holmes Chapel is located in a known MINRA for salt, sand & gravel and silica sand. The site is promoted as an AOS for mineral extraction in the Council’s 2014 Call for Sites exercise. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Safeguarded land **PRE 2 “Land south of Prestbury Lane”**, Prestbury is located in in a known MINRA for sand and gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **PRE 3 “Land off Heybridge Lane”**, Prestbury is located in a known MINRA for sand and gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development





proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

- Proposed Site **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”** is located in a known MINRA for salt and within 250m of sand & gravel resources. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable.
- Proposed Site **G&T 2 “Land at Coppenhall Moss, Crewe”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 3 “New Start Park, Wettenhall Road, Nantwich”** is located in a known MINRA for salt and within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. In addition, development of the site is not considered likely to impact on the wider mineral resource.
- Proposed Site **G&T 4 “Three Oakes Site, Booth Lane, Middlewich”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 5 “Cledford Hall, Cledford Lane, Middlewich”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 8 “The Oaks, Mill Lane, Smallwood”** is located in a known MINRA for salt and silica sand. It is also in close proximity to an allocated AOS for sand and gravel in the CRMLP 1999. However, surface development at this site is not considered to have an impact on below ground salt mining and the development of the site is not considered likely to impact on the wider mineral resource. The site is not being promoted for mineral extraction in the Council’s 2014 Call for Site exercise.
- Proposed Site **TS 1 “Lorry park, off Mobberley Road, Knustford”** is located within 250m of a known MINRA for sand and gravel. Due to the size of the site development is not considered likely to impact on the wider mineral resource.
- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** is located in a known MINRA for salt and silica sand, as well as being within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large area promoted as an AOS for silica sand by a respondent to the Council’s 2014 Call for Sites exercise. Development of 0.22ha of this site is not considered likely to impact on the wider mineral resource.
- Proposed Site **TS 3 “Former brickworks, A50 Newcastle Road”** is located in known MINRA for salt, silica sand and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. A small



extension/reconfiguration for 2 plots at this established travelling showman's site is not considered likely to impact on the wider mineral resource, even though it is located within a large area promoted as an AOS for silica sand by a respondent to the Council's 2014 Call for Sites exercise, due to the size of the development.

### Brownfield/greenfield

- The majority of proposed site allocations/safeguarded land are on greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a long term minor negative effect. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.

### Agriculture

- The majority of proposed site allocations/safeguarded land do not contain BMV agricultural land, with the potential for a neutral effect on water and soil. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.
- Proposed Site **MID 3 "Centurion Way"**, Middlewich contains Grade 2 agricultural land.
- Proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford contains mostly Grade 2 agricultural land. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

### Contamination

- The majority of proposed site allocations/safeguarded land have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe.
- There is high potential for contamination in relation to landfill and sewerage disposal works at proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich.
- There is high potential for contamination in relation to gassing and waste at proposed Site **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is high potential for contamination in relation to an adjacent garage at proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"**.



- There is high potential for contamination at proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** in relation to proximity to a landfill site where there is known to be gassing and remedial measures in place. The proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.
- Proposed Site **TS 2 "Land at Fir Farm, Brereton"** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

### Appraisal of the draft plan as a whole

**4.106** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS look to reduce the risk of flooding and manage surface water runoff, where possible. They also seek to remediate land contamination and protect water quality. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.107** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of the loss of greenfield land and long term significant negative effects as a result of the potential sterilisation of mineral resources, should a relevant site be developed without prior extraction of the mineral resource. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there are unlikely to be any residual significant negative effects. In relation to minerals, this includes the introduction of the need to undertake a MINASS on those proposed sites where mineral resources are likely to be present on site or close (within 250m) to it. It is worth noting that a separate Minerals and Waste Development Plan Document will be produced, which will:

- set out detailed minerals and waste development management policies to guide planning applications in the Borough, excluding those areas in the Peak District National Park Authority
- contain any site allocations necessary to make sure that the requirements for appropriate minerals and waste needs in the Borough are met for the plan period to 2030
- ensure an adequate and steady supply of aggregate
- ensure the prudent, efficient and sustainable use of mineral resources
- introduce appropriate safeguards to ensure the protection of mineral resources, waste sites and their supporting infrastructure from other development

**4.108** It is recommended that any proposal should seek a reduction in surface water runoff and minimise the risk from flooding, where possible.



## Air

**4.109** The main focus of the discussion is the consideration of the impacts on air quality from atmospheric pollution (which includes transport related CO<sub>2</sub> emissions) and other sources. The topic of air has close ties to both the climatic factors and transport topics.

### Planning for growth

**4.110** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and contribute towards meeting the indicative housing figure of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. However, an increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of housing and employment development, leading to the potential for a long term negative effect on air quality, the significance of which will be dependent on other LPS and SADPD policies.

**4.111** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.112** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to maintain or improve access in and through development sites and the wider area for walking and cycling, which has the potential to reduce travel by private vehicle, reducing atmospheric pollution and hence has a long term minor positive effect on air quality.

### Natural environment, climate change and resources

**4.113** Proposed SADPD Policy **ENV 7 "Climate change mitigation and adaptation"** suggests the use of measures that adapt or demonstrate resilience to climate change including reducing the need to travel and the support of sustainable travel initiatives - this could include walking or cycling, and would have a long term minor positive effect on air quality, through a likely decrease in atmospheric pollution.

**4.114** Cheshire East Council has declared 19 Air Quality Management Areas ("AQMAs"), all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Proposed SADPD Policy **ENV 12 "Air quality"** seeks to make sure that all development is located and designed so as not to result in a harmful cumulative impact on air quality, leading to a long term minor positive effect.

### The historic environment

**4.115** The theme is considered to have a neutral effect on air quality.



## Rural issues

**4.116** The theme generally relates to development issues outside of the settlement boundaries where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle, with a potential increase in atmospheric pollution. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", CO 1 "Sustainable Travel and Transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**4.117** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 7 "Equestrian development outside of settlement boundaries"**, **RUR 8 "Visitor accommodation outside of settlement boundaries"**, **RUR 9 "Caravan and camping sites"**, and **RUR 10 "Employment development in the open countryside"** require odour from developments to not unacceptably affect the amenity of the surrounding area, minimising the effect on air quality.

**4.118** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** requires integration with the public rights of way network (providing opportunities to access the site by foot rather than private vehicle). This should have a long term minor positive effect on air quality.

**4.119** Policies that encourage tourism may also increase travel by private transport, therefore proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** may have a negative impact on air quality, however proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact.

**4.120** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** could increase or decrease travel by private transport, depending on where employees travel from, with likely resulting negative or positive impacts on air quality. Proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact.

## Employment and economy

**4.121** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report.

There are four areas in the assessment that are considered to relate to air - these being highways impact, neighbouring uses, AQMAs, and public transport; the sites are considered under these headings. Points to note are:

### Highways impact

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of employment, leading to a long term minor negative effect. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability" and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air.



- Site **EMP 2.1 "Weston Interchange, Crewe"** is located in a busy industrial and commercial area.
- There are several committed developments in the vicinity of Site **EMP 2.5 "61MU, Handforth"**; the cumulative traffic impact should be taken into account as part of any development proposals for the site. This is also the case for Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**.
- The cumulative traffic impact from development occurring at adjacent LPS Sites LPS 42 "Glebe Farm, Middlewich", and LPS 44 "Midpoint 18, Middlewich" should be taken into account as part of any development proposals for Site **EMP 2.7 "New Farm, Middlewich"**.

### Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a long term minor negative effect with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 15 "New development and existing uses"** and **HOU 10 "Amenity"** will help to minimise the impact.
- Residential properties are located to the east and south of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"** and to the south and southeast of Site **EMP 2.7 "New Farm, Middlewich"**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"** and there are residential properties located to the west of **EMP 2.9 "Land at British Salt, Middlewich"**.

### AQMAs

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in an AQMA.

### Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.

### Housing

**4.122** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** requires proposals to have easy access to services, community and support facilities (including public transport), which has the potential to reduce the need to travel by private vehicle, with a long term minor positive effect on air quality and a likely decrease in atmospheric pollution.





**4.123** Proposed SADPD Policy **HOU 4 “Houses in multiple occupation”** requires the provision of covered cycle parking, which could encourage travel by cycle instead of by private vehicle. This policy has the potential for a long term minor positive effect on air quality.

**4.124** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.125** Proposed SADPD Policy **HOU 10 "Amenity"** seeks to protect the amenities of adjoining or nearby residential properties and sensitive uses from smells, fumes, smoke, dust and pollution. This policy has the potential for a long term minor positive effect on air quality.

**4.126** Proposed SADPD Policy **HOU 12 “Housing density”** seeks to achieve a higher density in settlements that are well served by public transport or close to existing or proposed transport routes/nodes. This provides the opportunity to travel by means other than private vehicle and therefore this proposed policy is likely to have a long term minor positive effect on air quality.

### **Town Centres and retail**

**4.127** Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Neighbourhood parades of shops can generally be readily accessed on foot and by bicycle, allowing the opportunity for travel by means other than private vehicle. This proposed policy is likely to have a long term minor positive effect on air quality, with a likely decrease in atmospheric pollution.

**4.128** Proposed SADPD Policy **RET 8 “Residential accommodation in the town centre”** requires the provision of cycle parking, which could encourage travel by cycle instead of by private vehicle. This policy has the potential for a long term minor positive effect on air quality.

**4.129** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks to prioritise walking, cycling (with the provision of cycle parking) and public transport, providing opportunities to travel by means other than private vehicle. This proposed policy is likely to have a long term minor positive effect on air quality, with a potential decrease in atmospheric pollution.

**4.130** Proposed SADPD Policy **RET 10 "Crewe town centre"** supports proposals that improve routes across the town centre for pedestrians and cyclists, and links between the town centre and Crewe Railway Station, providing opportunities to travel by means other than private vehicle. This proposed policy is likely to have a long term minor positive effect on air quality, with a potential decrease in atmospheric pollution.

### **Transport and infrastructure**

**4.131** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on air quality, through the provision of opportunities to travel by means other than private vehicle.





**4.132** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a long term minor positive effect on air quality, making travel by means other than private vehicles more attractive. It also requires the provision of appropriate charging infrastructure for electric vehicles, which has the potential to provide a decrease in atmospheric pollution. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.

### **Recreation and community facilities**

**4.133** The theme is considered to have a neutral effect on air quality.

### **Site allocations**

**4.134** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are four areas in the assessment that are considered to relate to air - these being highways impact, neighbouring uses, AQMAs, and public transport; the sites are considered under these headings. Points to note are:

#### **Highways impact**

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of housing and employment, leading to a long term minor negative effect. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability", and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre.
- A contribution towards the delivery of the Middlewich Eastern Bypass is a requirement of proposed Site **MID 3 "Centurion Way"**, Middlewich.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is adjacent to a traffic controlled bridge and the land level rises with the road set at a higher level than the site.



- Improvements to the road width of Kent's Lane may be needed with regards to proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"**, as well as a further assessment of the highways impacts from the junction of Parkers Road/Broughton Road and Kent's Lane.
- Booth Lane has the potential to be severed to the north of the proposed access to Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme, resulting in all traffic associated with proposed **Site G&T 4** turning right and entering the A533 by way of a new priority junction, which is, in principle, acceptable.
- Internal roads and parking facilities should be provided prior to first occupation of proposed Site **G&T 5 "Cledford Hall, Cledford Lane"**.
- Mill Lane may have sufficient width to accommodate the likely traffic generation from proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"**.
- The implementation of a consented access at proposed Site **TS 2 "Land at Fir Farm, Brereton"** would reduce conflict between pedestrians and vehicles.

### Neighbouring uses

- More than half of the proposed site allocations/safeguarded land have the potential for a long term minor negative effect with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in disturbance for residents.
- Proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich is located adjacent to a household waste recycling centre. Development proposals must achieve an acceptable level of residential amenity in terms of noise and disturbance.
- Holmes Chapel Road is located to the south of proposed Site MID 3 "Centurion Way", Middlewich. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton is located adjacent to the A523 (London Road North). LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge is located close to the A34. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"**



will help to minimise the impact on air quality. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

- Proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy ENV 12 "Air quality" will help to minimise the impact on air quality. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** is located adjacent to residential uses and a garage. Proposed SADPD Policy **ENV 15 "New development and existing uses"** will help to minimise the impact of development proposals.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed **Site G&T 5 "Cledford Hall, Cledford Lane"** is adjacent to employment uses accessed from E.R.F. Way. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** is adjacent to residential uses and the A50. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 12 "Air quality"** and **ENV 15 "New development and existing uses"** will help to minimise the impact on air quality.
- Proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** is located adjacent to a Council recycling centre. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed **Site TS 2 "Land at Fir Farm, Brereton"**, whereby the supporting information to the proposed policy suggests that this should be suitable addressed through planning condition.
- Proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is adjacent to the A50. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.



## AQMA

- None of the proposed sites/safeguarded land are in, or partially in, an AQMA.

## Public transport

- The vast majority of the proposed site allocations/safeguarded land are in are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, Audlem, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

## Appraisal of the draft plan as a whole

**4.135** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to provide opportunities for travel by means other than private vehicle, and seek to reduce the need to travel, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the indicative residual housing figure for KSC's; this indicative figure was identified in the LPS.

**4.136** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of an increase in atmospheric pollution likely to arise as a result of increased traffic through the delivery of housing and employment. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects, for example through improvements to footway and cycleway provision as part of development proposals.

**4.137** It is recommended that any proposal should seek to provide further opportunities for active transport.



## Climatic factors

**4.138** The potential to affect per capita transport related CO<sub>2</sub> emissions has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic. The discussion therefore focuses on the potential to affect built environment related CO<sub>2</sub> emissions.

### Planning for growth

**4.139** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for the LSCs. As the residual amount of development to be distributed to the LSCs is relatively low, it is unlikely that development proposals would be of a scale so as to contribute to the development of a strategic district heating network or any decentralised and renewable and low carbon sources. This means that there are likely to be fewer opportunities for a long term positive effect on climatic factors, the significance of which will be dependent on other LPS and SADPD policies. It should also be acknowledged that some proposals for various types of renewable energy fall within permitted development rights.

**4.140** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.141** Proposed SADPD Policy **GEN 1 "Design principles"** requires measures to be incorporated into development proposals that can adapt to or show resilience to climate change and its impacts. This should have a long term minor positive effect on climatic factors.

### Natural environment, climate change and resources

**4.142** Although the retention of trees, hedgerows and woodland are important from an ecological point of view, they also play a significant role in mitigating climate change by acting as filters to pollution, and absorbing CO<sub>2</sub>. Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect these features, and should therefore have a long term minor positive effect on climate change.

**4.143** Proposed SADPD Policy **ENV 7 "Climate change"** seeks to make sure that development and use of land in the Borough contributes to the mitigation of, and adaptation to, climate change and its impacts, through the provision appropriate measures. These include solar shading and energy efficiency measures, and should have a long term minor positive effect on climatic factors. The Policy also seeks to achieve a reduction in CO<sub>2</sub> emissions of 19% below the Target Emission Rate of the 2013 Edition of the Building Regulations (Part L) for new build residential development, and for at least 10% of major residential development's energy needs met from on-site renewable or low carbon energy generation. At least 10% of non-residential developments over 1,000 sqm predicted energy requirements should be met from decentralised, renewable or low carbon sources. These measures should have a long term minor positive effect on climatic factors.



**4.144** Proposed SADPD Policy **ENV 8 "District heating network priority areas"** seeks to prioritise district heating in areas with highest potential and to take advantage of available heat sources such as geothermal or waste heat, which should have a long term minor positive effect on climatic factors through the use of energy efficient measures.

**4.145** In relation to renewable and low carbon energy, both proposed SADPD Policies **ENV 9 "Wind energy"** and **ENV 10 "Solar energy"** seek to permit such developments in appropriate locations (subject to a range of criteria), with the potential for a long term minor positive effect on climatic factors through the use of renewable energy.

**4.146** Proposed SADPD Policy **ENV 11 "Proposals for battery energy storage systems"** acknowledges that there are instances whereby not all energy produced is needed by the national grid. Battery storage facilities allow that energy to be stored and released back into the network when energy demand is at its highest. This should have a long term minor positive effect on climatic factors, through the use of energy efficient measures.

**4.147** Proposed SADPD Policy **ENV 13 "Aircraft noise"** seeks to avoid building homes that will result in additional carbon emissions through additional energy usage associated with mechanical ventilation systems to mitigate aircraft noise. This should have a long term minor positive impact on climatic factors.

**4.148** Proposed SADPD Policy **ENV 14 "Light pollution"** requires lighting schemes to be as energy efficient as possible, which should have a long term minor positive effect on climatic factors.

### The historic environment

**4.149** In relation to proposed SADPD Policies **HER 1 "Heritage assets"**, **HER 3 "Conservation areas"**, **HER 4 "Listed buildings"**, and **HER 7 "Non-designated heritage assets"**, heritage assets such as Listed Buildings and properties in Conservation Areas are much harder and more costly to install energy saving features such as double glazing, cavity wall or loft insulation. There are also more constraints in the installation of renewable energy technology such as solar panels or micro turbines. The Borough contains a varied historic environment including a large number of Listed Buildings and Conservation Areas, which reduces the potential to make reductions in the carbon footprint of the existing building stock. The heritage policies do not set out to proactively address this issue; however as technologies improve over time, and installations become the norm, there will be more opportunities to retrofit existing properties with energy-saving and low carbon technology. The proposed policies are designed to enable alterations to such buildings provided there is no adverse impact on the architectural and historic character or appearance of the building or setting.

### Rural issues

**4.150** The theme is considered to have a neutral effect on climatic factors.

### Employment and economy

**4.151** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas





with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. Points to note are:

- The majority of employment allocations over 1ha have the potential to secure 10% of their predicted energy requirements from decentralised, renewable or low carbon sources (in line with LPS Policy SE 9 "Energy efficient development" and SADPD Policy **ENV 7 "Climate change"**).

## Housing

**4.152** The theme is considered to have a neutral effect on climatic factors. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

## Town Centres and retail

**4.153** The theme is considered to have a neutral effect on climatic factors.

## Transport and infrastructure

**4.154** Proposed SADPD Policy **INF 3 "Highway safety and access"** requires the incorporation of appropriate charging infrastructure for electric vehicles, which is likely to have a long term minor positive effect on climatic factors.

## Recreation and community facilities

**4.155** The theme is considered to have a neutral effect on climatic factors.

## Site allocations

**4.156** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. Points to note are:

- The majority of employment allocations over 1ha have the potential to secure 10% of their predicted energy requirements from decentralised, renewable or low carbon sources (in line with LPS Policy SE 9 "Energy efficient development" and SADPD Policy **ENV 7 "Climate change"**).
- The majority of major housing allocations have the potential to secure at least 10% of their energy needs from renewable or low carbon energy generation on site in line with SADPD Policy **ENV 7 "Climate change"**.
- It is unlikely that there are any opportunities to contribute to the development of a strategic district heating network.





## Appraisal of the draft plan as a whole

**4.157** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, seek to mitigate and adapt to climate change and its impact, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocate a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.158** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of an increase in built environment related CO<sub>2</sub> emissions likely to arise through the delivery of housing and employment. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects. It should also be acknowledged that some proposals for various types of renewable energy fall within permitted development rights.

**4.159** It is recommended that any proposal should seek to provide renewable or low carbon energy, where possible.



## Transport

**4.160** The impact on the highways network has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the transport sustainability topic. The discussion therefore focuses on the accessibility of services, sustainable transport modes, facilities and amenities for all members of the community.

### Planning for growth

**4.161** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and meet the indicative levels of development directed to the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. This has the potential for a long term positive effect on accessibility in those settlements that have services and facilities to meet the day-to-day needs of residents, the significance of which will be dependent on other LPS and SADPD policies.

**4.162** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.163** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to make sure that developments and spaces can be used safely, easily and with dignity by all by being accessible and inclusive. It also seeks to maintain or improve access in and through development sites and the wider area (including to local services and facilities) for walking and cycling, with the potential for a long term positive effect on accessibility through the opportunity to use sustainable transport modes.

### Natural environment, climate change and resources

**4.164** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including reducing the need to travel and the support of sustainable travel initiatives - this could include walking or cycling, and would have a long term minor positive effect on accessibility through the opportunity to use sustainable transport modes.

### The historic environment

**4.165** The theme is considered to have a neutral effect on accessibility.

### Rural issues

**4.166** The theme generally relates to development issues in the open countryside and Green Belt, where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle. Policies including LPS Policy CO 1 "Sustainable travel and transport", will help to minimise the impact on accessibility through the opportunity to use sustainable transport modes.



**4.167** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies are likely to have a long term minor positive effect for accessibility through providing the opportunity for rural residents to access sport, leisure and recreation developments. Proposed SADPD Policy **RUR 6** also requires integration with the public rights of way network (providing opportunities to access the site by foot rather than private vehicle). This should have a long term minor positive effect on accessibility through the opportunity to use a sustainable transport mode.

**4.168** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** provides the opportunity for rural residents to access job opportunities, which should have a long term minor positive effect on accessibility.

### Employment and economy

**4.169** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to transport excluding highways impact - these being access, accessibility, and public transport; the sites are considered under these headings. Points to note are:

#### Access

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 have either an existing access into the site or one can be created.

#### Accessibility

- The proposed employment allocations under proposed SADPD Policy EMP 2 provide further opportunity for members of the community to access jobs.
- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.

#### Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.



## Housing

**4.170** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** looks to provide housing that has easy access to services, community and support facilities, including health facilities and public transport, which should have a long term minor positive effect on accessibility through the opportunity to use sustainable forms of transport.

**4.171** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

## Town Centres and retail

**4.172** Neighbourhood parades of shops (proposed SADPD Policy **RET 6**) play an important role in providing the opportunity for local residents to access shops to meet their day-to-day needs. They can generally be readily accessed on foot and by bicycle, allowing the opportunity for travel by sustainable transport modes, which has the potential for a long term minor positive effect on accessibility.

**4.173** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks to make sure that the town centre is easy to get to and move around through addressing the accessibility needs of everyone in the design of buildings, public spaces and routes. It also looks to prioritise walking, cycling and public transport, providing opportunities to travel by sustainable transport modes, with the potential for a long term minor positive effect on accessibility.

**4.174** Proposed SADPD Policies **RET 10 "Crewe town centre"** and **RET 11 "Macclesfield town centre and environs"** look to provide improved access to services, facilities, and potentially jobs, through the regeneration of Crewe and Macclesfield town centres. These policies should have the potential for a long term minor positive effect on accessibility.

Proposed SADPD Policy **RET 10** also supports proposals that improve routes across the town centre for pedestrians and cyclists, and links between the town centre and Crewe Railway Station, providing opportunities to travel by sustainable modes of transport.

## Transport and infrastructure

**4.175** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on accessibility, through the provision of opportunities to travel by sustainable modes of transport.

**4.176** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a long term minor positive effect on accessibility, making travel by sustainable transport more attractive. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.



## Recreation and community facilities

**4.177** Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to prevent the loss of such facilities, which enables the retention of opportunities for communities to access areas that have recreation or amenity value. This should have a long term minor positive effect on accessibility.

**4.178** Proposed SADPD Policies **REC 2 "Indoor sport and recreation implementation"** and **REC 3 "Green space implementation"** provides further opportunities for communities to access indoor sport and recreation facilities, and areas of green space, with the potential for a long term minor positive effect on accessibility.

**4.179** Facilities such as public houses, places of worship, village halls, schools and local shops, for example, are important to the communities that they serve, improving the sustainability of towns, village and rural areas. Proposed SADPD Policy **REC 5 "Community facilities"** looks to retain, enhance and maintain such facilities, which enables the retention of opportunities for communities to access them. This should have a long term minor positive effect on accessibility.

## Site allocations

**4.180** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to transport excluding highways impact - these being access, accessibility, and public transport; the sites are considered under these headings. Points to note are:

### Access

- All of the proposed site allocations/safeguarded land have either an existing access into the site or one can be created.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** requires the provision and maintenance of an appropriate visibility splay and access arrangements from Baddington Lane (A530).
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** requires the provision of an appropriate visibility splay and access arrangements from Parkers Road/Kent's Lane.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** requires the provision and maintenance of appropriate access arrangements from Wettenhall Road.
- Proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** requires the provision of an appropriate visibility splay and access arrangements from Booth Lane.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** requires the provision of an appropriate visibility splay and access arrangements from Cledford Lane.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** requires the provision and maintenance of an appropriate visibility splay and access arrangements from Mill Lane.



- Proposed Site **TS 2 "Land at Fir Farm, Brereton"** requires development proposals to secure and maintain appropriate visibility splays and access arrangements onto the A50 including the implementation of a new vehicular access into the site from the A50.
- Proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** requires visibility splays and access arrangements onto the A50 to be secured and maintained.

### Accessibility

- The majority of proposed site allocations/safeguarded land meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however, Site **G&T 2** meets the minimum standard for access to a bus service, and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.



## Public transport

- The vast majority of the proposed site allocations/safeguarded land are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

## Appraisal of the draft plan as a whole

**4.181** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, seek to provide services, facilities and amenities in appropriate locations around the Borough to provide opportunities for communities to access them, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocate a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.182** The appraisal found that there is the potential for residual long term minor positive effects due to the proposed site allocations/safeguarded land, predominantly as a result of allocated proposed sites in locations that are in walking distance of services and facilities. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.183** It is recommended that any proposal should seek to provide services, facilities and amenities, where possible.





## Cultural heritage and landscape

### Planning for growth

**4.184** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for the LSCs. Due to the lack of available/suitable brownfield sites, development could potentially take place on greenfield sites, which gives rise to potential for impacts on landscapes. This means that there is potential for a long term negative effect on landscape, the significance of which will be dependent on other LPS and SADPD policies.

**4.185** Cheshire East has an extensive historic environment, with the majority of LSCs having designated and non-designated heritage assets located in and/or adjacent to them; generally the northern area of the Borough contains a number of Local Landscape Designation areas.

**4.186** Proposed SADPD Policy **PG 10 "Infill Villages"** allows limited infilling (subject to a range of criteria), where the development would be in keeping with the scale, character, and appearance of its surroundings and the local area. The proposed policy also seeks to protect undeveloped land that makes a positive contribution to the character of the area. This should have a long term positive effect on cultural heritage and landscape, the significance of which will be dependent on other LPS and SADPD policies.

**4.187** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies further land to be released from the Green Belt for safeguarding. Although Green Belt is not a landscape designation, these are edge of settlement sites, giving to potential impacts on settlement edge landscapes, which are valued by local residents. This means that there is potential for a long term negative effect on landscape, the significance of which will be dependent on other LPS and SADPD policies. The sites proposed for safeguarded land are considered under the "Site allocations" theme.

**4.188** Proposed SADPD Policies **PG 13 "Strategic green gaps"** and **PG 14 "Local green gaps"** look to protect the physical gap between certain settlements, the visual character of the landscape, and the undeveloped character of the Strategic Green Gap or Local Green Gap. This should have a potential long term positive effect on landscape, the significance of which will be dependent on other LPS and SADPD policies.

### General requirements

**4.189** Proposed SADPD Policy **GEN 1 "Design principles"** includes criteria that require developments to achieve high standards of design and contribute positively to local character, which should have a long term minor positive effect on townscape.

**4.190** Proposed SADPD Policy **GEN 3 "Advertisements"** requires all proposals for advertisements and signs to have regard to the style and character of the building and the surrounding area. However, the policy did not originally consider the impact advertisements in general would have on the setting of Listed Buildings or the preservation and enhancement of the character and appearance of Conservation Areas. As the SA is an iterative process, the proposed policy was amended to include these references to Listed Buildings and Conservation Areas. Nevertheless, a response was received from Historic England to the



First Draft SADPD consultation suggesting that these points be removed from the policy, and text added to the supporting information of the policy instead with regards to the consideration of applications affecting a heritage asset.

## Natural environment, climate change and resources

**4.191** Proposed SADPD Policy **ENV 3 "Landscape character"** takes into account the different roles and character of different areas in the Borough, and recognises the intrinsic character and beauty of the countryside to make sure that development is suitable for the local context. This proposed policy should have a long term minor positive effect on landscape.

**4.192** River corridors are important natural landscape features and should be protected and enhanced through proposed SADPD Policy **ENV 4 "River corridors"**, which should have a long term minor positive effect on the landscape.

**4.193** Proposed SADPD Policy **ENV 5 "Landscaping"** seeks to help integrate new development into the landscape through the consideration of topography, landscape features and existing blue and green infrastructure networks. This policy should have a long term minor positive effect on townscape and landscape.

**4.194** Although the retention of trees, hedgerows and woodland are important from an ecological point of view, they also contribute to the identified landscape character and townscapes of the Borough, and their retention and proper management is essential in maintaining local distinctiveness. Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect these features, and should therefore have a long term minor positive effect on landscape and townscape.

**4.195** Proposed SADPD Policy **ENV 9 "Wind energy"** seeks to permit such development in appropriate locations (subject to a range of criteria). It acknowledges the importance of landscape and identifies on the Policies Map areas that are highly sensitive to wind energy development; this has been informed by the 'Landscape Sensitivity to Wind Energy Developments' study (2013)<sup>(12)</sup> and reduces the significance of the long term negative effect on the landscape.

**4.196** Proposed SADPD Policy **ENV 10 "Solar energy"** looks to permit such development in appropriate locations (subject to a range of criteria, including the introduction of mitigation measures). Individual and cumulative impacts on landscape will be considered, and there must be no harm to the historic environment. However the introduction of solar panels into the landscape or townscape can be seen as alien features, and therefore would be seen to have a long term minor negative effect in these areas, taking any mitigation measures into account.

**4.197** The introduction of battery energy storage systems can also be seen as alien features in the townscape or landscape; proposed SADPD Policy **ENV 11 "Proposals for battery energy storage systems"** seeks to limit their impact by directing development proposals to previously developed land and/or in existing industrial areas, and considers the cumulative impacts of existing and proposed developments on the landscape. The proposed policy has the potential for a long term minor negative effect on the landscape and townscape.

12 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/research\\_and\\_evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx).



**4.198** Lighting can be used to improve the visual aspect of townscapes, for example highlighting important features. Proposed SADPD Policy **ENV 14 "Light pollution"** seeks to minimise the effect of light pollution on the character of an area and heritage assets, which has the potential for a long term minor positive effect.

### The historic environment

**4.199** With regards to cultural heritage, a number of proposed SADPD Policies are expected to have a long term significant positive effect in terms of this topic. Proposed SADPD Policy **HER 1 "Heritage assets"** seeks to conserve heritage assets and their settings, with proposed SADPD Policy **HER 2 "Heritage at risk"** looking to secure the future of heritage assets at risk through repair and re-use. Proposed SADPD Policy **HER 3 "Conservation areas"** looks to preserve and enhance the character and appearance of Conservation Areas. Proposed SADPD Policy **HER 4 "Listed buildings"** seeks to maintain the architectural and historic integrity of a Listed Building's setting and to not harm its significance. Proposed SADPD Policy **HER 5 "Registered parks and gardens"** seeks to look after the assets' character, setting and appearance. Proposed SADPD Policy **HER 6 "Historic battlefields"** looks to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy **HER 7 "Non-designated heritage assets"** seeks to preserve or enhance the significance of non-designated heritage assets. Proposed SADPD Policy **HER 8 "Archaeology"** looks to protect the heritage asset or mitigate harm. Finally, proposed SADPD Policy **HER 9 "World heritage site"** recognises Jodrell Bank as being a World Heritage Site and the associated need to afford this historic asset appropriate protection through the development plan.

### Rural issues

**4.200** The thematic policies seek to protect the rural nature of the Borough through the provision of appropriate landscaping and screening as part of any development proposals as well as requiring that only the minimum amount of land is to be used for an extension (proposed SADPD Policy **RUR 12 "Residential curtilages outside of settlement boundaries"**), or restricting the size of replacement buildings (proposed SADPD Policy **RUR 13 "Replacement buildings outside of settlement boundaries"**). These policies should have a long term minor positive effect on landscape.

**4.201** Proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** looks to minimise the impact of development proposals on a building's architectural character and/or historic interest, and the character of its rural surroundings, through the consideration of the impact on domestication and urbanisation of the proposals on the surrounding rural area. This has the potential for a long term minor positive effect on cultural heritage and landscape.

### Employment and economy

**4.202** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are six areas in the assessment that are considered to relate to cultural heritage and



landscape - these being landscape, settlement character and urban form, Green Belt, Strategic Green Gap, heritage assets, and Tree Preservation Orders; the sites are considered under these headings. Points to note are:

### Landscape

- Only two of the proposed employment allocations under proposed SADPD Policy EMP 2 have an impact on landscape, leading to a long term minor negative effect. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.
- Development proposals for Site **EMP 2.7 "New Farm, Middlewich"** should take into account the adjacent Trent and Mersey Canal when considering landscaping.
- Redevelopment of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"** could improve the landscape. This is also the case for Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**, as they are unattractive brownfield sites in the urban area.

### Settlement character and urban form

- Almost all of the proposed employment allocations under proposed SADPD Policy EMP 2 are located wholly in a settlement or are substantially<sup>(13)</sup> enclosed by a settlement on three sides.
- Site **EMP 2.7 "New Farm, Middlewich"** is in the settlement boundary of Middlewich and is substantially enclosed by development on two sides.

### Green Belt

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Green Belt.

### Strategic Green Gap

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Strategic Green Gap.

### Heritage assets

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for harm on the setting of heritage assets, leading to a long term negative effect, the significance of which will be determined through a Heritage Impact Assessment or archaeological desk based assessment. Policies including LPS Policy SE 7 "The Historic Environment" and proposed SADPD Policy **HER 4 "Listed buildings"** will help to minimise the impact.

<sup>13</sup> more than 50% of one side of the development.



## Tree Preservation Orders

- Only one proposed employment allocation under proposed SADPD Policy EMP 2 has a Tree Preservation Order ("TPO") (Site **EMP 2.2 "Meadow Bridge, Crewe"**). Policies such as LPS Policy SE 5 "Trees, Hedgerows and Woodland" and proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** will help to minimise the impact.

## Housing

**4.203** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.204** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of soft landscaping and appropriate boundary treatments as part of any development proposals, which has the potential for a long term minor positive effect on the landscape.

**4.205** Proposals for backland development need to be sympathetic to the character and appearance of the surrounding area (proposed SADPD Policy **HOU 8 "Backland development"**), which should have a long term minor positive effect on townscape.

**4.206** Proposed SADPD Policy **HOU 9 "Extensions and alterations"** requires development proposals to be in keeping with the scale, character and appearance of its surroundings and the local area, with the potential for a long term minor positive effect on townscape.

**4.207** Proposed SADPD Policy **HOU 12 "Housing density"** takes into account the character of the surrounding area and the wider townscape/landscape setting in determining an appropriate density,

## Town Centres and retail

**4.208** Proposed SADPD Policy **RET 4 "Shop fronts and security"** seeks to make sure that the fronts of shops make a positive contribution to their surroundings through the provision of high standard shop fronts that are sensitive to the local area and of the building concerned, to make sure that any existing historical/architectural features of interest are retained. This policy should have a long term minor positive effect on cultural heritage and townscape.

**4.209** Proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** encourages external dining and seating that is screened by measures not detrimental to the character and appearance of the area. This policy should have a long term minor positive effect on cultural heritage and townscape.

**4.210** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** provides design principles (character, high quality public realm, ease of movement, legibility, diversity and mix of uses, and adaptability) that development proposals should reflect, so that they positively contribute to their surroundings. This should provide a long term minor positive effect on townscape.





**4.211** Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** seek to regenerate these areas with a mix of land uses including housing and employment, which should provide improvements to the visual aspect of these areas, taking into account the historic environment, with the potential for a long term minor positive effect on cultural heritage and townscape.

### Transport and infrastructure

**4.212** The Manchester Airport operational area is located in the Green Belt (proposed SADPD Policy **INF 4 "Manchester Airport"**); although Green Belt is not a landscape designation, there are potential impacts on landscape through development, with potential for a long term minor negative effect on landscape. This is also the case for proposed SADPD Policy **INF 5 "Off-airport car parking"**, if it were to be developed on Green Belt land.

**4.213** Proposed SADPD Policy **INF 8 "Telecommunications infrastructure"** takes into account the impact on visual amenity from such developments, however, development of this type will still have a visual impact and therefore this policy is likely to have a long term minor negative effect on landscape and townscape.

**4.214** The Borough has a wide network of canals, the majority being covered by Conservation Areas. Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** seeks to make a positive contribution to the visual appearance of the canal corridor. Originally the policy did not take account of the canal's historic environment, which would have the potential for a long term minor negative effect on cultural heritage. However, as the SA is an iterative process, the proposed policy has been amended to include an additional requirement to safeguard or enhance the canal's role as a heritage asset. The policy should have a positive effect on cultural heritage and landscape.

### Recreation and community facilities

**4.215** Green and open spaces form an important part of the Borough's landscape and townscape and should be retained, where possible. Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect these areas and proposed SADPD Policy **REC 3 "Green space implementation"** looks to provide additional green space, with the potential for a long term minor positive effect on landscape and townscape.

### Site allocations

**4.216** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are six areas in the assessment that are considered to relate to cultural heritage and landscape - these being landscape, settlement character and urban form, Green Belt, Strategic Green Gap, heritage assets, and Tree Preservation Orders; the sites are considered under these headings. Points to note are:



## Landscape

- The majority of the proposed site allocations/safeguarded land have an impact on landscape, through their proximity to Local Landscape Designation areas and visibility from sensitive receptors, for example, leading to a long term minor negative effect. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention existing open space.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe contains woodland, which should be maintained, and a landscape buffer should be provided to screen new development from existing residential properties. A further buffer zone is to be provided to the north of Yew Tree Farm.
- Proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton seeks the retention and enhancement of areas of landscape quality, in line with the North Congleton Masterplan, as well as high quality design.
- An undeveloped and open landscaped buffer zone is required along the Trent and Mersey Canal as part of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich. The retention of the existing hedgerows around the site boundary is also needed.
- Existing boundary hedges should be retained as part of a comprehensive landscaping scheme at proposed Site **MID 3 "Centurion Way"**, Middlewich.
- Woodland is located to the north east of proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, which is to be retained, as well as the ordinary watercourse.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention and protection of the wet ditches and woodland associated with Poynton Brook, as well as the Brook itself.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. An undeveloped landscape buffer is also needed on the northern section of the site, and appropriate buffers to the eastern and southern boundaries, alongside the retention and protection of any mature trees.
- The presence of additional pitches at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** would impact on the character and appearance of the open countryside, however this could be mitigated by matters of scale (the number of pitches) and controlling conditions relating to siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and a comprehensive landscaping scheme that provides for appropriate boundary treatments.





- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** requires retention of hedgerows, which could provide a degree of screening and could partially restrict views of the site from the south and west. The policy also requires a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** also requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- The presence of additional pitches at proposed **Site G&T 4 "Three Oakes Site, Booth Lane"** would impact on the character and appearance of the open countryside, however this could be mitigated by controlling conditions relating to the siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and the incorporation of a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- Proposed site **G&T 8 "The Oakes, Mill Lane, Smallwood"** occupies a prominent location at the junction of Dragon's Lane and Plant Lane and requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- Existing hedgerows must be retained and appropriate boundary treatments provided through a comprehensive landscaping scheme at proposed Site **TS 1 "Lorry park, off Mobberley Road, Knutsford"**. This is also the case for proposed Sites **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"**.

### Settlement character and urban form

- Just over half of the proposed site allocations/safeguarded land are located on the edge of the settlement, only adjoining on one side/not adjoining the settlement (assessed as red), or are substantially enclosed by development on two sides (assessed as amber). For the majority of edge of settlement sites there will be a long term minor negative effect on the landscape. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

### Green Belt

- Nine of the proposed site allocations/safeguarded land are located in the Green Belt. Although Green Belt is not a landscape designation, these are edge of settlement sites, giving rise to potential impacts on settlement edge landscapes, which are valued by local residents. This means that there is potential for a long term minor negative effect on landscape. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.



- The northern boundary of proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge is currently undefined, therefore appropriate boundary treatments are needed to mark the Green Belt boundary with a physical feature. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Readily recognisable Green Belt boundaries need to be provided along the southern boundary of the retained woodland of proposed Safeguarded land **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is a minor physical boundary to the south eastern edge of proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury, therefore appropriate boundary treatments should be incorporated to mark the new Green Belt boundary with physical features, in the event that development comes forward in the future. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

### Strategic Green Gap

- None of the proposed site allocations/safeguarded land are located in the Strategic Green Gap.

### Heritage assets

- Some of the proposed site allocations/safeguarded land have the potential for harm on the setting of heritage assets, leading to a long term negative effect, the significance of which will be determined through a Heritage Impact Assessment or archaeological desk based assessment. Policies including LPS Policy SE 7 "The Historic Environment" and proposed SADPD Policy **HER 2 "Listed buildings"** will help to minimise the impact.
- The main office/showroom and the adjacent office building to the east of proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe are non-designated heritage assets; the supporting information requires the avoidance of direct or indirect harm to them, with the policy requiring development proposals to have regard to heritage assets and their setting. The Heritage Impact Assessment undertaken concluded that the development on the additional land would be appropriate in the context of the existing planning consents (planning reference 17/4011N). The visual setting of the showroom and offices is restricted to a length of Pym's Lane within their immediate vicinity. With mitigation measures in place, the development of the site would have a neutral/slight adverse impact on the setting of these heritage assets. This impact would beat the lower end of the spectrum of "Less than substantial."
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe requires the provision of an undeveloped buffer zone to the north of Yew Tree Farm, which is a non-designated heritage asset. The Heritage Impact Assessment undertaken concluded that the site could accommodate development for employment uses whilst respecting the setting of the heritage assets. Any harm could be mitigated/reduced to an acceptable degree.



With mitigation measures in place, the development of the site would have a slight/negligible adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”

- An undeveloped and open landscaped buffer zone is required to safeguard and protect the Trent and Mersey Canal as part of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich. The Heritage Impact Assessment undertaken concluded that the site could accommodate residential development for residential use and would cause only minor harm to the setting of part of the canal. Any harm could be mitigated/reduced to an acceptable degree by mitigation measures, as suggested on the indicative layout. With mitigation measures in place, the development of the site would have Slight adverse impact on the setting of part of the Conservation Area. This impact would be at the lower end of the spectrum of “Less than substantial.”
- Proposed Safeguarded land **ALD 3 “Land at Ryleys Farm, west of Sutton Road”**, Alderley Edge is adjacent to a Grade II Listed Building and there are other heritage assets close by; appropriate mitigation and screening measures to protect these assets should be provided. In relation to (converted) barns at Ryleys Farm (Grade II) the Heritage Impact Assessment undertaken conclude that the amount of development proposed in the indicative layout is reasonable, considering the heritage constraints on these heritage assets. The heritage significance of the barns as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by the construction of later buildings to the east and west. With mitigation measures in place, the development of the site would have a slight adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.” In relation to Chorley Old Hall (Grade I Listed Building), Bridge over Moat at Chorley Old Hall (Grade II Listed Building) and Moated Site and Four Fishponds at Chorley Old Hall (Scheduled Monument) the Heritage Impact Assessment undertaken concluded that the area of development proposed in the indicative layout will need to be reduced, considering the heritage constraints of these highly significant heritage assets. The immediate visual settings of Chorley Old Hall, the bridge and the Moated Site and Fishponds are largely contained within the grounds of the hall on the south side of Chelford Road but their wider setting is also important. With mitigation measures in place, the development of the site would have a moderate/slight adverse impact on the setting of these heritage assets. This impact would be in the category of “Less than substantial.” Finally in terms of (Converted) Barn and Shippon at Chorley Old Hall, now called The Cobbles and The Barn (Grade II Listed Building) the Heritage Impact assessment undertaken concluded that the amount of development proposed in the indicative layout is reasonable, considering the heritage constraints of these heritage assets. The heritage significance of the barn and shippon as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by: the construction of later buildings to the north and east; the widening of Chelford Road and the domestic landscaping around the building. With mitigation measures in place, the development of the site would have a neutral/slight adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial”. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.



- Bollington Cross Conservation area lies to the west of proposed Safeguarded land **BOL 1 “Land at Henshall Road”** Bollington. The Heritage Impact Assessment undertaken concluded that the amount of development proposed in the indicative layout is reasonable considering the heritage constraints. The heritage significance of the setting of the Conservation Area and the Listed Buildings within it has already been compromised by the surrounding residential developments. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial”. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **PRE 3 “Land off Heybridge Lane”**, Prestbury is close to heritage assets. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm. In relation to Heybridge Farmhouse, Heybridge Lane (Grade II Listed Building), Bridge End Farmhouse, Grade II Listed Building and Hawthorn Cottage, 23 Heybridge Lane Locally listed building) the Heritage Impact Assessment undertaken concluded that the development of the site, as shown indicatively in Development Option 1 of the Land off Heybridge Lane, Prestbury Executive Development Statement October 2018, will have a neutral impact on the setting and significance of these listed buildings. In terms of Prestbury Conservation Area the Heritage Impact Assessment undertaken concluded that the development of the site, as shown indicatively in Development Option 1 of the Land off Heybridge Lane, Prestbury Executive Development Statement October 2018, will have a neutral impact on the setting and significance of the Prestbury Conservation Area. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- The Trent and Mersey Canal Conservation Area lies close to proposed Site **G&T 4 “Three Oakes Site, Booth Lane”**. The supporting information requires development to retain existing and provide for additional landscaping, with indigenous species of trees and shrubs to preserve and enhance the Conservation Area. The Heritage Impact Assessment undertaken concluded that the development of the site as proposed with the additional landscaping in place would have a neutral impact on the significance and setting of the Trent and Mersey Canal Conservation Area.
- There are two Grade II Listed Buildings to the south west of proposed Site **TS 2 “Land at Fir Farm, Brereton”**. The supporting information to the proposed policy requires urbanising features, such as walls, gates and the design of ancillary buildings to maintain the rural setting of the Listed Buildings. The Heritage Impact Assessment undertaken concluded that provided the proposed mitigation measures are put in place the level of harm would be neutral/slight adverse. This harm would be at the lower end of the spectrum of “Less than substantial” and could be outweighed by wider public benefits.



## Tree Preservation Orders

- Ten of the proposed site allocations/safeguarded land have protected trees on or immediately adjacent to the site, however they can be readily accommodated in any development with sensitive design and layout. Policies such as LPS Policy SE 5 "Trees, Hedgerows and Woodland" and proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** will help to minimise the impact.

## Appraisal of the draft plan as a whole

**4.217** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, offer a high level of protection for the Borough's landscape, townscape and historic environment and look to enhance these assets, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.218** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of the loss of edge of settlement sites, which will change the historic environment in that area, and potential harm to the setting of heritage assets. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.219** It is recommended that any proposal should seek to provide landscaping schemes where possible, along with sensitively designed development proposals.

**4.220** A Rural Proofing Assessment has been carried out for the Revised Publication Draft SADPD (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.

**4.221** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.





## Social inclusiveness

### Planning for growth

**4.222** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs and provide new homes. The more housing developed in an area could potentially mean that there are more opportunities to provide infrastructure (and therefore a long term positive effect) to make sure that all sections of the community have access to the services and facilities that they need. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a long term negative effect. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance. However the significance of effects will be dependent on other LPS and SADPD policies.

**4.223** Proposed SADPD Policy **PG 10 "Infill Villages"** looks to support the limited infilling in villages, potentially going some way towards meeting identified housing needs. This has the potential for a long term positive effect on social inclusiveness, the significance of which will be dependent on other LPS and SADPD policies.

**4.224** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.225** Proposed SADPD Policy **GEN 1 "Design principles"** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances. It also looks to create safe places by reflecting 'Secured by Design' measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. The proposed policy should have a long term positive effect on social inclusiveness.

**4.226** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of infrastructure to make sure that all sections of the community have access to the services and facilities that they need. This is likely to have a positive impact on access to infrastructure.

### Natural environment, climate change and resources

**4.227** Proposed SADPD Policy **ENV 7 "Climate change"** incorporates measures to make buildings energy efficient, which can help to reduce heating and cooling costs. Through reducing the overall cost of living this can help all residents, particular older persons, disabled persons and those that are disadvantaged, with the potential for a long term minor positive effect on social inclusiveness.



**4.228** Proposed SADPD Policy **ENV 14 "Light pollution"** acknowledges that lighting is required for security and safety purposes, which should have a long term minor positive effect on social inclusiveness.

### The historic environment

**4.229** The theme is considered to have a neutral effect on social inclusiveness.

### Rural issues

**4.230** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies are likely to have a long term minor positive effect for social inclusion through providing the opportunity for rural residents to access sport, leisure and recreation developments.

### Employment and economy

**4.231** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to social inclusiveness - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

#### Accessibility

- The proposed employment allocations under proposed SADPD Policy EMP 2 provide further opportunity for members of the community to access jobs.
- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.

#### Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.

### Housing

**4.232** Providing a mix of housing is important to support independent living and choice, as are homes designed to be flexible to adapt to meet the changing needs of residents over time. Proposed SADPD Policy **HOU 1 "Housing mix"** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands, which has the potential for a long term minor positive effect on social inclusiveness.





**4.233** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** supports specialist and supported housing provision, which could include accommodation for care leavers, older persons (helping to address the housing needs of the Borough's ageing population), disabled persons and victims of domestic abuse. The proposed policy also requires the delivery of affordable homes. This should have a long term minor positive effect on social inclusiveness.

**4.234** Proposed SADPD Policy **HOU 4 "Houses in multiple occupation"** allows the subdivision of a house into a House in Multiple Occupation (subject to a range of criteria); this could contribute to increasing housing affordability and a choice of accommodation for those on low incomes, students and those seeking temporary accommodation, with the potential for a long term minor positive effect on social inclusiveness.

**4.235** Proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"** look to address the needs of Gypsy, Travellers and Travelling Showpeople. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme

**4.236** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of, for example, children's play areas, a safe environment and an appropriate level of essential services and utilities. This should have a long term minor positive effect on social inclusiveness.

**4.237** Proposed SADPD Policy **HOU 6 "Accessibility, space and wheelchair housing standards"** is likely to have a long term minor positive effect on social inclusiveness through the adoption of accessibility and wheelchair standards, and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.

**4.238** Proposed SADPD Policy **HOU 7 "Subdivision of dwellings"** allows the subdivision of a house into self-contained residential units; this could contribute to increasing housing affordability and a choice of accommodation for those on low incomes and smaller households, with the potential for a long term minor positive effect on social inclusiveness.

**4.239** Proposed SADPD Policy **HOU 12 "Housing density"** takes into account the availability of local facilities and infrastructure, and considers that higher densities are appropriate in settlements that are well served by public transport or close to existing or proposed transport routes/nodes, which could have a long term minor positive effect on social inclusiveness.

### **Town Centres and retail**

**4.240** Proposed SADPD Policy **RET 4 "Shop fronts and security"** requires development proposals to meet the needs of disabled people, which is likely to have a long term minor positive effect on social inclusiveness.

**4.241** Neighbourhood parades of shops provide an important opportunity for local residents to access shops that can provide for their day to day needs. Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** looks to support the continued provision of these small scale facilities, which has the potential for a long term minor positive effect on social inclusiveness.



**4.242** Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside the Borough, such as older persons, young, disabled persons and disadvantaged persons. Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 "Supporting the vitality of town and retail centres"** helps to retain a retail function in town centres, with the potential for a long term minor positive effect on social inclusiveness.

**4.243** Proposed SADPD Policy **RET 8 "Residential accommodation in the town centre"** supports proposals for the conversion of upper floors of commercial buildings into flats, which could help address housing affordability issues, with the potential for a long term minor positive effect on social inclusiveness.

**4.244** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** looks to create safe spaces and routes, with the potential for a long term minor positive effect on social inclusiveness. The policy also seeks to address the accessibility needs of everyone in building design so that all users can use the development safely, easily and with dignity, as well requiring the use of visual cues and signage. However, the proposed policy also looks to give priority to walking, cycling and public transport, which may disadvantage disabled persons who rely on the private car, which could have a long term minor negative effect on social inclusiveness.

## Transport and infrastructure

**4.245** Proposed SADPD Policy **INF 3 "Highways safety and access"** requires development proposals to incorporate measures that meet the needs of people with disabilities to assist access to, from and in the site, which should have a long term minor positive effect on social inclusiveness.

## Recreation and community facilities

**4.246** Green/open space can help to tackle social exclusion and reduce anti-social behaviour. Such spaces can provide opportunities to gather and meet people, which can contribute to a sense of community. Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to prevent the loss of such facilities, which enables the retention of opportunities for communities to access areas that have recreation or amenity value. Proposed Policy **REC 3 "Green space implementation"** looks to provide additional green space, which could be of benefit to those who are currently unable to access green space. Both policies have the potential for a long term minor positive effect on social inclusiveness.

**4.247** Proposed SADPD Policy **REC 4 "Day nurseries"** supports the provision of day nurseries (subject to a range of criteria), which could increase the availability of early years education facilities, having the potential for a long term minor positive effect on social inclusiveness.



**4.248** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities that they serve. Proposed SADPD Policy **REC 5 "Community facilities"** seeks to retain, enhance and maintain these facilities, which should have a long term minor positive effect on social inclusiveness.

### Site allocations

**4.249** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to social inclusiveness - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- Several of the proposed site allocations have been put forward for housing, which will include a mix of housing types and tenures, including affordable homes.

### Accessibility

- The majority of the proposed site allocations/safeguarded land meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report).
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich" (Baddington Park)**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.

### Public transport

- The vast majority of the proposed site allocations/safeguarded land are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way", Congleton**, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane,**



**Smallwood”, TS 2 “Land at Fir Farm, Brereton” and TS 3 “Land at former brickworks, A50 Newcastle Road”** are not in walking distance of a commutable bus or rail service.

### Appraisal of the draft plan as a whole

**4.250** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to achieve high levels of equality, diversity, and social inclusion, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC’s; this indicative figure was identified in the LPS.

**4.251** The appraisal found that there is the potential for residual long term minor positive effects due to the proposed site allocations/safeguarded land, predominantly as a result of the provision of housing to meet the needs of all sections of the community. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.252** It is recommended that any proposal should seek to provide a mix of housing types and tenures, with homes designed to be flexible to meet changing needs.

**4.253** An Equality Impact Assessment has been carried out for the Revised Publication Draft SADPD (see Appendix G of this Report). It found that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities, and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010.

**4.254** A Rural Proofing Assessment was also carried out for the Revised Publication Draft SADPD (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.

**4.255** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.



## Economic development

### Planning for growth

**4.256** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy in the LSC tier of the settlement hierarchy. The 'in the order of' figure is not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs. Therefore there is the potential for a long term positive effect on economic development, the significance of which will be dependent on other LPS and SADPD policies.

**4.257** Proposed SADPD Policy **PG 10 "Infill villages"** looks to support limited infilling in villages, which could provide an opportunity for a small business development. Therefore there is the potential for a long term positive effect on economic development, the significance of which will be dependent on other LPS and SADPD policies.

**4.258** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.259** Proposed SADPD Policy **GEN 1 "Design principles"** includes criteria that require developments to achieve high standards of design and contribute positively to local character. The maintenance and enhancement of an attractive environment should help to encourage investment and increase the competitiveness of the Borough, which should have a long term minor positive effect on economic development. This policy could also help the creation of a low carbon economy through measures that can adapt to/show resilience to climate change and its impacts. This has the potential for a long term minor positive effect on economic development.

**4.260** The recovery of costs associated with forward funded infrastructure, as required by proposed SADPD Policy **GEN 4 "Recovery of forward funded infrastructure costs"** may reduce the attractiveness of the area to some businesses, which has the potential for a long term minor negative effect on economic development.

**4.261** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed SADPD Policies **GEN 5 "Aerodrome safeguarding"**, and **GEN 6 "Airport public safety zone"** seek to protect and aid the operation of the Airport, and should have a long term minor positive effect on the economy.

**4.262** The recovery of reduced planning obligations in certain circumstances as required by proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** may reduce the attractiveness of the area to some businesses, which has the potential for a long term minor negative effect on economic development.





## Natural environment, climate change and resources

**4.263** Proposed SADPD Policies **ENV 1 "Ecological network"**, **ENV 3 "Landscape character"**, **ENV 4 "River corridors"**, and **ENV 5 "Landscaping"** could have a long term positive effect on economic development in terms of attracting businesses who value their surroundings.

**4.264** Proposed SADPD Policies **ENV 7 "Climate change"**, **ENV 8 "District heating network priority areas"**, **ENV 9 "Wind energy"**, **ENV 10 "Solar energy"**, and **ENV 11 "Proposals for battery energy storage systems"** can help the creation of a low carbon economy through measures that can adapt or demonstrate resilience to climate change and mitigate its impacts. This has the potential for a long term minor positive effect on economic development.

**4.265** The use of renewable energy sources can provide economic benefits for businesses through a reduction in energy costs (once the energy sources have been installed). Proposed SADPD Policies **ENV 9 "Wind energy"**, **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** promote access to renewable energy sources and could therefore have a long term minor positive effect on economic development.

## The historic environment

**4.266** Proposed SADPD Policies **HER 1 "Heritage assets"**, **HER 3 "Conservation areas"**, **HER 4 "Listed buildings"**, and **HER 7 "Non-designated heritage assets"** allow alterations and changes as long as there is no adverse effect on the building or place. This is important given that some heritage assets are converted successfully into businesses such as restaurants or visitor attractions, therefore having the potential for a long term positive effect on economic development. However, it is recognised that small or start-up businesses may struggle to afford the relatively higher cost of maintaining heritage assets such as properties in Conservation Areas, and such buildings may not be suitable for the modern needs of businesses.

## Rural issues

**4.267** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 3 "Agricultural and forestry workers dwellings"**, and **RUR 4 "Essential rural worker occupancy conditions"** can help to support rural businesses and enable them to diversify, with the potential for a long term minor positive effect on the rural economy.

**4.268** BMV has economic benefits - it "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]). Proposed SADPD Policy **RUR 5 "Best and most versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should have a long term minor positive effect on the rural economy.

**4.269** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies contribute to the diversification of the rural economy, and should have a long term minor positive effect.



**4.270** Proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** contribute to the rural and visitor economy through support for tourism development, providing job opportunities and income from visitors. The proposed policies have the potential for a long term minor positive effect on economic development.

**4.271** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** provides job opportunities in the rural areas and contributes to the diversification of the rural economy, which should have a long term minor positive effect on economic development.

**4.272** The conversion of non-residential buildings to residential use can be seen as a potential loss of employment space. Therefore proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** could have the potential for a long term minor negative effect on the rural economy.

### Employment and economy

**4.273** Proposed SADPD Policy **EMP 1 "Strategic employment areas"** looks to protect named sites for employment use as they are of particular significance for the Borough's economy, which has the potential for a **long term significant positive effect** on economic development.

**4.274** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to economic development - these being employment loss and employment distance; the sites are considered under these headings. Points to note are:

- All of the proposed employment allocations have the potential for a long term significant positive effect on economic development through the provision of employment land.

### Employment loss

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 would result in the loss of employment land as all the sites are to be for employment use.

### Employment distance

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are for employment use, and therefore this area of the assessment is not applicable.

### Housing

**4.275** The theme is considered to have a neutral effect on economic development.





## Town Centres and retail

**4.276** There is an additional need for convenience and comparison floorspace in the Borough. Proposed SADPD Policy **RET 2 "Planning for retail needs"** sets out how this additional need would mainly be met, which should have a long term minor positive effect on the economy.

**4.277** Proposed SADPD Policy **RET 3 "Sequential and impact tests"** seeks to direct main town centre uses to designated centres. Development outside of these centres will be restricted in order to protect designated centres, helping to retain their viability, and will have the potential for a long term minor positive effect on economic development.

**4.278** The presence of restaurants, cafes, drinking establishments and hot food takeaways contribute to a balanced provision of facilities in town and village centres. Therefore proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** should have a long term positive effect on the economy.

**4.279** Proposed SADPD Policy **RET 7 "Supporting the vitality of town and retail centres"** aims to retain a retail function in town centres, particularly in the primary shopping area and as well as local centres and local urban centres to support a diverse range of main town centres uses and enhance the overall attractiveness of centres in the Borough. This has the potential for a long term minor positive effect on the economy.

**4.280** The conversion of non-residential buildings to residential use can be seen as a potential loss of employment space. Therefore proposed SADPD Policy **RET 8 "Residential accommodation in the town centre"** could have the potential for a long term minor negative effect on the economy.

**4.281** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** includes criteria that require developments to achieve high standards of design and contribute positively to their surroundings. The maintenance and enhancement of an attractive environment should help to encourage investment and increase the competitiveness of the Borough, which should have a long term minor positive effect on economic development.

**4.282** Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** aim to regenerate these areas, providing a mix of uses, with the potential for a long term positive effect on economic development.

## Transport and infrastructure

**4.283** Car parks serving town centres, local shopping areas, housing areas and transport facilities are essential to its residents, workers and visitors, and to the proper functioning and attractiveness of these places. Proposed SADPD Policy **INF 2 "Public car parks"** seeks to retain these facilities, which should have a long term minor positive effect on the economy.

**4.284** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed SADPD Policies **INF 4 "Manchester Airport"**, and **INF 5 "Off-airport car parking"** seek to protect and aid the operation of the Airport, and should have a long term minor positive effect on the economy.



**4.285** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** recognises that the Borough has a wide network of canals, which provide tourism opportunities, and seeks their retention. This has the potential to have a long term minor positive effect on economic development.

### Recreation and community facilities

**4.286** Proposed SADPD Policy **REC 1 "Green/open space protection"** could have a long term positive effect on economic development in terms of attracting businesses who value their surroundings.

**4.287** The requirement of the provision of greenspace on site or the payment of a commuted sum for off-site provision through proposed SADPD Policy **REC 3 "Green space implementation"** may reduce the attractiveness of the area to some businesses, which has the potential for a long term minor negative impact on economic development.

**4.288** The presence of community facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops contribute to a balanced provision of facilities in town and village centres. Therefore proposed SADPD Policy **REC 5 "Community facilities"** should have a long term positive effect on the economy.

### Site allocations

**4.289** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to economic development - these being employment loss and employment distance; the sites are considered under these headings. Points to note are:

#### Employment loss

- None of the proposed site allocations/proposed safeguarded land would result in a complete loss of employment land, with the potential for a long term minor positive effect.
- Proposed Sites **CRE 1 "Land at Bentley Motors"**, Crewe, **CRE 2 "Land off Gresty Road"**, Crewe, **CNG 1 "Land off Alexandria Way"**, Congleton and **HCH 1 "Land east of London Road"**, Holmes Chapel would result in the gain of employment land as they are all proposed for employment development.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe has been allocated to aid support further investment by Bentley Motors, a major employer in the Borough.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe presents the opportunity for an established and important local company, Morning Foods, to invest in and expand their business.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel would have an emphasis on pharmaceuticals and could include the expansion of the adjacent Recipharm pharmaceutical business enterprise.



- Proposed Site **G&T 5 “Cledford Hall, Cledford Lane, Middlewich”** is located in a significant area of land allocated for employment uses (LPS Site 44 “Midpoint 18, Middlewich”).
- Proposed Site **TS 1 “Lorry park, off Mobberley Road, Knutsford”** looks to provide an element of employment through the fixing of equipment, for example.

### Employment distance

- Less than half of the proposed site allocations/safeguarded land are within 500m of an existing employment area, with 11 sites over 1,000m from an existing employment area. Five of these sites are located in the LSCs, with one site located on the edge of Poynton (proposed Site **PYT 2 “Land north of Glastonbury Drive”**, allocated for sports and leisure development). Proposed Sites **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”**, **G&T 2 “Land at Coppenhall Moss, Crewe”**, **G&T 3 “New Start Park, Wettenhall Road”**, **TS 2 “Land at Fir Farm, Brereton”** and **TS 3 “Land at former brickworks, A50 Newcastle Road”**, which are also located over 1,000m from an existing employment area, are located in OSRA.

### Appraisal of the draft plan as a whole

**4.290** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to encourage economic development through the allocation of sites and providing an attractive environment. They also aim to retain a retail function in town centres, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.291** The appraisal found that there is the potential for residual long term significant positive effects due to the proposed site allocations/safeguarded land, predominantly as a result of the provision of employment land to meet the needs of the Borough. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.292** It is recommended that any proposal should seek to provide attractive surroundings.

**4.293** A Rural Proofing Assessment was also carried out for the Revised Publication Draft SADPD (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.



**4.294** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.

### Conclusions and recommendations at this current stage

**4.295** The SA for the LPS evaluated the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS, as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.296** The appraisal has found that the Revised Publication Draft SADPD is likely to have residual long term minor negative effects as a result of the proposed allocations on biodiversity, flora and fauna, water and soil, air, and cultural heritage and landscape. It has also found that the Revised Publication Draft SADPD is likely to have residual long term minor positive effects as a result of the proposed allocations on population and human health, climatic factors, social inclusiveness, and economic development. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.297** A number of positive effects of the Revised Publication Draft SADPD relate to the provision of housing and employment opportunities, improvements to footway and cycleway provision, the requirement for green/open space as part of development proposals, and the allocation of proposed sites in walking distance of services and facilities.



## Chapter 5: Cumulative effects

### Introduction

**5.1** In addition to the appraisal of individual policies undertaken in SA/SEA, the SEA Directive requires the consideration of the overall effects of the plan, including the secondary, synergistic and cumulative effects of plan policies. It is important to note that the extant SEA guidance (ODPM, 2005) states that these terms, including secondary or indirect, cumulative and synergistic, are not mutually exclusive. Often the term cumulative effects is taken to include secondary and synergistic effects. This approach examines effects in a holistic way and, for example, considers how incremental effects that may have a small effect individually, may, in some circumstances, accrue to become significant.

**5.2** Good practice SA/SEA requires that the analysis of cumulative effects consider interactions within/between plan policies (intra-plan effects) as well as the combined effects that may occur with other existing concurrent plans and projects (inter-plan effects). The following sections provide a summary of intra and inter-plan effects, highlighting those that have the potential to be significantly positive and/or negative for the framework of SA objectives set for the plan.

**5.3** It should be noted that it is not always possible to accurately predict sustainability effects when considering plans at a strategic scale.

### Summary of cumulative effects

#### Significant positive cumulative effects of the SADPD (intra-plan effects)

**5.4** The SA found that the majority of policies and site allocations in the Revised Publication Draft SADPD could have significant positive sustainability benefits for Cheshire East and the wider area. Table 5.1 summarises the significant positive effects identified.

Table 5.1 Significant positive effects of the Revised Publication Draft SADPD

Key relevant SA topic	Positive effects identified
Social inclusiveness	<ul style="list-style-type: none"> <li>The plan will have significant long-term positive effects through meeting the housing needs of the Borough, in locations where it is most needed. It will also help to make sure that there is a suitable mix of housing types, tenures and affordability.</li> <li>A significant positive effect on communities through improved access to homes, employment opportunities, community, health, leisure and education facilities and services. A coordinated approach to development will allow homes, jobs and other facilities to be located close to each other and provides the opportunity to reduce reliance on private transport and increase use of public transport. Policies require development to provide opportunities for healthy living, which includes the provision of open space.</li> </ul>
Economic development	<ul style="list-style-type: none"> <li>A significant positive effect on the economy through policies that support and propose employment development in key settlements, while also seeking to provide employment opportunities for rural areas. Existing employment land is protected and policies support tourist development proposals and town</li> </ul>



Key relevant SA topic	Positive effects identified
	centre uses. A coordinated approach to development will allow homes, jobs and other facilities to be located close to each other and provides the opportunity to reduce reliance on private transport and increase use of public transport.

## Significant negative or uncertain cumulative effects of the SADPD (intra-plan effects)

**5.5** Alongside the many positive effects of the plan, potential negative sustainability effects were also identified, although their effect is uncertain at this stage of the assessment and it is considered likely that these effects can be mitigated at a more detailed planning stage. These are summarised in Table 5.2 below.

Table 5.2 Potentially significant negative effects of the Revised Publication Draft SADPD

Key relevant SA topic	Negative effects identified
Population and human health, water and soil, air, biodiversity, flora and fauna, cultural heritage and landscape, and transport	<p>The cumulative effects of increased development, including housing, employment development and other infrastructure. These include:</p> <ul style="list-style-type: none"> <li>increased air pollution (local and regional);</li> <li>direct land-take, loss of good quality greenfield land and soil;</li> <li>pressures on water resources and water quality;</li> <li>increased noise and light pollution, particularly from traffic;</li> <li>increased waste production;</li> <li>loss of tranquillity;</li> <li>implications for human health (for example from increased pollution, particularly in the short term during construction); and</li> <li>incremental effects on landscape and townscapes.</li> </ul>
Climatic factors	<ul style="list-style-type: none"> <li>An increase in the contribution to greenhouse gas production is inevitable given proposed development, and includes factors such as increased transportation costs, embodied energy in construction materials and increased energy use from new housing and employment development.</li> </ul>

## Interactions with other relevant plans and projects (inter-plan effects)

**5.6** Appendix A of the SA Scoping Report (June 2017) identifies a list of related plans, policies and programmes at a national, regional and local level. In considering interactions with other relevant plans and programmes, the Council has identified the key documents that affect planning and development in the Borough and its neighbouring authorities, using Appendix A of the SA Scoping Report as a starting point and focusing on effects at a regional, sub-regional and local level. At a national level, the SADPD has sought to take account and be consistent with the objectives of national guidance, targets and frameworks, where applicable.





**5.7** It should be noted that a number of documents included in Tables A.2 and A.3 of the SA Scoping Report, such as the 'Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment', 'Green Infrastructure Framework', Landscape surveys and others, have formed key evidence base documents used to inform the SADPD policies and site allocations.

**5.8** The aim of the analysis of inter-plan effects is to identify how other plans and key projects may affect the sustainability of the Borough. Table 5.3 summarises key inter-plan cumulative effects.

Table 5.3 Inter-plan cumulative effects

Plans, programmes or projects	Significant combined effects of Cheshire East's SADPD with other plans, projects and policies
Neighbouring Local Plans (Cheshire West and Chester, Warrington, Manchester, Trafford, Stockport, High Peak, Peak District, Staffordshire Moorlands, Stoke-on-Trent, Newcastle-under-Lyme, Shropshire) including the Greater Manchester Spatial Framework Revised Draft	<b>Positive</b>
	<ul style="list-style-type: none"> <li>Proposed housing development, when combined with those in neighbouring authorities, will have a positive cumulative effect in meeting housing demand, particularly for affordable housing.</li> <li>The development of a number of schemes, of a range of sizes, house types and tenures in different locations should address the overall housing need in the borough as well as the wider sub-region. Positive cumulative effects for the economy and employment through the provision of new employment and housing.</li> <li>Positive impact of directing future sustainable development to LSCs should have a positive effect in maintaining and enhancing the vitality of existing settlements and access to services.</li> </ul>
Cheshire East Local Transport Plan	<b>Negative</b>
	<ul style="list-style-type: none"> <li>Increased pressures on Green Belt, open/green space and biodiversity assets from recreation, disturbance and direct development.</li> <li>Overall growth in greenhouse gas emissions from growth in traffic/transport and emissions from the built environment.</li> <li>Potential for a negative cumulative effect on air quality and water through increased atmospheric emissions, water abstraction and water pollution (surface water runoff and consented discharges). These effects, along with increased levels of disturbance (recreational activity) have the potential for cumulative negative effects on biodiversity.</li> <li>Increase in coverage of impermeable surfaces, with potential contributions to flood risk in the long term.</li> </ul>
Cheshire East Local Transport Plan	<b>Positive</b>
	<ul style="list-style-type: none"> <li>Incremental improvements to sustainable transport networks, including walking and cycling.</li> <li>Reduced congestion, improvements to key roads and junctions in the medium and longer term.</li> </ul>
Cheshire East Local Transport Plan	<b>Negative</b>
	<ul style="list-style-type: none"> <li>Short term increase in greenhouse gas emissions from growth in the SADPD; the policies in the SADPD and Local Transport Plan should act to reduce this impact.</li> </ul>





Plans, programmes or projects	Significant combined effects of Cheshire East's SADPD with other plans, projects and policies
The Cheshire East Sustainable Community Strategy	<b>Positive</b> <ul style="list-style-type: none"> <li>Improved delivery of neighbourhood level community services and facilities including extra facility provision.</li> <li>Cumulative benefits for health and equality aims through improvements to access/provision of facilities.</li> <li>Enhanced community cohesion through increased availability of affordable homes.</li> <li>Supporting an increasingly older population.</li> <li>Supporting the vitality and viability of towns and villages in the Borough.</li> </ul>
Neighbourhood Development Plans	<b>Positive</b> <ul style="list-style-type: none"> <li>NDPs must be in general conformity with the SADPD. There is the potential therefore for NDPs to contribute to the significant positive and negative cumulative effects identified for the SADPD in Tables 5.1 and 5.2. There is also the potential for NDPs to enhance positive effects as well as reduce the negative effects as they can reflect the local environmental conditions and sustainability issues for that area.</li> </ul>
Cheshire East Rights of Way Improvement Plan 2011 - 2026 and Implementation Plan 2015 - 2019	<b>Positive</b> <ul style="list-style-type: none"> <li>Development proposals contribute positively to the Rights of Way Improvement Plan and Implementation Plan.</li> </ul> <b>Negative</b> <ul style="list-style-type: none"> <li>Increased pressure on existing assets from recreation, disturbance and direct development.</li> </ul>
Cheshire East Housing Strategy 2018 - 2023	<b>Positive</b> <ul style="list-style-type: none"> <li>Development proposals/policies supporting a range of sizes, house types and tenures in different locations should address the overall housing need, including for older persons housing.</li> </ul>

## Conclusion

**5.9** The overall level of growth to be delivered at the LSCs and in the rural areas was first established in the LPS; the SA for the LPS evaluated the potential effects of this growth, although there were uncertainties as the precise location of development was not known.

The Revised Publication Draft SADPD has provided further clarity on the location of non-strategic development. The SA for the Revised Publication Draft SADPD has found that there is the potential for minor residual negative effects as a result of a number of proposed allocations, to meet the target set out in the LPS; however the predicted cumulative effects remain the same or are not predicted to significantly change now that the precise location of development is known.



**5.10** For many potential cumulative effects, the nature and significance of the cumulative effect is uncertain at this stage. The policy approaches proposed by the Revised Publication Draft SADPD will help reduce the significance of any negative or in-combination effects. Monitoring of the SADPD and SA will make sure that unforeseen adverse environmental effects are highlighted, and remedial action can be taken where needed.



## Chapter 6: Next steps

### Introduction

**6.1** The aim of this Chapter is to explain next steps in the plan-making/SA process.

### Next steps

**6.2** The Council has prepared a Revised Publication Draft of the SADPD, which is accompanied by this SA Report. This is the version of the SADPD that the Council will submit to the Secretary of State ready for a public examination by an independent Planning Inspector.

Once published, and prior to submitting to the Secretary of State, there will be a further six week period to submit formal representations on the soundness of the document. At the end of the representation period, the Council will collate any representations made during the appropriate period and will submit them along with the SADPD and supporting documents to the Secretary of State. The SADPD will then be considered at public examination by an independent Planning Inspector.

**6.3** The Council may ask the Inspector to recommend additional changes that may be necessary to make the SADPD sound and will need to publish any main modifications for comment before the Inspector completes her/his report.

**6.4** If the Inspector concludes that the SADPD complies with the Planning and Compulsory Purchase Act and the associated Regulations, and is sound in terms of section 20(5)(b) of the Act and meets the tests of soundness in the NPPF, with or without modifications, then the Council will be able to adopt the SADPD. At the time of adoption an SA Statement will be published that sets out:

- a. how environmental (and sustainability) considerations have been integrated into the Local Plan;
- b. how the SA Report has been taken into account during preparation of the plan;
- c. the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with;
- d. how the opinions expressed by the public and consultation bodies during consultation on the plan and SA Report have been taken into account; and
- e. the measures that are to be taken to monitor the significant effects identified for the Local Plan.

### Monitoring

**6.5** To enable the Council to take a flexible approach to monitoring the significant effects of the Local Plan, a separate Local Plan Monitoring Framework (“LPMF”) [ED 54] has been published, which replaces the monitoring framework contained in Table 16.1 of the LPS. This will allow the Council to update and/or amend the LPMF as Local Plan documents are adopted or revised, as well as respond to changes in availability of information sources, whilst continuing to effectively monitor the implementation of the Local Plan.

**6.6** The LPMF should be read alongside the local plan documents. It explains how achievement of the strategic priorities and policies in the Local Plan will be measured, by assessing performance against a wide range of monitoring indicators including those that

monitor significant effects. The results of this assessment will be presented in a yearly Authority Monitoring Report, produced and published by the Council. This process will enable the council to assess whether the Local Plan is being implemented effectively, and will highlight any issues that could prompt revision of the Local Plan.





# Appendices



## Appendix A: Regulatory requirements

**A.1** This SA will also be fulfilling the requirements of the Strategic Environmental Assessment Directive - Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 explains the information that must be contained in the SA Report; it is therefore important to make sure that all of the requirements have been met and fully integrated into the SA process. This will be done using a Checklist (Table A.1) to signpost where the regulatory requirements are met in this Report.

Table A.1 Checklist of where in this Report the regulatory requirements have been met

Regulatory requirement	Discussion of how requirement is met
<b>Schedule 2 of the regulations lists the information to be provided in the SA Report</b>	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	The purpose of the Local Plan is set out in Chapter 1 of this Report. Its relationship with other plans and programmes is set out in Section 3 and Appendix A of the Scoping Report and Appendix B of this Report.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	A summary of the baseline information is provided in Appendix B of this Report. The current state of the environment is set out along with relevant comparators and trends. The likely evolution of the baseline without the Local Plan or 'future baseline' is also set out in Appendix B.
c) The environmental characteristics of areas likely to be significantly affected;	The environmental characteristics of the areas likely to be affected are set out in Appendix B of this Report.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The summary of the baseline information provided in Appendix B of this Report identifies a number of existing environmental problems that are relevant to the Local Plan. This includes identifying sites designated pursuant to Birds and Habitats Directives. Key sustainability issues are identified in Chapter 2, Table 2.1 of this Report.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	A comprehensive range of plans and programmes have been reviewed and the implications for the Local Plan and SA are clearly set out in Appendix A of the Scoping Report. A list of regional/sub-regional and local plans are included in Appendix B of this Report.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative,	Chapter 3 and Appendix C of this Report set out the findings of the appraisal for the reasonable alternatives. Appendix 4 sets out the findings of the appraisal for site options. Chapters 4 and 5 set out the findings of the appraisal for the Draft Plan, including cumulative effects. As explained in the various methodology sections, as part of appraisal work, consideration has been given to



Regulatory requirement	Discussion of how requirement is met
synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	the SA scope, and the need to consider the potential for various effect characteristics/dimensions.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Measures envisaged to prevent, reduce and offset (as fully as possible) any significant adverse affects are identified in Chapter 3, Chapter 4, Appendix C, and Appendix E of this Report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	The SA has appraised all reasonable alternatives as presented in Chapter 3, Chapter 4, Appendix C, Appendix D, and Appendix E of this Report. This includes details on how the reasonable alternatives were developed.
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	Monitoring measures envisaged can be found in Chapter 6 of this Report.
j) a non-technical summary of the information provided under the above headings.	A non-technical summary has been published separately to this Report.
<b>The SA Report must be published alongside the draft plan, in-line with the following regulations</b>	
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	The Scoping Report was sent to statutory consultees and available for public consultation between 27 February 2017 and 10 April 2017. This SA Report will be sent to statutory consultees and accompany the Revised Publication Draft SADPD on public consultation.
<b>The SA Report must be taken into account, alongside consultation responses, when finalising the plan.</b>	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The Council has taken into account this SA Report when finalising the Revised Publication Draft SADPD (Regulation 19 version) for publication.





## Appendix B: Context and baseline review

### Related Plans and Policies

**B.1** The SA process requires the review of relevant policies, plans and programmes. The purpose of this review is to:

- identify any external social, environmental or economic objectives that should be taken into account in the SA
- identify other external factors, including sustainability issues, which might influence the preparation of the Local Plan
- determine whether other policies, plans and programmes might give rise to cumulative effects, either positive or negative, when combined with the Local Plan
- make sure that the Local Plan and its SA are in line with the requirements of relevant policies, plans and programmes and through this identify inconsistencies or constraints that will need to be addressed
- identify sustainability objectives, key indicators, and baseline data that should be reflected in the SA
- suggest ideas as to how any constraints can be addressed, and to help identify the sustainability objectives

**B.2** A detailed list of policies, plans and programmes that have been identified as part of this review are identified in Appendix A of the SA Scoping Report (June 2017), and include national, regional and local policies, plans and programmes. It is also worth noting that a revised National Planning Policy Framework was published in February 2019. The large range of international plans are considered to have been covered by national plans. Table B.1 includes a list of the regional/sub-regional and local policies, plans, and programmes that are reviewed in Appendix A of the SA Scoping Report (June 2017).

**Table B.1 Regional/sub-regional and local policies, plans and programmes**

Regional/sub-regional policies, plans and programmes
Strategic and Economic Plan. Cheshire and Warrington Matters (2017)
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018)
North West River Basin District River Basin Management Plan (2015)
Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011)
Cheshire Historic Landscape Characterisation Project (2007)
Local Plans of adjacent Authorities
Local Transport Plans (full and implementation plans) of adjacent Authorities
Cheshire Replacement Minerals Local Plan, 1999
Cheshire Replacement Waste Local Plan, 2007
Greater Manchester Spatial Framework Revised Draft - January 2019
Local Policies, Plans and Programmes
Ambition for All - The Cheshire East Sustainable Community Strategy 2010



### Local Policies, Plans and Programmes

Cheshire East Council Corporate Plan 2017 to 2020
Cheshire East Local Transport Plan 2019-2024
Cheshire East Rights of Way Improvement Plan 2011-2026
Rights of Way Improvement Plan 2011-2026 Implementation Plan 2015-2019
Housing Strategy 2018 to 2023
Cheshire East Council Homelessness Strategy 2018 to 2021
Cheshire East Council Air Quality Action Plan 2018-2023
Local Air Quality Strategy for Cheshire East Council 2018
Cycling Strategy 2017-2027
Cheshire East Visitor Economy Strategy 2016-2020
Crewe Civic and Cultural Quarter Vision Statement (2013)
Macclesfield Town Centre Strategic Regeneration Framework October 2019
Parish Plans produced in Cheshire East
Village Design Statements produced in Cheshire East
Neighbourhood Plans made in Cheshire East
Local Area Partnerships
Macclesfield Heritage and Cultural Strategy (2014)
Cheshire East Local Plan Evidence Base documents
Crewe Town Centre Regeneration Delivery Framework for Growth (2015)
Cheshire East Waste Needs Assessment (2017)
Cheshire East Council Municipal Waste Management Strategy to 2030 (2014)
Conservation Area Appraisals
Local List of Historic Buildings Supplementary Planning Document (2010)
Conservation Area Guides
Cheshire East Landscape Character Assessment (2018)
Cheshire East Local Plan Strategy (2017)
Cheshire East Council Environment Strategy 2020-24
Carbon Neutrality Action Plan 2020-2025
A Cultural Strategy for Crewe 2019-29
Vulnerable and Older Persons' Housing Strategy Draft 2020-2024
Cheshire East Green Infrastructure Plan 2019
An Economic Strategy for Cheshire East 2019-2024 (draft)



## Baseline information

**B.3** The SA process requires the collection of baseline information focusing on the social, economic and environmental characteristics of the Borough. This information is collected in order to:

- identify current baseline conditions in the area
- find out trends in the data for the area
- identify sustainability problems and opportunities
- identify ways of dealing with problems and taking opportunities that exist in the area
- predict likely effects resulting from the implementation of the Plan
- inform the development of the Local Plan

**B.4** Once the Local Plan is implemented, selected baseline data will also provide the basis for monitoring the sustainability effects resulting from the plan. This list is subject to revision as the plan progresses. Monitoring is performed to enable a clearer understanding of how situations are changing and will assist in identifying problems and alternative ways of dealing with them.

**B.5** The baseline data collected for Cheshire East has been classified into nine categories, reflecting key areas for consideration identified in the Strategic Environmental Assessment guidance. These are:

- Biodiversity, flora and fauna
- Population and human health
- Water and soil
- Air
- Climatic factors
- Transport
- Cultural heritage and landscape
- Social inclusiveness
- Economic development

**B.6** The Borough of Cheshire East is bounded by Cheshire West and Chester to the west, Warrington and the Manchester conurbation to the north, Shropshire and The Potteries conurbation to the south, and the Peak District National Park to the east.

### Biodiversity, flora and fauna

**B.7** The Borough benefits from a diverse range of flora and fauna, much of which require conservation due to threats to their numbers nationally. Some of the most significant can be found in Table B.2 (2011).<sup>(14)</sup>

14 <https://www.cheshirewildlifetrust.org.uk/wildlife/priority-species-and-habitats>



Table B.2 Priority Species and Habitats in Cheshire (Cheshire East, Cheshire West and Chester, Halton, Wirral and Warrington)

Category	Species/Habitats
Amphibians	Great crested newt, natterjack toad.
Reptiles	Adder, slow-worm.
Invertebrates	Bees and wasps (sand wasp, cuckoo bee and the vernal colletes, mining bee), belted beauty, club-tailed dragonfly, depressed river mussel, dingy skipper, downy emerald, lesser silver water beetle, mud snail, ringlet, sandhill rustic, small pearl-bordered fritillary, spotted yellow/black leaf beetle, variable damselfly, white clawed crayfish and white letter hairstreak.
Birds	Barn owl, black necked grebe, farmland birds (bullfinch, corn bunting, grey partridge, house sparrow, lapwing, linnet, reed bunting, skylark, song thrush, starling, tree sparrow, yellowhammer), spotted flycatcher.
Mammals	Atlantic grey seal, bats (common pipistrelle, soprano pipistrelle, noctule, brown long eared, whiskered and brandts, daubentons, leislars, natterers, serotine), brown hare, dormouse, harvest mouse, otter, polecat, small cetaceans (harbour porpoise, bottlenose dolphin, risso's dolphin, white beaked dolphin, common dolphin), water vole.
Plants	Black poplar, bluebell, isle of man cabbage, ivy-leaved water-crowfoot, mackay's horsetail, river water-crowfoot, rock sea-lavender.
Habitats	Arable field margins, coastal and floodplain grazing marsh, coastal sand dune, coastal saltmarsh, dry stone walls, , gardens and allotments, heathland, lime beds, hedgerows, lowland fen, lowland raised bog, meres, intertidal mudflats, ponds, reedbeds, rivers, roadside verges, traditional orchards, unimproved grassland, waxcap grasslands, woodland, wood-pasture and parkland.

**B.8** The flora and fauna exist in a range of varying environments, many of which have received some form of environmental designation in recognition of their importance.

**B.9** The most prominent environmental designations in Cheshire East are:

- 401 **Local Wildlife Sites** (2019) - locally valued sites of biological diversity<sup>(15)</sup>
- 21 **Local Geological Sites** (2019) - locally valued sites of geological or geomorphological value<sup>(16)</sup>
- eight **Local Nature Reserves** (2019) - locally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain<sup>(17)</sup>
- 33 **Sites of Special Scientific Interest** (2019) - nationally important sites, designated as they are felt to represent the very best wildlife and geological sites in the Country<sup>(18)</sup>
- two **National Nature Reserves** (2019) - nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain<sup>(19)</sup>
- one **Special Protection Area** (SPA) (2019) - designated as a result of its importance as a habitat for rare and vulnerable birds and is of international importance<sup>(20)</sup>
- two **Special Areas of Conservation** (SAC) (2019) - designated due to their potential to contribute towards the conservation of 189 habitat types and 788 species, identified as requiring conservation at a European level (excluding birds). These sites are internationally valued<sup>(21)</sup>

15 Cheshire East Council Environmental Planning Service

16 Cheshire East Council Environmental Planning Service

17 Natural England

18 Natural England

19 Natural England

20 [Joint Nature Conservation Committee](#)

21 [Joint Nature Conservation Committee](#)

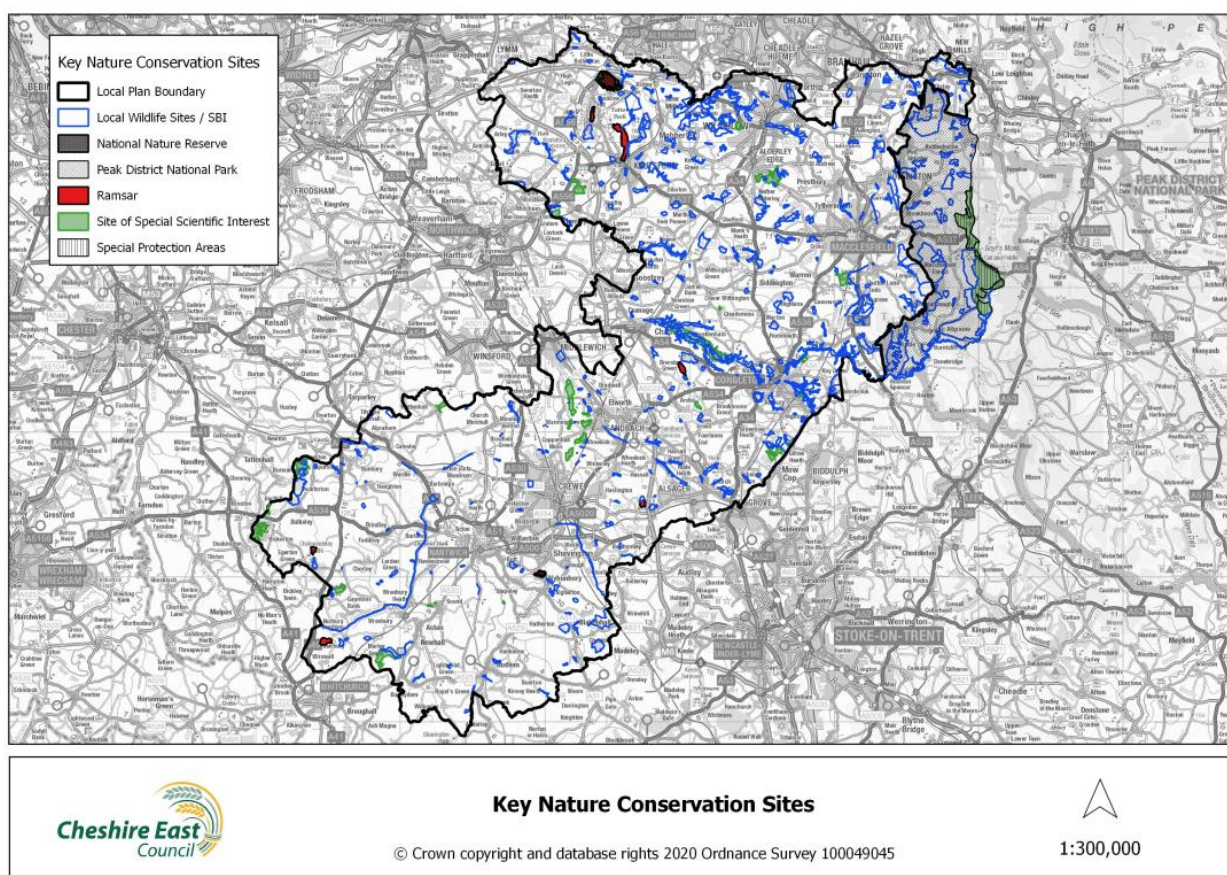




- three **Ramsar** designations (2019) - wetlands of international importance designated under the Ramsar Convention<sup>(22)</sup>
- one **National Park** designation (2019) (Peak District National Park) - due to its outstanding beauty, and its ecological, archaeological, geological and recreational value<sup>(23)</sup>

**B.10** The distribution of key environmental designations is illustrated in Figure B.1.

**Figure B.1 Key Nature Conservation Sites in Cheshire East (2020)**



**B.11** There are several issues that are currently affecting European sites within the influence of the Cheshire East Local Plan:<sup>(24)</sup>

- Hydrological changes
- Inappropriate water levels
- Water pollution
- Managed rotational burning
- Low breeding success/poor recruitment
- Inappropriate management practises
- Public access/disturbance
- Air pollution: impact of atmospheric nitrogen distribution
- Wildfire/arson

<sup>22</sup> [Joint Nature Conservation Committee](#)

<sup>23</sup> [Peak District National Park](#)

<sup>24</sup> [Site Improvement Plans by Region, Natural England](#)



- Vehicles
- Overgrazing
- Undergrazing
- Invasive species
- Changes in species distributions
- Inappropriate scrub control
- Game management: pheasant rearing
- Forestry and woodland management
- Habitat fragmentation
- Fertiliser use
- Inappropriate weirs, dams and other structures
- Disease
- Climate change
- Direct impact from third party
- Planning permissions
- Peat extraction
- Siltation

#### Key issues

- there are priority species and habitats in the Borough, most of which need conservation measures due to threats to their numbers nationally
- there are European designated sites in the Borough boundary

#### Summary of future baseline

**B.12** Habitats and species have the potential to come under increasing pressure from the provision of new housing, employment and infrastructure in the Borough, including at designated sites. This could be from increased disturbance (recreational, noise and light induced) and atmospheric pollution, as well as the loss of habitats and fragmentation of biodiversity networks. The loss and fragmentation of habitats will be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

#### **Population and human health**

**B.13** Cheshire East has a population of 384,200 (2019); 51.0% (196,100) are female and 49.0% (188,100) are male. The Borough has a population density of 3.3 people per hectare.<sup>(25)</sup>

**B.14** Of the Borough's total population, 59.3% are of working age (age 16 to 64). This is significantly lower than the equivalent figures for the North West (62.3%) and the UK (62.7%). 0-15 year-olds make up 18.0% of the population (lower than the North West and UK figures of 19.1% and 19.0% respectively). 22.8% of Cheshire East residents are aged 65 and above – a much higher figure than in the North West (18.6%) or the UK (18.3%). The proportions of the population in all older age groups (45-54, 55-64, 65-74, 75-84 and 85 and above) are all higher in Cheshire East than in the North West or the UK as a whole. Conversely, all the

<sup>25</sup> Office for National Statistics ("ONS") provisional mid-year population estimates for 2019 (May 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.



younger age groups (0-15, 16-24, 25-34 and 35-44) make up a lower share of the population in Cheshire East than in the North West or UK; this is particularly so for the 16-24 and 25-34 bands. The population estimates also indicate that Cheshire East has an ageing population: for example, between 2001 and 2019, the population aged 65 and above grew by 47.9%, whilst the number aged 16-64 increased only 1.3% and the 0-15 population rose by only 0.8%.<sup>(26)</sup>

**B.15** Current population forecasts indicate that Cheshire East's population will increase by 58,100 between 2010 and 2030, leading to an overall population figure of 427,100.<sup>(27)</sup>

**B.16** There is limited ethnic diversity amongst Cheshire East's population (2011); 93.6% of residents are White British, a further 3.2% are from Other White groups, 1.6% are Asian/Asian British, 0.4% are Black/Black British, 1.0% are of mixed/multiple ethnicity and 0.2% are from other ethnic groups.<sup>(28)</sup>

**B.17** The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh. 23% are identified as having no religion. (The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh. 23% are identified as having no religion.<sup>(29)</sup>

**B.18** Deprivation is lower than the England average, but in 2016, 6,380 (10.2%) of children aged under 16 were living in poverty.<sup>(30)</sup> Life expectancy for both men and women in 2016-18 was higher than the England average, at 80.1 and 84.0 years respectively.<sup>(31)</sup> However, the inequality in life expectancy at birth for males in Cheshire East is 8.8 years and for females 7.8. This is the difference in life expectancy between Lower layer Super Output Areas ("LSOAs") in the most deprived deciles.<sup>(32)</sup>

**B.19** Around 9.8% (16,400) of Cheshire East's households were living in fuel poverty as of 2018, which is lower than the proportions for the North West region (12.1%) and England (10.3%). In six of Cheshire East's 234 LSOAs, the proportion was 16% or more; four of these LSOAs were in Crewe and three of those four (E01018459, E01018478 & E01018485) ranked among England's most deprived 20% for overall deprivation as of 2019 (the fourth one, E01018489, was just inside England's most deprived 30%). This suggests there may be a link between deprivation and fuel poverty in the Crewe area.<sup>(33)</sup>

26 ONS provisional mid-year population estimates for 2001-19 (May 2020 release).

27 [Population forecasts produced by Opinion Research Services \(ORS\) for the Cheshire East Housing Development Study 2015. ORS, June 2015. Local Plan Exam Library reference \[PS E033\] <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>](https://www.cheshireeast.gov.uk/media/1000041/pat/6/par/E12000002/ati/102/are/E06000049)

28 Table KS201EW (Ethnic Group), 2011 Census, ONS. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0

29 KS209EW (Religion) 2001, ONS. ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0

30 [HM Revenue and Customs, Public Health Outcomes Framework, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049>](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049)

31 [Public Health Outcomes Framework, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049)

32 Public Health Outcomes Framework <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>

33 Sources: [1] 'Sub-regional Fuel Poverty - England 2020 (2018 data)' and 'Fuel Poverty Statistics - England 2020 (2018 data)', Department for Business, Energy & Industrial Strategy, April 2020. [2] Index of Multiple Deprivation, English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government ("MHCLG"), September 2019. Note: The geographical definitions used for Crewe is that set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010.





**B.20** The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled<sup>(34)</sup> is 40,200 (17.9%).<sup>(35)</sup>

**B.21** According to the 2011 Census, 158,540 Cheshire East residents were married and 563 people were in a registered same sex civil partnership.<sup>(36)</sup> At the time of the 2011 Census, 52% of adult residents were married and a further 0.2% were registered in a same-sex civil partnership. Since 2009, there have been a total of 167 civil partnerships; most of these partnerships were formed before 2014 when same-sex marriages were introduced.<sup>(37)</sup>

**B.22** There were 4,528 conceptions<sup>(38)</sup> in 2018.<sup>(39)</sup>

**B.23** 22.8% of Reception age children and 32.3% of Year 6 children were overweight or obese in 2018/19. This is similar to the England average for Reception, and lower for year 6, but represents an increase on the previous year for both age groups.<sup>(40)</sup>

**B.24** An estimated 8.7% of adults smoke (2018), which is better than the England average.<sup>(41)</sup> In 2018/19 64.9% of adults in Cheshire East were classed as overweight or obese. This is similar to the national average of 62.3%.<sup>(42)</sup> During the same period, 68.3% of adults were physically active, which is similar to the national and higher than the regional average.<sup>(43)</sup>

**B.25** 23 of Cheshire East's 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation and disability. 10 of these are in Crewe, four in Macclesfield, three in Congleton, two in Sandbach and one each in Alsager, Middlewich, Poynton and Wilmslow.<sup>(44)</sup>

**B.26** Cheshire East has a higher incidence rate of malignant melanoma than the England average, but the mortality rate from the disease is similar to the England average.<sup>(45)</sup> Incidence of and mortality from the other major cancers – lung, breast, bowel and upper GI – are similar to the England average. However, this masks the differences across Cheshire East, with

- 
- 34 Work limiting disabled includes people who have a long-term disability which affects the kind of work or amount of work they might do (ONS, Nomis <https://www.nomisweb.co.uk/forum/posts.aspx?tID=82&fID=2>)
- 35 Annual Population Survey Jul 2018-Jun 2019, ONS Crown Copyright Reserved [from Nomis on 24 October 2019].
- 36 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.
- 37 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright Reserved
- 38 Conceptions data combine information from registrations of births and notifications of legal abortions occurring in England and Wales for women who are usually resident there.
- 39 Table 5: Conceptions (numbers and rates) 1,2,3 and outcome: age of woman at conception and area of usual residence, 2009 to 2018. ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.
- 40 National Child Measurement Programme (NCMP), NHS Digital, <https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2018-19-school-year>
- 41 APS Survey 2018. Public Health Outcomes Framework. <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000002/ati/102/are/E06000049>
- 42 Sport England Active Lives Survey. Public Health Outcomes Framework. <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049/id/10101/age/169/sex/4>
- 43 Sport England Active Lives Survey. Public Health Outcomes Framework. <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049/id/10101/age/169/sex/4>
- 44 English Indices of Deprivation 2019, MHCLG, September 2019.
- 45 Cheshire East Joint Strategic Needs Assessment - Skin Cancer. <https://www.cheshireeast.gov.uk/pdf/jsna/skin-cancer-final-jun18.pdf>



higher incidence and mortality rates for some cancers in more deprived areas.<sup>(46)</sup> Cheshire East also has lower rates of mortality from cardiovascular and respiratory disease in those aged under 75, when compared with England and the North West.<sup>(47)</sup>

**B.27** In 2016-18, Cheshire East had a similar rate of casualties killed or seriously injured on the roads, with 45.0 casualties per 100,000 population.<sup>(48)</sup> This may simply reflect the large road network in the Borough and, in particular, the high number of rural roads.

**B.28** Cheshire East has seen an increase in crime rates between 2015/16 and 2018/19; the rates in the different crime types have fluctuated over this period.<sup>(49)</sup> One of the main reasons behind the increase is due to improved crime recording processes, which were brought in to make sure that victims of crime receive the service they deserve. The changes have meant that incidents that may previously been recorded as anti-social behaviour, are now recorded as disorder in a public area. These improvements are most notable in incidents such as public order offences and violent offences. Cheshire Constabulary has also continued to see an increase in the number of reported sex offences. Much of this increase can be attributed to a rise in the reporting of non-recent sexual offences as confidence increases among those who have not felt they can report the abuse previously.

Table B.3 Number of crimes

Type of crime	2015/16	2016/17	2017/18	2018/19
Violence/person	4,364	5,746	8,664	10,910
Drug offences	672	582	582	514
Sexual offences	452	550	827	924
Robbery	71	81	117	150
Criminal damage	2,778	2,944	3,515	3,216
Burglary	1,675	1,441	1,646	1,593
Vehicle offences	1,304	1,196	1,248	1,267
Possession/weapons	83	94	133	139
Public order	869	2,918	5,456	5,672
Theft/stolen goods	4,097	4,689	5,584	5,722
Other offences	274	334	551	558
Total	16,639	20,575	28,323	30,665

46 Cheshire East Joint Strategic Needs Assessment – All Cancers, Lung Cancer, Bowel Cancer.

<https://www.cheshireeast.gov.uk/pdf/jsna/cancer-overview-jsna-final-jul18.pdf>;

<https://www.cheshireeast.gov.uk/pdf/jsna/lung-cancer-jsna-final-jun18.pdf>; <https://www.cheshireeast.gov.uk/pdf/jsna/bowel-cancer.pdf>

47 Public Health England, Public Health Outcomes Framework.

<https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000044/pat/6/par/E12000002/ati/102/are/E06000049/ld/93014/age/298/sex/4>

48 Department for Transport, Public Health Outcomes Framework. <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049/ld/11001/age/1/sex/4>

49 Cheshire Constabulary



### Key issues

- the Borough has an ageing population
- there is limited ethnic diversity in the Borough
- generally the health of the Borough's population is varied
- the proportion of overweight/obese Reception age and year 6 children has increased
- there is an association between deprivation and health inequality reflected in higher incidences and mortality rates for some cancers in more deprived areas
- there has been an increase in crime rates
- there may be a link between deprivation and fuel poverty in the Crewe area

### Summary of future baseline

**B.29** Population increases experienced in the Borough are likely to continue. Population trends will result in a further increase in the proportion of older people in the Borough.

**B.30** Broadly speaking, the health of the population in the Borough is varied and this trend is likely to continue. Ongoing budget pressures to community services have the potential to lead to effects on health and wellbeing over the longer term.

**B.31** Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts for individuals, including increasing the risk of a range of diseases (heart disease, diabetes and some forms of cancer).

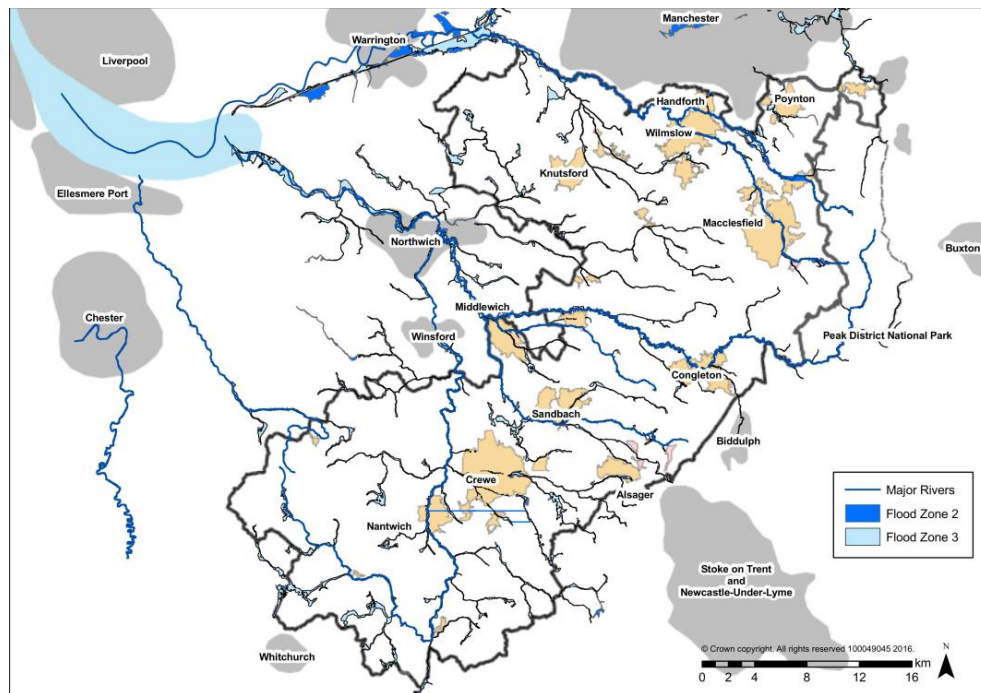
**B.32** The Borough has an ageing population; this trend is likely to continue and has the potential to increase pressures on healthcare services.

### **Water and soil**

**B.33** Cheshire East has a diverse aquatic environment focused on the range of larger and smaller rivers in the Borough. Some of the larger rivers in the Borough include the Weaver, Wheelock, Croco, Dean, Bollin and Dane. The location of these and other rivers and their tributaries, along with the areas of flood risk is indicated in Figure B.2.



Figure B.2 Main Rivers and Areas of Flood Risk in Cheshire East



**B.34** Cheshire East is located in two river catchment areas; these are the Weaver/Gowry and the Upper Mersey. There are priority issues outlined in the North West River Basin District River Basin Management Plan (2015) for both river catchment areas.<sup>(50)</sup>

- Weaver/Gowry - pollution from rural areas, waste water, and physical modifications
- Upper Mersey - diffuse pollution (urban and rural), pollution from waste water, and physical modifications

**B.35** The North West River Basin District River Basin Management Plan<sup>(51)</sup> sets out: the current state of the water environment; pressures affecting the water environment; environmental objectives for protecting and improving the waters; a programme of measures, and actions needed to achieve the objectives; and progress since the 2009 plan. Ecological river quality has appeared to improve between 2015 and 2016 from 31% moderate, 46% poor and 23% bad to 3% good, 57% moderate, 32% poor and 8% bad. Chemical river quality has declined slightly between 2015 and 2016 increasing from 100% to 98% good and 2% fail.<sup>(52)</sup>

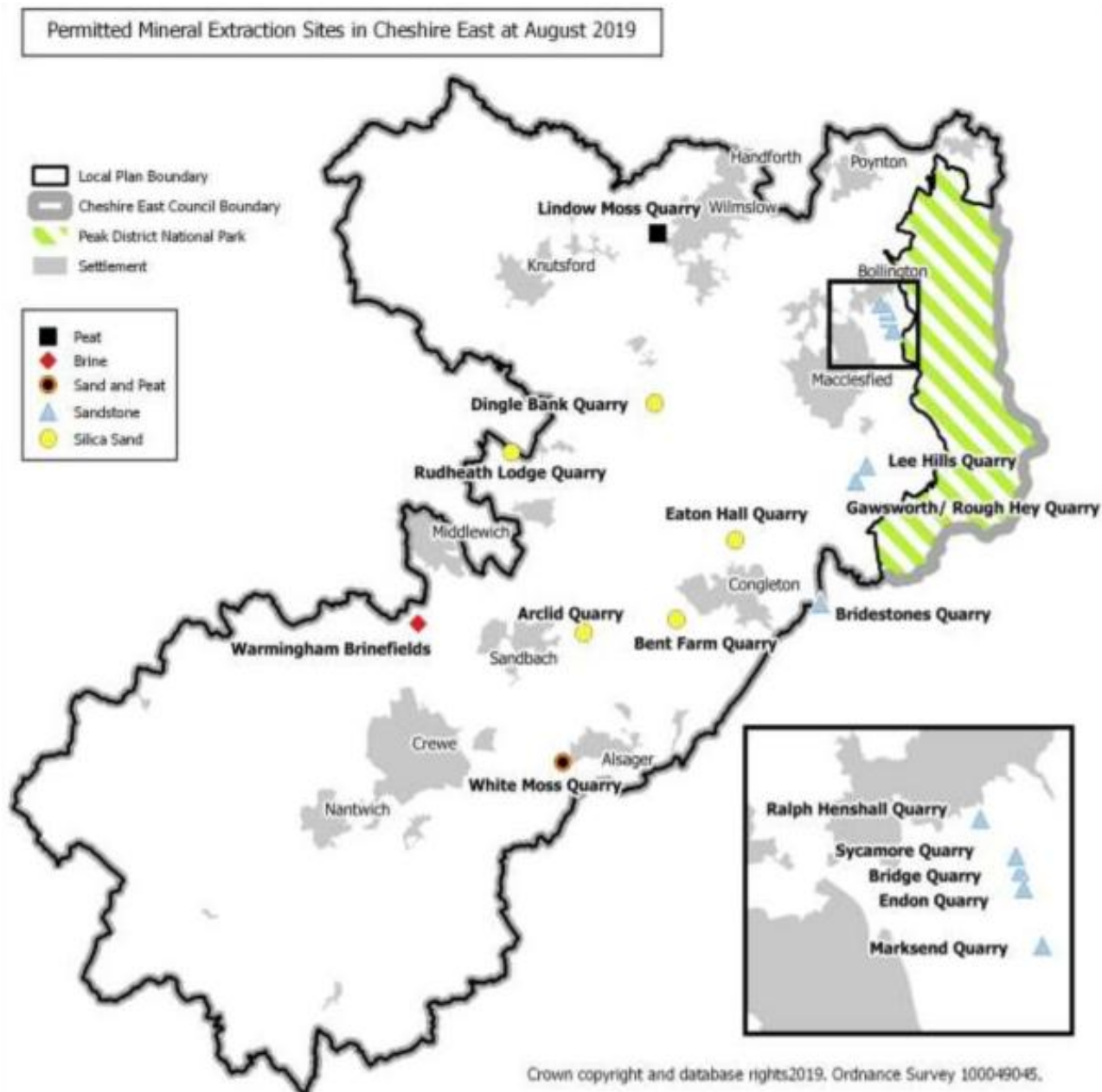
**B.36** According to United Utilities, Cheshire East is divided into two water extraction areas; the South and West, and the North and East, with water extracted from a mixture of boreholes and surface water sources. The diverse sources of water used in the Borough mean that changes to water usage can have implications beyond the Borough boundary.

**B.37** Mineral resources currently extracted in Cheshire East include silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat. Permitted extraction sites are situated across the Borough.<sup>(53)</sup> The location of these sites is indicated in Figure B.3.

50 Defra and Environment Agency  
 51 <https://www.gov.uk/government/collections/river-basin-management-plans-2015>  
 52 [Environment Agency](#)  
 53 Cheshire East Council Strategic Planning Service



Figure B.3 Mineral Sites in Cheshire East (2019)



**B.38** Sales of land-won aggregate sand and gravel have fluctuated since 2008 with the overall trend being one of a steady decline from the start of the period (2008) of 470,000 tonnes to a low point in 2011 of 260,000 tonnes, followed by a steady rise to a peak in 2014 of 750,000 tonnes. Annual sales increased by 88% to 554,110 tonnes in 2018, compared to lower sales of 290,000 tonnes by the end of 2017.<sup>(54)</sup>

54 draft Local Aggregate Assessment  
2019 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/minerals-background-evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx)





**B.39** Cheshire East (10.9%) has proportionately more Grade 1 and 2 land than the North West (7.4%), but less than England (17.4%). In terms of Grade 3 land however, Cheshire East (67.4%) has proportionately more than both the North West (34.8%) and England (49.6%).<sup>(55)</sup> In total, Cheshire East has proportionately more Grade 1, 2 and 3 land than the North West and England.

**B.40** In 2018/19, 181,288 tonnes of waste material was collected by Cheshire East, of which 177,870 tonnes was collected from households across the Borough. This marks a decrease from the previous year of 13,590 tonnes. Of the total amount, 51.6% was sent for either recycling or composting. 6.7% was sent to landfill and 41.8% incinerated (with energy generated). The amount of waste sent to landfill has reduced significantly for the third consecutive year.<sup>(56)</sup>

**B.41** The amount of household waste collected per head has decreased from 480.7kg in 2017/18 to 463.1kg in 2018/19.<sup>(57)</sup>

### Key issues

- pollution is an issues for the Weaver/Gowy and Upper Mersey river catchment areas
- ecological river quality in the Borough has improved, however chemical river quality has slightly declined
- Cheshire East has 16 permitted mineral extraction sites with resources such as silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat
- the Borough has proportionately more Grade 1, 2 and 3 agricultural land than the North West and England
- there has been an decrease in the amount of waste collected from the Borough's households

### Summary of future baseline

**B.42** Existing planning policy encourages the efficient use of land and a preference for the development of brownfield land where possible. Future housing, employment and infrastructure growth is likely to result in further loss of greenfield and agricultural land. In line with the NPPF, the Council should seek to use areas of poorer agricultural land in preference to those of higher quality.

**B.43** Due to increasing legislative and regulatory requirements, there are increasing pressures to improve recycling and composting rates and move towards zero waste to landfill. However, potential population increases within the Borough may increase pressures on recycling and waste management facilities. Furthermore, Defra's estimation for waste growth shows that national waste growth and estimates of future waste arisings are expected to remain consistent with current levels. This is because widespread initiatives to reduce waste and improve materials reuse and recycling are likely to reduce long-term production of waste.

55 [Cheshire East Council - Report on the Role of the Best and Most Versatile Land in Cheshire East. Local Plan Exam Library Ref \[PC B025\]](#)

56 Table 12.38, [Cheshire East Local Plan Authority Monitoring Report 2018/19](#).  
[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/authority-monitoring-report/authority-monitoring-report.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/authority-monitoring-report/authority-monitoring-report.aspx)

57 SE17 Household waste collection per head (kg) per annum (SA14) [Cheshire East Local Plan Authority Monitoring Report 2018/19](#).  
[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/authority-monitoring-report/authority-monitoring-report.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/authority-monitoring-report/authority-monitoring-report.aspx)



**B.44** Water availability in the wider area may be affected by regional increases in population and an increased occurrence of drought, which is estimated to become increasingly prevalent as a result of climate change.

**B.45** Water quality is likely to continue to be affected by pollution incidents in the area and physical modifications to water bodies. In the short to medium term, the requirements of the Water Framework Directive are likely to lead to improvements to water quality in watercourses in the wider area.

## Air

**B.46** There has been a growing body of evidence to suggest that poor air quality may have a negative effect on sensitive individuals. Air pollutants can also impact on vegetation, disrupt natural ecosystems and lead to the corrosion of buildings and monuments. Additionally, many pollutants are also greenhouse gases, which contribute to climate change.

**B.47** Those areas with the poorest air quality, with levels of nitrogen dioxide that relate to traffic levels and congestion, must be declared as Air Quality Management Areas. Following this declaration the Local Authority must produce an Air Quality Action Plan, showing how it intends to work towards achieving the national air quality objectives.

**B.48** In Cheshire East there are 19 Air Quality Management Areas ("AQMA") (2019).<sup>(58)</sup> These are shown in Table B.4.

Table B.4 Air Quality Management Areas in Cheshire East

Air Quality Management Areas			
A556 Chester Road, Mere	A523 London Road, Macclesfield	A34 West Road, Congleton	Nantwich Road, Crewe
A50 Manchester Road, Knutsford	A34 Lower Heath, Congleton	Wistaston Road, Crewe	Earle Street, Crewe
A6 Market Street, Disley	A54 Rood Hill, Congleton	A5022/A534, Sandbach	Hospital Street, Nantwich
Chester Road, Middlewich	Broken Cross, Macclesfield	Hibel Road, Macclesfield	Park Lane, Macclesfield
Middlewich Road, Sandbach	A537 Chelford Road, Knutsford	A533 Lewin Street, Middlewich	

**B.49** The main causes of air quality issues in Cheshire East is from road traffic.<sup>(59)</sup> The proportion of Cheshire East households with access to one or more cars or vans is significantly higher than that for the North West and England,<sup>(60)</sup> whilst the distances travelled to work driving a car or van are also high compared to those for the region or England (2011).<sup>(61)</sup>

58 Cheshire East Council Environmental Protection service

59 [Local Air Quality Strategy for Cheshire East Council 2018](https://www.cheshireeast.gov.uk/pdf/environment/air-quality/cheshire-east-aqs-2018-review-final-signed-version-2.1amended.pdf)  
<https://www.cheshireeast.gov.uk/pdf/environment/air-quality/cheshire-east-aqs-2018-review-final-signed-version-2.1amended.pdf>

60 Table KS404EW (Car or van availability), 2011 Census, ONS. ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

61 Table DC7701EW1a (Method of travel to work (2001 specification) by distance travelled to work), 2011 Census, ONS. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.





## Key issues

- there are areas in the Borough that suffer from poor air quality
- road traffic is the main source of air quality issues in the Borough

## Summary of future baseline

**B.50** New housing and employment provision in the Borough and sub-regionally has the potential to have adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as nitrogen dioxide. Areas of particular sensitivity to increased traffic flows are likely to be routes with the largest congestion issues, including those with designated AQMAs.

## Climatic factors

**B.51** Climate change is the formal term given to the fluctuation of the Earth's temperature and the impact of this on the natural environment. Although some of this fluctuation is natural, the average temperature of the Earth's surface is now about 1°C above the average for the pre-industrial era.<sup>(62)</sup>

**B.52** This change is largely the result of increasing emissions of carbon dioxide and other greenhouse gases into the atmosphere, leading to a 'greenhouse effect' that warms up the Earth and its oceans and creates more extreme weather conditions. Scientific evidence demonstrates that these increased emissions are almost entirely due to human activities, particularly the burning of fossil fuels, deforestation, agricultural activities and certain manufacturing processes.<sup>(63)</sup> Due to this a number of targets have been set for the reduction of carbon dioxide emissions (the most abundant greenhouse gas) and for limiting rises in global temperature.

**B.53** Total emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14 (see Table B.5). However, CO<sub>2</sub> emissions from road transport grew by 5% during 2013-16<sup>(64)</sup>

Table B.5 Emissions of Carbon Dioxide in Cheshire East (kt of CO<sub>2</sub>)

Sector	2013	2014	2015	2016	2017
Industry & commercial	1,065.0	860.4	852.3	801.5	770.2
Domestic	901.0	759.1	735.2	712.9	673.1
Transport	1,132.5	1,164.6	1,195.0	1,198.4	1,190.2
Land use, land use change & forestry	-1.6	-3.3	-4.4	-5.3	-6.6
<b>Total</b>	<b>3,097.0</b>	<b>2,780.8</b>	<b>2,778.1</b>	<b>2,707.6</b>	<b>2,626.8</b>

62 'Climate change explained', Department for Business, Energy & Industrial Strategy, October 2014: <https://www.gov.uk/guidance/climate-change-explained>

63 'Climate change explained', Department for Business, Energy & Industrial Strategy, October 2014.: <https://www.gov.uk/guidance/climate-change-explained>

64 UK Local Authority and regional carbon dioxide emissions national statistics: 2005-2016, Department for Business, Energy & Industrial Strategy, June 2019.



**B.54** Reducing greenhouse gas emissions will primarily be achieved through a combination of reducing emissions from buildings, (through changes to building construction methods and materials, building uses and improved build standards), reducing emissions from transport (encouraging modal shift and reducing need to travel), and energy use (shifting to low carbon forms of energy and reducing energy consumption) and changes to manufacturing processes (to make them less carbon-intensive).

**B.55** Improvements have already been achieved to build standards, linked to changes to building regulations. During the 2018/19 monitoring period, the average Standard Assessment Procedure ("SAP") rating received by new build dwellings across Cheshire East was 82; the same as the previous monitoring period.<sup>(65)</sup> This is significantly higher than the average for existing dwellings across Cheshire East of 55.<sup>(66)</sup>

### Key issues

- CO<sub>2</sub> emissions from road transport in the Borough have increased
- build standards have improved in the Borough, with the average SAP rating for new build higher than for existing dwellings

### Summary of future baseline

**B.56** Climate change has the potential to increase the occurrence of extreme weather events in the Borough, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. Carbon dioxide emissions are likely to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. This relates to transport for example, as increased take up of more energy efficient vehicles and electric vehicles takes place. However, increases in the built footprint of the Borough may lead to increases in overall emissions if efficiency measures do not keep pace.

### **Transport**

**B.57** The extensive road network in the Borough includes the M6, which runs north to south through the centre of Cheshire East and the M56 running east to west. The M56 links to the M6 in the north of the Borough. There are also 14 primary 'A' roads in Cheshire East.

**B.58** The rail network is accessible from 22 Railway Stations across the Borough, located on one or more of the rail lines radiating from Crewe. These are the West Coast Main Line to Glasgow and London, the Stoke-on-Trent/Derby Line, the Shrewsbury/South Wales Line, the Chester/Holyhead Line, and the Greater Manchester line. Macclesfield is on the West Coast Main Line - Stoke-on-Trent route, giving access to Greater Manchester and London Euston.

**B.59** The reliance on private transport remains high, however. The estimated vehicle miles driven by cars and taxis in Cheshire East was 2.247bn in 2018. This is up from 2.230bn in 2017 and is the second highest figure recorded since 2009.<sup>(67)</sup>

<sup>65</sup> Ratings are expressed on a scale of 1 to 100 - the higher the number, the better the rating

<sup>66</sup> Cheshire East Council Building Control Service

<sup>67</sup> Department for Transport traffic counts data (obtained in October May 202017 from <https://roadtraffic.dft.gov.uk/local-authorities/73>)



### Key issues

- the Borough has an extensive road network, including the M6 and M56 motorways
- there is a high reliance on private transport in the Borough

### Summary of future baseline

**B.60** Given the rural nature of the majority of the Borough and high levels of ownership and access to private vehicles, the car is likely to remain a dominant form of transport in the Borough over the coming years. New housing and employment provision also has the potential to increase traffic flows without appropriate locational policies and interventions. As such, congestion is likely to continue to be an issue for parts of the Borough. Whilst negative effects of new development on the transport network are likely to be mitigated to a degree, there will be a continuing need for development to be situated in accessible locations that limit the need to travel by private car.

### **Cultural heritage and landscape**

**B.61** Cheshire East contains a valued, varied and unique heritage, which includes a number of cultural and environmental assets. These assets include Macclesfield's industrial heritage, Little Moreton Hall, Crewe's railway heritage, Tatton Park, Lyme Park, Quarry Bank Mill, Tegg's Nose, the canal network, historic towns and parts of the Peak District National Park, amongst others. Other unique attractions include a wealth of historic Parks and Gardens and Jodrell Bank Radio Telescope.

**B.62** Formal cultural designations in Cheshire East include:

- one **World Heritage Site** (2019) - inscribed in recognition of Jodrell Bank Observatory's Outstanding Universal Value<sup>(68)</sup>
- 77 **Conservation Areas** of varying size and scale (2019) - designated as a result of the special character of development that has taken place in them. In and adjoining these Areas there is a statutory duty to pay 'special attention' to development with the intention of preserving/enhancing its character or appearance<sup>(69)</sup>
- 2,649 **Listed Buildings** (2019) covering a number of different gradings - those of particular merit, for reason of architectural quality, their social or economic history, association with well known characters or events or because of their group value with other Listed Buildings<sup>(70)</sup>
- 106 **Scheduled Monuments** (2019) - historically important sites and monuments<sup>(71)</sup>
- 17 historic **Parks and Gardens** (2019) - viewed as a distinctive and much cherished part of our inheritance<sup>(72)</sup>
- ten **areas of archaeological potential** (2019) - parts of the country where it is deemed likely that buried archaeology has survived<sup>(73)</sup>
- one **registered battlefield** (2019) - designated as a result of the importance of events that took place there<sup>(74)</sup>

68 <http://whc.unesco.org/en/decisions/7397>

69 Cheshire East Council Environmental Planning service

70 Historic England

71 Historic England

72 Historic England

73 Cheshire Archaeology Planning Advisory Service

74 Historic England



**B.63** There is also the potential for non-designated (or local heritage) assets, and unrecorded archaeology on some sites.

**B.64** Cheshire contains 12 historic land classifications,<sup>(75)</sup> based on the presence or absence of features in the landscape in 2007:

- Settlement: about 12% (about 31,405ha)
- Woodland: about 3.4% (about 8,997ha)
- Non-improved: about 4.2% (about 11,116ha)
- Ornamental Landscape: about 2.6% (about 6,797ha)
- Ancient Fieldscapes: about 18.0% (about 46,586ha)
- Post Medieval Landscape: about 27.8% (about 73,049ha)
- Military: about 0.3% (about 829ha)
- C20th Fieldscapes: about 16.0% (about 41,698ha)
- Communications: about 1.9% (about 4,889ha)
- Water Bodies: about 0.5% (about 1,414ha)
- Industry: about 5.0% (about 123,991ha)
- Recreation: about 2.6% (about 6,943ha)

**B.65** Cheshire East's landscape is dominated by the flat topography of the Cheshire Plains, containing a number of meres, ponds and marshes; however variety is provided as a result of the closeness of the Peak District to the east and the Mid-Cheshire Ridge to the west. There were 14 landscape character types in Cheshire East in 2018: LCT 1 Sandstone Ridge, LCT 2 Sandstone Fringe, LCT 3 Undulating Farmland, LCT 4 Cheshire Plain East, LCT 5 Wooded Estates and Meres, LCT 6 Woodland, Heaths, Meres and Mosses, LCT 7 Lower Wooded Farmland, LCT 8 Salt Flashes, LCT 9 Mossland, LCT 10 River Valleys, LCT 11 Higher Wooded Farmland, LCT 12 Upland Footslopes, LCT 13 Enclosed Gritstone Upland, LCT 14 Moorland Hill and Ridges.<sup>(76)</sup>

**B.66** Trees contribute to the identified landscape character of an area, with the Borough containing many areas where trees are subject to Tree Preservation Orders.

**B.67** Green Gap is a local designation, introduced to achieve similar objectives to Green Belt; Cheshire East has 1,212.31ha of land identified as Strategic Green Gap in the south of the Borough (2017).<sup>(77)</sup>

**B.68** The Borough contains large areas of designated open space including within settlements and 40,140ha of land designated as Green Belt (2019).<sup>(78)</sup>

### Key issues

- the Borough contains a number of cultural and environmental assets, including designated heritage assets
- there are a variety of landscape types and historic land classifications in the Borough

<sup>75</sup> [Cheshire County Council and English Heritage: The Cheshire Historic Landscape Characterisation \(2007\)](#)

<sup>76</sup> [Cheshire East Landscape Character Assessment, LUC, May 2018](#)  
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>

<sup>77</sup> Cheshire East Council Strategic Planning service

<sup>78</sup> Local authority Green Belt statistics for England: 2018 to 2019, MHCLG



## Summary of future baseline

**B.69** New development in the Borough has the potential to impact on the fabric and setting of cultural heritage assets. This includes through inappropriate design and layout. It should be noted, however, that existing historic environment designations will offer a degree of protection to cultural heritage assets and their settings. Also new development need not be harmful to the significance of a heritage asset; new development may be an opportunity to enhance the setting of an asset and better reveal its significance. There may also be opportunities to enhance non-designated heritage assets.

**B.70** New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the Borough. This includes from the loss of landscape features and visual impact. There may also be potential effects on landscape/townscape character and quality in the vicinity of the road network due to an incremental growth in traffic flows.

## **Social inclusiveness**

**B.71** In 2018, Cheshire East contained 175,230 dwellings. Of these, 88.2% were private sector, 11.7% were operated by a private registered provider and 0.1% were owned by the Local Authority or another public sector body.<sup>(79)</sup>

**B.72** The Objectively Assessed Need (OAN) (2015) for Cheshire East is 36,000 dwellings over the Local Plan period (2010 to 2030), which equates to an average of 1,800 dwellings per year.<sup>(80)</sup>

**B.73** After a downturn around the time of the 2008-9 global financial crisis, average (mean) house prices across Cheshire East rose in each consecutive year from 2013 onwards. By December 2019, the average price in the Borough was £229,700 (up 32% on the same month of 2012), which is lower than the England average (£248,900), but well above the North West (£165,700).<sup>(81)</sup>

**B.74** 24 Of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs for overall deprivation (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).<sup>(82)</sup>

**B.75** Of the 24 LSOAs that currently rank among the most deprived 25%, 17 are in Crewe, three in Macclesfield and one each in Alsager, Congleton, Middlewich and Wilmslow.

**B.76** 109 of the Boroughs LSOAs are amongst England's least deprived 25% (down from 120 in 2015) and 66 of these are within England's least deprived 10% (up from 63 in 2015).

79 Table 100 (Dwelling stock: number of dwellings by tenure and district, England), Live tables on dwelling stock, MHCLG, May 2019  
 80 [Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015 \(Local Plan Exam Library ref \[PS E033\]\)](#)  
 81 Land Registry House Price Index data interrogation tool web page (<http://landregistry.data.gov.uk/app/ukhpi/explore>) following the Registry's 22 April 2020 UK House Price Index data release (<https://www.gov.uk/government/collections/uk-house-price-index-reports>)  
 82 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, MHCLG, Sept 2019, <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> and 2015 English Indices of Deprivation, DCLG (now MHCLG) Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>.



**B.77** The statistics suggest little change (between 2015 and 2019) in the relative deprivation of Cheshire East (compared to other parts of England). However, these statistics do not measure absolute deprivation and it is not possible to draw conclusions from them about how deprivation has changed in absolute terms.

**B.78** Table B.6 lists the 24 most deprived LSOAs in 2019.

**Table B.6 Cheshire East LSOAs that Fall Within England's Most Deprived 25%**

LSOA code (2011)	Settlement <sup>(1)</sup>	Percentile <sup>(2)</sup>
E01018476	Crewe	3.82
E01018462	Crewe	7.54
E01018466	Crewe	7.81
E01018640	Macclesfield	9.14
E01018400	Congleton	10.43
E01018445	Crewe	11.32
E01018459	Crewe	11.94
E01018485	Crewe	12.28
E01018486	Crewe	13.16
E01018645	Macclesfield	13.39
E01018596	Wilmslow	13.87
E01018388	Alsager	14.36
E01018498	Crewe	15.06
E01018463	Crewe	15.82
E01018467	Crewe	16.66
E01018484	Crewe	17.32
E01018477	Crewe	18.26
E01018478	Crewe	19.06
E01018423	Middlewich	20.97
E01018497	Crewe	22.27
E01018631	Macclesfield	23.15
E01018487	Crewe	23.31
E01018461	Crewe	23.47
E01018464	Crewe	24.60

1. The geographical definitions used for each settlement are those set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010.
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018640 in Macclesfield has a percentile value of 9.14, which means it is outside England's most deprived 9%, but inside England's most deprived 10%.





**B.79** There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown; in deprived areas, 50.9% of residents were female as of 2018, which is virtually identical to the Cheshire East average (51.1%).<sup>(83)</sup>

**B.80** The proportion of households with no access to a car was significantly higher (39.0%) in deprived areas than in Cheshire East as a whole (16.1%).<sup>(84)</sup>

**B.81** At the time of the 2011 Census, 8.4% (30,953) of Cheshire East's residents were living in deprived areas. People from non-white ethnic groups (mixed, Asian, Black, or other non-white groups) accounted for 5.3% of the population in these deprived areas, but made up only 3.3% of the population in Cheshire East as a whole. It is also notable that the proportion of people from the 'Other White' group (any white people other than British/Irish/Gypsy/Irish Traveller) was much greater (7.3%) in these deprived areas than in Cheshire East as a whole (2.5%).<sup>(85)</sup>

**B.82** In Cheshire East as a whole, women were much more likely to travel to shorter distances to work; as of 2011, 54.6% of female workers travelled less than 10km, whereas only 38.8% of male workers did so.<sup>(86)</sup>

**B.83** There are no reliable local, Cheshire East, estimates for the proportion of residents identifying as lesbian, gay or bisexual ("LGB"). However, over the last five years national estimates of LGB have increased from 1.5% in 2012 to 2.0% in 2017 for the population aged 16 years and over. Using these prevalence rates, the draft Cheshire East Equality, Diversity and Inclusion Strategy 2020-2024 estimates that more than 6,000 Cheshire East residents aged 16 and over may be estimated as identifying as LGB. However, this calculation does not take account of LGB people being more concentrated in some geographical areas of the UK than others, so the 6,000 figure should probably be treated with some caution.

**B.84** There is no accurate figure for how big the transgender community is. Research funded by National Government, carried out by Gender Identity Research and Education Society estimated the trans population as approximately 0.6%-1% of the UK adult population. If this proportion were the same in Cheshire East, then, according to the draft Equality, Diversity and Inclusion Strategy 2020-2024, this would equate to 1,900 to more than 3,000 of Cheshire East adult residents. However, these figures do not take account of any geographical differences in the UK in the proportion of local people who are transgender. The draft Equality, Diversity and Inclusion Strategy 2020-2024 also notes that:

- The Equality and Human Rights Commission reported that 100 people out of 10,000 (1%) answered yes to undergoing part of the process of changing 'from the sex you were described as at birth to the gender you identify with, or do you intend to.
- gender variant people present for treatment at any age, but nationally the median age is 42.

83 ONS mid-year population estimates (June 2019 release) and mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

84 Table KS404EW (Car or van availability), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

85 Table QS201EW (Ethnic group), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

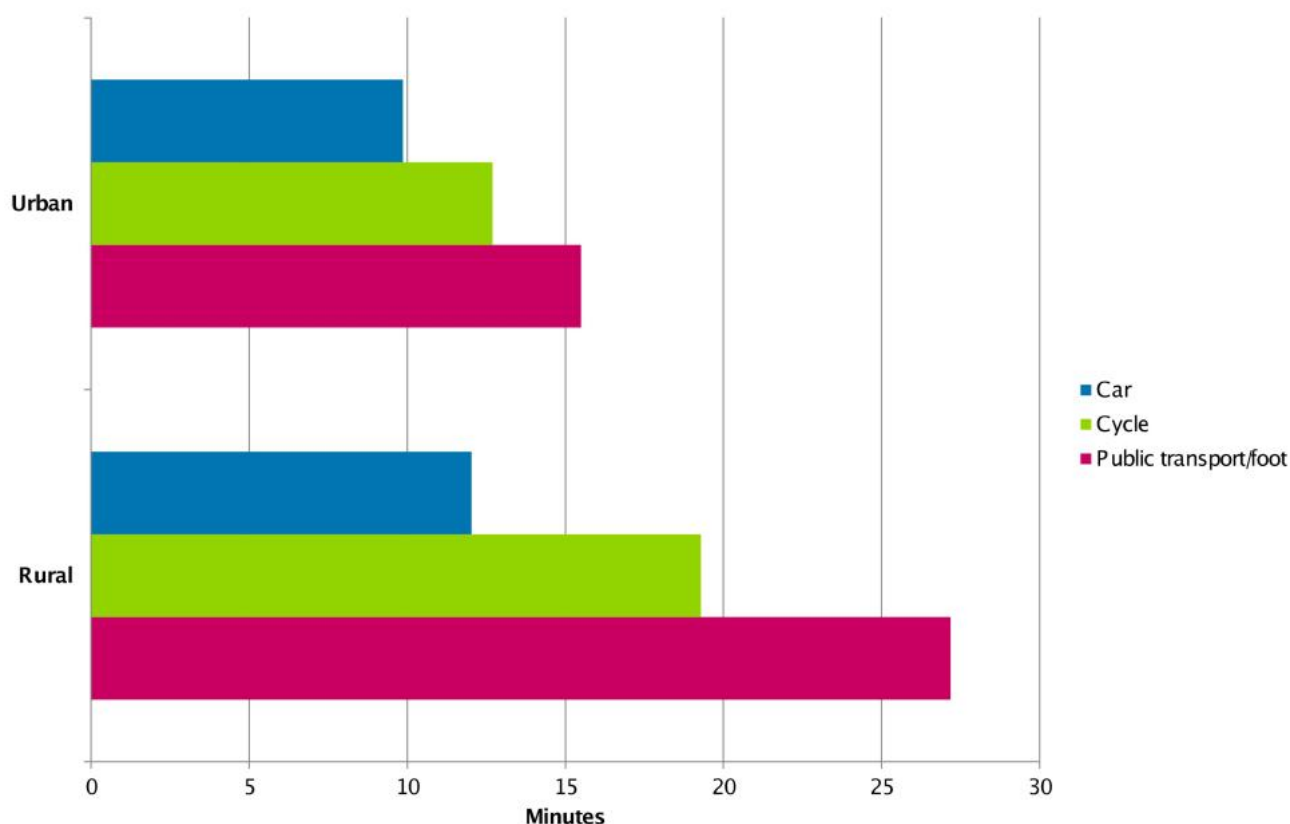
86 Table LC7104EW (Distance travelled to work by sex), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.





**B.85** Figure B.4 shows that the average minimum travel times to key services<sup>(87)</sup> is higher in rural areas compared to urban areas, using public transport/walking, cycling and by car.<sup>(88)</sup>

Figure B.4 Average minimum travel times to nearest key services, by Cheshire East LSOA and rural-urban typology, 2017



### Key issues

- average house prices in the Borough are higher than the North West, but lower than the England average
- the majority of dwellings in the Borough are private sector
- the Borough contains Lower Super Output Areas that are some of the most deprived in England
- there is an association between deprivation and car access reflected in lower incidences of access in deprived areas
- women are likely to travel shorter distances to work

87 Employment centre with 500 to 4,999 jobs, primary school, secondary school, further education college, GP, hospital, food store, town centre.

88 Tables JTS0501 to JTS0508, Journey Time Statistics: 2017 (revised), Department for Transport, December 2019 (<https://www.gov.uk/government/collections/journey-time-statistics>). Notes: [1] The rural and urban statistics in this sheet are based on Cheshire East Council's updated (2015) Rural-Urban Classification. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. [2] The figures shown above are weighted averages, with the travel times for each LSOA weighted according to the number of service users (the population aged 16-74 in the case of employment centres, population aged 5-10 in the case of primary schools, population aged 11-15 in the case of secondary schools, population aged 16-19 in the case of FE colleges and the number of households in the case of GPs, hospitals, food stores and town centres).



## Summary of future baseline

**B.86** The suitability of housing for local requirements depends in part on the successful implementation of appropriate housing policies taken forward through the Local Plan. However, without interventions, the affordability, suitability and quality of housing in the Borough may continue to be an issue. Unplanned development may also have wider implications in terms of transport and access to infrastructure or the natural environment.

## Economic development

**B.87** Jobs density is defined as the number of filled jobs in an area divided by the number of working-age residents in that area. High job densities indicate that demand for labour exceeds supply. The shortfall may be met by inward commuting. Conversely, many of those living in areas with a low jobs density may have to commute to work in other areas. The latest (2018) figures put the Borough's jobs density at 0.96, which is considerably higher than the densities for the North West (0.84) and the UK (0.86).<sup>(89)</sup>

**B.88** Survey data for 2018 suggest that over two fifths (41.9%, or about 93,900) of Cheshire East's 16-64 year-olds have a qualification at Level 4 (first degree level or equivalent) or above. This proportion exceeds the figures for the North West (36.1%) by a statistically significant margin (in other words, the difference cannot be attributed solely to survey sampling error) and is also above the UK average (40.2%).<sup>(90)</sup>

**B.89** Of those people working in the Borough in 2019, nearly half (47.3%) were employed in high-skill occupations (managerial, professional and associate professional/technical occupations). This proportion is on a par with the UK average (47.2%). The proportion working in administrative & secretarial jobs (10.2%) and skilled trades occupations (10.1%) are also similar to the equivalent figures for the UK (9.7% and 10.2% respectively), as are the shares contributed by caring, leisure, sales and customer service occupations (15.6% locally and 16.4% in the UK) and low-skill or elementary occupations (16.8% locally, against 16.5% for the UK) are each below the UK average.<sup>(91)</sup> The percentage of working-age (16-64 year-old) residents in employment (80.9% in 2019) exceeds both the regional and UK averages (74.5% and 75.6% respectively) by a statistical margin.<sup>(92)</sup> The proportion of the economically active population aged 16 and above who are unemployed – people who are available for and actively seeking work, but not necessarily claiming out-of-work benefits – is also low (3.0% in 2019, compared to 3.9% for the North West and 4.2% in Great Britain).<sup>(93)</sup> So is the claimant count rate (the proportion of working-age people claiming out-of-work benefits): 2.1% in Cheshire East in March 2020, against 3.7% and 3.1% for the North West and UK respectively.<sup>(94)</sup>

89 Jobs density data, ONS, NOMIS. ONS Crown Copyright 2019

90 Annual Population Survey, January-December 2019, ONS, NOMIS. ONS Crown Copyright 2020

91 Annual Population Survey workplace analysis, January-December 2019, ONS, NOMIS. Crown Copyright 2020. Note: The analysis described above is based on ONS' Standard Occupational Classification 2010 (SOC2010) Major Groups: "high-skill" occupations means SOC2010 Major Groups 1-3 and "low-skill or elementary occupations" means Major Groups 8-9, whilst "caring, leisure, sales and customer service occupations" means Major Groups 6-7; "administrative & secretarial" is Major Group 4 and "skilled trades occupations" is Major Group 5.

92 Annual Population Survey, January-December 2019, ONS, NOMIS. Crown Copyright 2020.

93 Model-based estimates of unemployment, January-December 2019, ONS, NOMIS. Crown Copyright 2018. Note: Estimates of unemployment for regions and countries have been produced from Annual Population Survey data. Estimates at unitary authority level are from model-based estimates.

94 Sources: [1] Claimant Count, ONS, NOMIS. Crown Copyright 2020. [2] ONS provisional mid-year population estimates for 2019 (May 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0. Note: Because this claimant count measure includes all out-of-work Universal Credit (UC) claimants as well as all Jobseeker's Allowance (JSA) claimants, it results in higher claimant counts and rates than the previous measure (which covered JSA alone).



**B.90** In Cheshire East 29,100 residents travelled at least 20km to work (2011), which equates to 16.0% of the Borough's working residents, and is significantly higher than for the North West (11.4%) and England & Wales (13.8%).<sup>(95)</sup>

**B.91** ONS business counts data<sup>(96)</sup> indicate that, of the 19,575 businesses located in Cheshire East as of 2019, 10,385 (53.1%) were based in Middle Layer Super Outputs ("MSOAs") that were part rural and part urban, 4,445 (22.7%) were in completely rural MSOAs and 4,745 (24.2%) were in completely urban MSOAs.<sup>(97)</sup>

**B.92** A breakdown of businesses by industry (see Table B.7) shows that agriculture, forestry and fishing accounts for a much greater proportion of the business population in completely rural MSOAs than elsewhere in the Borough. Conversely, wholesale and retail firms and businesses in the accommodation and food services sector make up a much larger share of the business population in completely urban MSOAs than they do elsewhere. This reflects the fact that many companies in these latter sectors serve consumers (households) rather than other businesses and so are relatively likely to locate in urban areas because of the higher number of people (potential customers) living in close proximity.<sup>(98)</sup>

Table B.7 Businesses by rural-urban typology and industry in 2019

SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
A: Agriculture, forestry and fishing	21.3	4.3	0.9	7.3
B: Mining and quarrying	0.1	0.0	0.0	0.1
C: Manufacturing	4.0	4.7	5.7	4.8
D: Electricity, gas, steam, and air conditioning	0.1	0.1	0.1	0.1
E: Water supply, sewerage, waste management and remediation activities	0.2	0.3	0.3	0.3
F: Construction	9.6	10.2	10.0	10.0

95 2011 Census Table QS702EW (Distance travelled to work), ONS. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

96 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ).

97 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above MSA level. Therefore the resulting statistics are split into three categories: "rural only" MSAs (those containing only rural LSOAs); "mixed" MSAs (those containing both rural and urban LSOAs); and "urban only" MSAs (those containing only urban LSOAs).

98 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: these statistics are based on Cheshire East Council's 2015 Rural-Urban Classification of LSOAs and hence the resulting statistics are split into three categories: "rural only" MSAs (those containing only rural LSOAs); "mixed" MSAs (those containing both rural and urban LSOAs); and "urban only" MSAs (those containing only urban LSOAs).



SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	13.0	17.5	13.7
H: Transportation and storage	1.9	2.8	4.8	3.1
I: Accommodation and food service activities	3.8	4.4	7.2	5.0
J: Information and communication	6.0	8.7	7.2	7/7
K: Financial and insurance activities	1.5	2.9	2.7	2.6
L: Real estate activities	4.7	3.6	3.4	3.8
M: Professional, scientific and technical activities	18.2	23.4	18.7	21.0
N: Administrative and support service activities	8.1	9.1	7.9	8.6
O: Public administrative and defence; social security	0.7	0.3	0.3	0.4
P: Education	1.0	1.9	1.9	1.7
Q: Human health and social work activities	2.4	3.9	4.0	3.6
R: Arts, entertainment and recreation	2.8	2.3	2.0	2.3
S: Other service activities	2.4	4.0	5.4	4.0



**B.93** Rural areas accounted for an estimated 36.8% of Cheshire East's employment total (71,000 jobs out of 197,000) as of 2018. This is slightly lower than the rural areas' share of the Borough's population (37.7% in 2018).<sup>(99)</sup>

**B.94** The United Kingdom (UK) has now left the European Union (EU). It is not possible to predict the impact of the UK leaving the EU (commonly termed as 'Brexit') as the future trading relationship is unknown at the time of drafting this report. The coronavirus (COVID-19) was first reported in China, in December 2019 and was declared a pandemic in March 2020. There are real material uncertainties around the economic impacts of COVID-19 and Brexit in terms of severity and duration of impacts. However, it is too early to predict what the impact on the economy may be.<sup>(100)</sup> It will be important for objectives around supporting a sustainable, competitive and low carbon economy to be included in the appraisal framework. Throughout the appraisal of the SADPD, it is important to note that the SADPD sets non-strategic policies under the umbrella of the adopted LPS. It is not the role of the SADPD to revisit key strategic matters settled through the LPS process.

### Key issues

- the Borough has a high jobs density
- the proportion of 16 to 64 year olds in the Borough with a first degree or equivalent qualification exceeds the figures for the North West and UK
- almost half of the people working in the Borough are employed in high-skill occupations
- the proportions working in each broad occupational group are very similar to the UK average
- there is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed
- agriculture, forestry and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale, retail, accommodation and food services businesses make up a relatively high proportion of businesses in urban areas

### Summary of future baseline

**B.95** The Borough has a relatively high proportion of people employed in high-skill occupations though the proportions in each broad occupational group are similar to the UK average; this situation is likely to continue in the absence of a major shift in the nature of the local economy.

**B.96** The rural economy will continue to play a large part in the economic vitality of the Borough.

**B.97** The Borough also has an important tourism offer and historic legacy, which provides significant opportunities for the economy.

**B.98** An increasing trend of homeworking, self-employment and home based businesses is likely to have influence on the Borough's economic landscape in forthcoming years.

99 [1] Business Register and Employment Survey open access data series for 2018, ONS, NOMIS. Crown Copyright 2019. Note: Figures are for employment and include self-employed people registered for VAT and PAYE schemes as well as employees. [2] ONS 2018 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0. [3] 2015 Rural-Urban Classification for Cheshire East (at LSOA level), Research & Consultation Team, Cheshire East Council.

100 Local Plan Site Allocations and Development Policies Viability Assessment 2020 update and refresh [ED 52]



## Appendix C: Disaggregation and safeguarded land options

**C.1** Consultation on the Initial Publication Draft SADPD and its accompanying SA Report took place between 19 August and 30 September 2019. A number of significant proposed changes have been made to the initial version following careful consideration of representations received in 2019 and to reflect updated evidence and circumstances regarding the Plan. This has led to the Revised Publication Draft SADPD. References to the initial Publication Draft SADPD (or initial options in relation to disaggregation) refers to the consultation that took place in 2019. References to the Revised Publication Draft SADPD (or revised options) relates to the Revised Publication Draft SADPD.

### Initial disaggregation Options

**C.2** LPS Policy PG 7 "Spatial Distribution" in the LPS indicates that LSCs are to accommodate in the order of 7ha of employment land and 3,500 new homes, with Other Settlements and Rural Areas ("OSRA") indicatively expected to accommodate in the order of 69ha of employment land (including 61ha at the Employment Improvement Area at Wardle) and 2,950 new homes (including 275 homes at the Alderley Park Opportunity Site).<sup>(101)</sup> These figures are neither a ceiling nor target to be reached.

**C.3** The purpose SADPD (part 2 of the Local Plan) was to consider the disaggregation of the PG 7 indicative development figure for LSCs; the Council has explored alternatives to deliver this level of growth.

**C.4** In terms of the OSRA, the strategy of the LPS is to meet the majority of new development in the higher order centres in the settlement hierarchy. Development in the OSRA should be appropriate to the function and character of the settlement and confined to locations that well relate to the settlement's existing built up area.

**C.5** As set out in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05] no housing allocations are proposed in the SADPD for the OSRA as the housing supply exceeds the expected levels of development for the OSRA. Furthermore, the significantly increased level of flexibility in the overall housing numbers set out in Chapter 6 of [ED 05] gives confidence that the overall 36,000 plan housing requirement will be met in full over the plan period without requiring site allocations in the OSRA tier of the settlement hierarchy.

**C.6** Cheshire East is one of the leading local authority areas in the country for bringing forward NDPs. Some of the made NDPs and those under preparation include housing targets for the Neighbourhood Area. Where communities wish to set development requirements in the OSRA, the neighbourhood planning process is well placed to achieve this. The approach to the OSRA is set out in a dedicated OSRA Report [ED 46] and 'The provision of housing and employment land and the approach to spatial distribution' [ED 05].

**C.7** Several factors were considered to influence the initial disaggregation of the spatial distribution around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. These included: Policy constraints; known development opportunities; infrastructure capacity; physical constraints; deliverability and viability;

<sup>101</sup> The SA for the LPS evaluated the potential effects of this growth, although there were uncertainties as the precise location of development was not known.





relationship with achievement of LPS vision and strategic priorities; and responses to the SADPD Issues Paper and First Draft SADPD consultations. The findings of the SA for the initial disaggregation options also informed the Council's approach.

**C.8** The methodology was split into stages and sought to clearly set out the process taken to determine the initial disaggregation of the spatial distribution of development around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. The stages were:

- Stage 1 – Data gathering
- Stage 2 – Consideration of appropriate supply of sites
- Stage 3 – Alternative option development
- Stage 4 – SA of reasonable alternative options
- Stage 5 – Determination of the most appropriate option
- Stage 6 – Final report

**C.9** It was felt appropriate to look at high-level disaggregation options to make sure that all reasonable considerations were taken into account in option development, and that they were related to the issues that face the LSCs in the Borough.

**C.10** Seven high-level initial Options were identified to help explore the different ways that additional housing and employment land could be distributed around the LSCs. These were:

- Option 1 – Population led
- Option 2 – Household led
- Option 3 – Services and facilities led
- Option 4 – Constraints led
- Option 5 – Green Belt led
- Option 6 – Opportunity led
- Option 7 – Hybrid approach

**C.11** Options 1 and 2 were provided as comparator Options to provide a basis from which to compare Options 3 to 7 against. Options 3 to 6 had different focuses of approach (be it services and facilities led, constraints led, Green Belt led, or opportunity led).

**C.12** The options for disaggregation needed to take into account the vision and strategic priorities of the LPS, and be achievable. They also should have met the needs of the LSCs, and addressed any issues identified. Table C.1 explains in further detail the seven high-level initial options that were subject to testing.

**C.13** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non-strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD.





Table C.1 High-level initial Options subject to testing (initial Publication Draft SADPD)

Option	Description	Reasoning
1: Population led	This alternative would distribute housing and employment land proportionately according to the population share of each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the population total for each LSC at 2017, (to provide the most up to date picture, using 2012-2017 mid-year population estimates for small areas from the Office for National Statistics ("ONS")), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. It therefore takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
2: Household led	This alternative would distribute housing and employment land proportionately according to the share of housing at each settlement at the beginning of the Plan period.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the household total for each LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p> <p>Similar to Option 1, it takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
3: Services and facilities led	This alternative would distribute housing and employment land proportionally according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the services and facilities for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The services and facilities for each settlement were noted on a template that was adapted from the Determining the Settlement Hierarchy paper<sup>(102)</sup> to make it more appropriate for the LSCs.</p> <p>This Option assumes that the larger the proportion of services and facilities a settlement has, the more development it could accommodate.</p>

102 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
4: Constraints led	This alternative would distribute housing and employment land proportionally according to the share of constraints for each settlement.	<p>The amount of housing and employment land at each settlement has been calculated by finding the share of the constraints for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The constraints considered were Green Belt/Strategic Green Gap, LLDAs, nature conservation, historic environment, flood risk, and Best and Most Versatile agricultural land.</p> <p>This Option assumes that if a settlement has fewer constraints then it has the potential to accommodate a greater level of development.</p>
5: Green Belt led	This alternative would seek to limit the impacts of development on settlements that are constrained by the presence of Green Belt around them.	<p>There are other constraining factors and policy drivers that have not been factored into this alternative, for example the historic environment and agricultural land quality.</p> <p>This Option looks to make no further changes to the Green Belt in the north of the Borough around LSCs. Therefore for those settlements constrained by Green Belt, the amount of housing and employment land is calculated by adding together the existing completions, take-up, commitments, and the amount of development that could be accommodated on sites submitted through the Council's call for sites process and the First Draft SADPD consultation that are in the urban area and have been shortlisted for further consideration in the site selection process (Stage 2 of the SSM).</p> <p>For those settlements outside of the Green Belt, the housing and employment land has been calculated by finding the share of the household total for each non-Green Belt LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p>
6: Opportunity led	This alternative would distribute housing and employment land proportionally according to the share of sites shortlisted for further consideration in the site selection process (Stage 2 of the SSM) for each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the sites shortlisted for further consideration in the site selection process for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>This Option assumes that the larger the proportion of sites shortlisted for consideration a settlement has, the more development it would accommodate.</p>
7: Hybrid approach	This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities.	The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.



Option	Description	Reasoning
	This option is a blend of Options 3, 4, 5, and 6 with account taken of NDPs, and completions, commitments and take-up.	This Option combines Options 3, 4, 5, and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/03/18.

## Method

**C.14** The sustainability objectives and topics identified in Chapter 2 of this Report, and taken from the SA Scoping Report (June 2017)<sup>(103)</sup> form the basis for the SA work carried out on the seven initial reasonable disaggregation Options, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. A comparative appraisal examining the significant effects of the alternatives was carried out using the baseline information (presented in Appendix B of this Report) and any available updated evidence, together with professional judgement where appropriate. Effects are predicated taking into account the criteria in the Regulations;<sup>(104)</sup> (duration, frequency and reversibility of effects are considered, as well as cumulative effects<sup>(105)</sup>). In the appraisal, green shading is used to indicate significant positive effects and red shading is used to indicate significant negative effects. The alternatives are also ranked in terms of relative performance; where it is not possible to differentiate between all alternatives '=' is used. General comments are made on the relative merits of the alternatives where significant effects can't be predicted based on reasonable assumptions.

## Appraisal findings

**C.15** Tables C.2 to C.10 detail the appraisal findings for each initial Option, under each specific sustainability topic. It should be noted that all Options generally provide the same overall level of housing and employment growth, but there are variations as to how this growth is distributed across the LSCs. Table C.11 summarises the appraisal findings for the initial Options.

## Biodiversity, flora and fauna

Table C.2 Sustainability topic: biodiversity, flora and fauna

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	3	1	3	3	2
Commentary	A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1						

103 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/local\\_plan\\_consultations/sustainability\\_appraisal.asp](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/sustainability_appraisal.asp)

104 Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

105 Chapter 5 of this Report



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example Sites of Special Scientific Interest ("SSSIs")), and locally important sites (for example Local Wildlife Sites ("LWSs")), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will determine if the proposed allocations will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or adjacent to them (Chelford, Haslington and Wrenbury are the exceptions). Therefore Options that focus development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that all of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Holmes Chapel), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with all of the Options.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to environmental constraints. Therefore it is considered that these Options are likely to have a negative effect on biodiversity, flora and fauna across a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is likely to have a negative effect on biodiversity, flora and fauna at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including environmental), on a proportionate basis. The majority of LSCs are located adjacent or close to nature conservation designations, with the exception of Chelford, Haslington and Wrenbury. Therefore it is considered that Option 4 is likely to have a negative effect on biodiversity, flora and fauna but to a lesser extent than the other Options under consideration.</p> <p>Option 5 is likely to have a greater negative effect on biodiversity, flora and fauna at the settlements that are not constrained by Green Belt; Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury.</p> <p>Option 6 is likely to have a greater negative effect on biodiversity, flora and fauna at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the Option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with nature designations, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6.</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity", seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective. Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough, whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change mitigation and adaptation", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic, as the consideration of environmental constraints forms the basis of this Option. Option 7 performs relatively well as it also takes into account environmental constraints, but this Option also considers the development needs of the settlement, which could result in development proposals close to nature conservation designations. It is difficult to differentiate between Options 1, 2, 3, 5 and 6 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known, although it is acknowledged that there will be a quantum of development on greenfield sites with all Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Population and human health

Table C.3 Sustainability topic: population and human health

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	2	2	1	3	2	2	2
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more housing a settlement is allocated could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Bollington, Holmes Chapel and Alderley Edge.</p> <p>Option 3 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more development it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, providing the opportunity to reduce the reliance on private vehicles and take part in active travel; this would provide a positive effect for this Option.</p> <p>Option 4 does not perform as well as it does not provide the opportunity for Alderley Edge, Bollington, Mobberley and Prestbury to grow due to the consideration of constraining factors. This would mean that there is no opportunity for infrastructure improvements, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for these settlements. For those settlements that do have the opportunity to grow, for example Haslington would be expected to deliver 700 homes under this Option, the critical mass may be reached to deliver infrastructure improvements.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt in the north of the Borough (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury) providing reduced positive effects for those settlements, as there would be no opportunity for infrastructure improvements. However, for those settlements that do have growth opportunities the critical mass may be reached to deliver infrastructure improvements, although this is less likely than with Option 4, as all settlements receive some growth.</p> <p>Option 6 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Audlem, Bollington, Bunbury, Goostrey and Wrenbury, for example, as there will be less growth. If, however,</p>						





	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Option 7 also generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Holmes Chapel, Bollington and Haslington.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, Option 3 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, with its opportunities for active travel and resulting health benefits. It is difficult to differentiate between Options 1, 2, 5, 6 and 7 as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure. Option 4 performs the least well as it does not allow for growth in all the LSCs. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known and whether a critical mass would be reached.</p>						





## Water and soil

Table C.4 Sustainability topic: water and soil

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	3	1	3	3	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct development to other parts of the Borough. In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as Best and Most Versatile ("BMV"). Audlem, Bunbury, Chelford, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury have Grade 2 BMV agricultural land adjacent, therefore Options that direct development to these areas have a greater likelihood of a negative effect on soil, compared to those that direct development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to agricultural land quality, flood risk and the development of greenfield land. Therefore it is considered that these Options would have the potential to have a negative effect on water and soil in relation to flood risk and the loss of greenfield/BMV agricultural land over a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including BMV agricultural land and flood risk), on a proportionate basis. However, it is acknowledged that, due to the Borough-wide dispersal of BMV agricultural land and areas at risk of flooding, it is unlikely that they could be avoided altogether. Therefore it is considered that Option 4 is likely to have a negative effect on water and soil, but to a lesser extent than the other Options under consideration.</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Option 5 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements that are not constrained by Green Belt; Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury.</p> <p>Option 6 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with BMV agricultural land and flood risk areas, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic, as the consideration of agricultural land quality and flood risk forms the basis of this Option. Option 7 performs relatively well as it also takes into account agricultural land quality and flood risk, but this Option also considers the development needs of the settlement, which could result in development proposals close to BMV agricultural land or areas at risk of flooding. It is difficult to differentiate between Options 1, 2, 3, 5 and 6 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known, although it is acknowledged that there will be a quantum of development on greenfield sites with all Options. As a precautionary approach it is considered that there is an overall potential for a negative effect, however it is considered that there is suitable mitigation provided through LPS policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Air

Table C.5 Sustainability topic: air

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	1	3	3	3	2
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options are likely to have a negative effect on atmospheric pollution as they look to meet the development needs of the Borough through allocating sites for housing and employment development. Transport is one of the main causes of air quality issues in Cheshire East,<sup>(106)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAS located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct growth away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Homes Chapel and Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to the amount of services and facilities a settlement has, although these Options do provide employment land for all the LSCs. Option 1 also allocates the highest amount of homes to Disley (316 homes). These Options are likely to have a negative effect on air quality across a wider area of the Borough, as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is based on the proportion of services and facilities a settlement has, with employment land provided for all the LSCs. This could reduce the need to travel by private vehicle in settlements such as Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury, and therefore is likely to have a positive effect on air quality.</p> <p>Option 4 allocates the lowest amount of homes to Disley (206 homes), but it does not provide employment land in Alderley Edge, Bollington, Mobberley, or Prestbury, and hence these settlements do not have the chance to reduce travel by private vehicle, resulting in a negative effect. Option 4 is also likely to have a negative effect on air quality for those settlements that are subject to the most environmental constraints; Alderley Edge, Bollington, Mobberley and Prestbury.</p> <p>Option 5 is likely to have a greater negative effect on air quality at those settlements that are not constrained by the Green Belt; Audlem, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury. However, Chelford, Mobberley, and Prestbury (settlements constrained by Green Belt) do not have any employment land under this Option, with the potential for a negative effect on air quality.</p>						

106 Local Air Quality Strategy for Cheshire East Council 2018  
[https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Option 6 is likely to have a greater negative effect on air quality at those settlements that have more housing development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford. However, Audlem, Bunbury, Disley, Haslington, Prestbury, Shavington and Wrenbury do not have any employment land under this Option, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 4, 5 and 6. This Option does not provide any employment land in Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that Option 3 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reduce atmospheric pollution. Option 7 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers the development needs of the settlement, which could result in development proposals in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 4, 5 and 6 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Climatic factors

Table C.6 Sustainability topic: climatic factors

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	=	=	=	=	=	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>All of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change" seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Policies ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account all of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>						



## Transport

Table C.7 Sustainability topic: transport

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	1	3	3	3	2
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on congestion, compared to those that don't.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to the amount of services and facilities a settlement has, although the Options do provide employment land at all the LSCs. These Options are likely to have a negative effect on congestion across a wider area of the Borough, as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is based on the proportion of services and facilities a settlement has and provides employment land for all the LSCs, which could reduce the need to travel by private vehicle in settlements such as Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury, and therefore is likely to have a positive effect on congestion.</p> <p>Option 4 does not provide employment land in Alderley Edge, Bollington, Mobberley, or Prestbury, and hence these settlements do not have the chance to reduce travel by private vehicle, resulting in a negative effect. Option 4 is also likely to have a negative effect on congestion for those settlements that are subject to the most environmental constraints; Alderley Edge, Bollington, Mobberley and Prestbury.</p> <p>Option 5 is likely to have a greater negative effect on congestion at those settlements that are not constrained by the Green Belt; Audlem, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury. However, Chelford, Mobberley, and Prestbury (settlements constrained by Green Belt) do not have any employment land under this Option, with the potential for a negative effect on congestion.</p> <p>Option 6 is likely to have a greater negative effect on congestion at those settlements that have more housing development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford. However, Audlem, Bunbury, Disley, Haslington, Prestbury, Shavington and Wrenbury do not have any employment land under this Option, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore</p>						





	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 4, 5 and 6. This Option does not provide any employment land at Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that Option 3 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reducing congestion. Option 7 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers the development needs of the settlement, which could result in development proposals in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 4, 5 and 6 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on congestion as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to make sure that none of the Options are likely to have a significant negative effect on this topic.</p>						





## Cultural heritage and landscape

Table C.8 Sustainability topic: cultural heritage and landscape

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	4	4	4	1	3	4	2
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus growth in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to heritage or landscape constraints. Therefore it is considered that these Options are likely to have a negative effect on the landscape and historic environment across a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is likely to have a greater negative effect on cultural heritage and landscape at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis. However, it is acknowledged that, due to the extensiveness of the Borough's historic environment, it is unlikely that it could be avoided altogether; certain LSCs will be more sensitive as they have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury). LLDAs are generally located around the north of the Borough, which has meant that, taking into account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) have had no additional development allocated to them under Option 4 as they are the most sensitive under this Option. It is also likely that there will be a loss of greenfield land on the edge of settlements.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt, and will have less impact on landscape and the historic environment in the north of the Borough as development will be directed to settlements in the south, outside of the Green Belt.</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Option 6 is likely to have a greater negative effect on cultural heritage and landscape at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets".</p> <p>Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic, as the consideration of the historic environment and landscape constraints forms the basis of this Option. Option 7 performs relatively well as it also takes into account the historic environment and landscape constraints, but this Option also considers the development needs of the settlement, which could result in development proposals close to Conservation Areas for example, or LLDAs.</p> <p>Option 5 also performs fairly well as it tends to direct development away from the LLDAs in the north of the Borough through restricting growth in settlements surrounded by Green Belt. It is difficult to differentiate between Options 1, 2, 3 and 6 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known. It is considered that there is suitable mitigation provided through LPS policies, and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Social inclusiveness

Table C.9 Sustainability topic: social inclusiveness

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	2	2	1	3	2	2	2
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct growth to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>All of the Options help to meet the overall housing need of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision to enable communities to become more socially inclusive is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Bollington, Holmes Chapel and Alderley Edge.</p> <p>Option 3 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more development it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, making them more accessible for community members and more socially inclusive; this would provide a positive effect for this Option.</p> <p>Option 4 does not perform as well as it does not provide the opportunity for Alderley Edge, Bollington, Mobberley and Prestbury to grow due to the consideration of constraining factors. This would mean that there is no opportunity for infrastructure improvements to enable communities to become more socially inclusive, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for these settlements. For those settlements that do have the opportunity to grow, for example Haslington would be expected to deliver 700 homes under this Option, the critical mass may be reached to deliver infrastructure improvements to enable communities to become more socially inclusive.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt in the north of the Borough (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury) providing reduced positive effects for those settlements, as there would be no opportunity for infrastructure improvements to enable communities to become more socially inclusive, and therefore reduced positive effects for social inclusiveness. However, for those settlements that do have growth opportunities the critical</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>mass may be reached to deliver infrastructure improvements to enable communities to become more socially inclusive, although this is less likely than with Option 4, as all settlements receive some growth.</p> <p>Option 6 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Audlem, Bollington, Bunbury, Goostrey and Wrenbury, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Option 7 also generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Holmes Chapel, Bollington and Haslington.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p> <p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, Option 3 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, which could reduce social exclusion as a result of not needing to travel as much, if at all. It is difficult to differentiate between Options 1, 2, 5, 6 and 7 as they all perform similarly, and relatively well, as</p>						

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure to enable communities to become more socially inclusive. Option 4 performs the least well as it does not allow for growth in all the LSCs. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known and whether a critical mass would be reached.						





## Economic development

Table C.10 Sustainability topic: economic development

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	1	1	2	4	3	3	2
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Therefore Options that provide employment opportunities are likely to have a greater positive effect on economic development, compared to those that don't. Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options provide an element of housing growth and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus growth in such areas are likely to have a greater positive effect on economic development, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough. They provide employment land at all the LSCs and do not take into account landscape and heritage constraints. These Options are likely to have a positive effect on economic development across a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 provides employment land at all the LSCs and is likely to have a greater positive effect on economic development at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis, and is likely to have a negative effect at the settlements that have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury), or have LLDAs present (Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury), as there is a reduced ability to provide a pleasant environment for businesses. LLDAs are generally located around the north of the Borough, which has meant that, taking into</p>						





	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) have had no additional development allocated to them under Option 4 as they are the most sensitive under this Option.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt, and will have a more positive effect on economic development in the south of the Borough, outside of the Green Belt, as development will be directed away from settlements in the north. Chelford and Mobberley would not have employment land provided under this Option.</p> <p>Option 6 is likely to have a greater positive effect on economic development at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford. However it does not provide employment land at Audlem, Bunbury, Disley, Haslington, Prestbury, Shavington and Wrenbury.</p> <p>Although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6. Option 7 does not does not allocate employment land to Audlem, Bunbury, Chelford, Goostrey, or Mobberley, with the potential for a negative effect on economic development.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7 "Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of town centres. Proposed SADPD Policies RET 10 "Crewe town centre", and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Options 1 and 2 are the best performing under this sustainability topic as they provide the conditions to enable economic development to take place across a wider section of the Borough. Option 3 performs well as it provides employment land in all of the LSCs and does not consider heritage and landscape to be constraints. Option 7 performs fairly well, as, although it takes into account the historic environment and landscape constraints, the Option also considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs, providing a pleasing environment for business growth. Options 5 and 6 also perform relatively well as they also do not consider landscape and heritage</p>						





	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	to be constraints, however, they do not provide employment land at all of the LSCs. Option 4 performs the least well as it restricts the potential for economic development (in terms of providing a pleasant environment for businesses) for a wider area of the Borough. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known, although it is acknowledged that there will be a quantum of development on greenfield sites with all Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.						

## Summary findings and conclusion for initial Options

Table C.11 Summary findings: initial disaggregation Options (initial Publication Draft SADPD)

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Biodiversity, flora and fauna	3	3	3	1	3	3	2
Population and human health	2	2	1	3	2	2	2
Water and soil	3	3	3	1	3	3	2
Air	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=
Transport	3	3	1	3	3	3	2
Cultural heritage and landscape	4	4	4	1	3	4	2
Social inclusiveness	2	2	1	3	2	2	2
Economic development	1	1	2	4	3	3	2

**C.16** The appraisal found no significant differences between the initial Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**C.17** Options 1 and 2 spread development around the Borough resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies.



Effects were found to be less significant in settlements that had less growth. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**C.18** Option 3 spreads development around the Borough in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.

**C.19** Option 4 constrains development in those settlements that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints.

**C.20** Option 5 restricts development in those settlements surrounded by Green Belt, directing development to settlements in the south of the Borough, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those settlements not constrained by Green Belt. Mitigation is available through LPS and proposed SADPD policies. There was a greater positive effect on settlements in the south of the Borough in relation to economic development. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.21** Option 6 spreads development around the Borough in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.22** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. Taking into consideration the



performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**C.23** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, none of the Options are likely to have a significant negative effect given the scale of growth. There were no significant differences between Options 1 and 2. Although Option 3 was the best performing under four sustainability topics, Option 7 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth reiterating that the overall indicative level of growth to be delivered at the LSCs is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Revised disaggregation Options

**C.24** The Cheshire East Local Plan Strategy (“LPS”) Policy PG 1 ‘Overall Development Strategy’ establishes the requirement for new housing and employment land in the borough between 2010 and 2030; 36,000 homes and 380 hectares of land for business, general industrial and storage and distribution.

**C.25** LPS Policy PG 7 ‘Spatial Distribution of Development’ provides indicative levels of development by settlement (for the Principal Towns and KSCs) and by tier in the settlement hierarchy (for LSCs and the OSRA). LPS Policy PG 7 sets out how the development anticipated by LPS Policy PG 1 should be generally distributed to meet the borough-wide housing and employment requirements. The indicative figures in LPS Policy PG 7 are neither ceilings nor targets; in the policy wording for LPS Policy PG 7, the indicative level of development to be accommodated at each settlement/tier is described as ‘in the order of’ for the relevant figures for employment land and new homes.

**C.26** A summary of the Council’s position in the Revised Publication Draft SADPD is set out in ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05] examination document, which forms part of the Revised Publication Draft SADPD evidence base.

**C.27** For the LSCs, it is considered that the net housing completions during the plan period to 31 March 2020 (2,007 homes), net housing commitments at 31 March 2020 (1,193 homes) and remaining neighbourhood plan allocations (10 homes) mean that ‘in the order of’ 3,500 new homes can be achieved by 2030, reinforced through the expectation that further small



site windfall development will take place in the next 10 years of the plan period. Therefore it is not necessary to make allocations for new dwellings in LSCs in order to facilitate the level of development planned for this tier of the settlement hierarchy.

**C.28** As explained in Chapter 7 of [ED 05], the Employment Allocations Review [ED 12] considers each of the existing employment allocations from saved policies in the legacy local plans (the Borough of Crewe & Nantwich Replacement Local Plan 2005, the Congleton Borough Local Plan First Review 2005 and the Macclesfield Borough Local Plan 2004). Where sites are considered appropriate for continued allocation for employment purposes, their allocation will be continued by a new policy in the SADPD. For the LSC tier of the hierarchy, the Employment Allocations Review [ED 12] recommends that one current employment allocation in Bollington (1.57ha) is no longer suitable for continued employment allocation in the SADPD. Therefore, whilst this site currently forms part of the total employment land provision, it will not do so upon adoption of the SADPD as it will effectively be de-allocated. Unlike sites lost to alternative uses, the gross employment land requirements do not include an allowance for the replacement of sites de-allocated for employment purposes.

**C.29** There is a gap of 2.46ha of employment land between the existing level of provision (once the de-allocated site at Bollington is accounted for) and the planned level of provision (7ha). This amounts to 35.1% of the planned provision and therefore the existing level of provision cannot be said to be 'in the order of' 7ha, consequently there is a need to find further employment land at the LSC tier of the settlement hierarchy.

**C.30** Whilst LPS Policy PG 7 provides a total indicative level of development for LSCs, it does not provide this on a settlement-by settlement basis at the LSC tier of the hierarchy. LPS ¶8.77 confirms that the figure for LSCs will be further disaggregated in the SADPD and/or neighbourhood plans.

**C.31** Because the approach to facilitating the overall indicative level of housing development planned for the LSCs has been determined through completions and commitments to be added to by future windfall commitments (rather than through site allocations), it is not considered appropriate to disaggregate the overall LSC housing figure further to individual LSCs, nor is there a requirement to allocate sites for housing development in LSCs. Neighbourhood Plans will still be able to set figures for individual areas should they wish, subject to the basic condition of general conformity with the strategic policies for the area.

**C.32** For the employment land, the majority of the 7ha indicative provision is addressed through take-up to date and existing commitments. There are very limited sites available for employment use at LSCs that have been put forward for consideration through the site selection methodology. Other than existing commitments and completions, the majority of LSCs have no sites that can be considered for employment use. There is only one site put forward for purely employment use, at Recipharm in Holmes Chapel.

**C.33** The Recipharm site has been assessed in the Holmes Chapel Settlement Report [ED 33] and is considered to be highly suitable for employment use. There is a lack of available employment sites in the majority of LSCs, and of those that have been put forward all except the Recipharm site propose an element of employment as part of a wider residential-led scheme. As there is no requirement to allocate sites for housing development in LSCs, the Recipharm site is the only pure employment site available for consideration.



**C.34** In addition, Holmes Chapel is likely to see by far the highest level of housing development of all the LSCs during the plan period. At 31 March 2020, housing supply in Holmes Chapel was 871 dwellings. By comparison, the LSC with the next highest level of housing completions and commitments is Haslington, with a housing supply of 487 dwellings.

**C.35** Furthermore, the site will act as an extension to an existing key employment area listed in ¶11.25 of the LPS (referenced by its previous name 'Sanofi Aventis'), making a key contribution to the borough's employment land supply as detailed in ¶¶4.19 to 4.22 of the Holmes Chapel Settlement Report [ED 33].

**C.36** Rather than attempt to disaggregate the employment provision figure further to individual settlements without suitable sites, it is instead considered more appropriate to allocate the Recipharm site in Holmes Chapel, which, alongside the take-up to 31 March 2020 and existing commitments, will facilitate the overall 7ha of employment land provision in LSCs identified in LPS Policy PG 7.

**C.37** At the First Draft SADPD and initial Publication Draft SADPD stages, seven high-level options were prepared and considered as reasonable alternatives through the relevant SA. Of the initial seven options, Option 7 'Hybrid approach', was seen as the preferred option and was progressed in the First Draft SADPD and then the initial Publication Draft SADPD. Options 1 to 6 were not progressed, with the reasons for this set out in Table 3.4 of this SA, and, as a result, are not considered as reasonable alternatives for the Revised Publication Draft SADPD.

**C.38** The new approach to disaggregation highlighted in ¶C.27 and ¶C.36, herein known as Option 8 'Application led' due to its reliance on future windfall commitments for housing (determined through the planning application process) to help facilitate the overall indicative level of housing development planned for the LSCs is therefore appraised alongside Option 7 'Hybrid approach' in this SA.

**C.39** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non-strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD. Table C.12 explains in further detail the two high-level revised Options that are subject to testing.

Table C.12 Revised disaggregation Options subject to testing

Option	Description	Reasoning
7: Hybrid approach	This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities. This option is a blend of Options 3, 4,	The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.





Option	Description	Reasoning
	5 and 6, with account taken of NDP's, completions, commitments and take-up.	This Option combines Options 3, 4, 5 and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/3/20.
8: Application led	This alternative takes into account completions, commitments and take-up for housing and employment.	<p>The distribution of further housing and employment land would be based on policies in the development plan, which would take into consideration landscape designations, Green Belt and the historic environment for example, with the aim of achieving sustainable development.</p> <p>This Option takes into account housing and employment completions, take-up and commitments as at 31/3/20. The Option also assumes that future windfall commitments will help to facilitate the overall indicative level of housing development for the LSCs; these windfalls will be determined through the planning application process.</p>

## Method

**C.40** The method used for the appraisal of the revised disaggregation options is that same as that used for the initial disaggregation options.

**C.41** In relation to Option 8, as the majority of development has already occurred or is committed (and therefore the location is known) the appraisal will focus on the residual figure (290 dwellings as at 31/3/20) aspect of the Option (based on an overall indicative level of housing development of in the order of 3,500 new homes), which will be made up of future windfall commitments, determined through the planning application process.

## Appraisal findings

**C.42** Tables C.13 to C.21 detail the appraisal findings for each Option, under each specific sustainability topic. Table C.22 summarises the appraisal findings for the Options.

## Biodiversity, flora and fauna

Table C.13 Sustainability topic: biodiversity, flora and fauna

	Option 7	Option 8
Rand and significance	1	2
Commentary	A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1 Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example Sites of Special Scientific Interest ("SSSIs")), and locally important sites (for example Local Wildlife Sites ("LWSs")), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will	



	Option 7	Option 8
	<p>determine if the proposed allocations will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or adjacent to them (Chelford, Haslington and Wrenbury are the exceptions). Therefore Options that focus development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that both Options are likely to entail the loss of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that both of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Holmes Chapel), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with both of the Options.</p> <p>Looking at the options, although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the Option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with nature designations.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. As the majority of LSCs are located adjacent or close to nature conservation designations, with the exception of Chelford, Haslington and Wrenbury, it is likely that Option 8 could have a negative effect on biodiversity, flora and fauna, to a greater extent than Option 7 as there is more uncertainty as to the broad location of development.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity" seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective.</p> <p>Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough, whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account environmental constraints, although it also considers the development needs of the settlement, which could result in development proposals close to nature conservation designations. Option 8 performs fairly well as the policy framework leads applicants to look at environmental constraints on the site as part of the planning balance, however this Option could also result in development proposals close to nature conservation designations. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of</p>	



	Option 7	Option 8
	development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.	





## Population and human health

Table C.14 Sustainability topic: population and human health

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more housing a settlement is allocated could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, Option 7 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, services and facilities will be under pressure. This could lead to the likelihood of a negative effect on population and human health, with a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Holmes Chapel, Haslington and Bollington.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. This could mean that some settlements, for example in the north of the Borough (such as Alderley Edge, Bollington, Mobberley and Prestbury), would not have the opportunity to grow due to policy constraints. This would mean that there are no opportunities for infrastructure improvements, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for those settlements. For those settlements that do have the opportunity to grow, the development is likely to be piecemeal due to the low residual requirement; the critical mass is unlikely to be reached, and therefore services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health).</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it is the most likely of the two options to achieve a critical mass to deliver infrastructure improvements. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, and whether a critical mass would be reached. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Water and soil

Table C.15 Sustainability topic: water and soil

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct development to other parts of the Borough. In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as Best and Most Versatile ("BMV"). Audlem, Bunbury, Chelford, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury have Grade 2 BMV agricultural land adjacent, therefore Options that direct development to these areas have a greater likelihood of a negative effect on soil, compared to those that direct development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with BMV agricultural land and flood risk areas.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. As the majority of LSCs have some areas at risk of flooding and are potentially located in areas of BMV agricultural land, it is likely that Option 8 could have a negative effect on water and soil, but to a greater extent than Option 7 as there is more uncertainty as to the broad location of development.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires</p>	



	Option 7	Option 8
	<p>mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account agricultural land quality and flood risk, although it also considers the development needs of the settlement, which could result in development proposals close to BMV agricultural land or areas at risk of flooding. Option 7 performs fairly well as the policy framework leads applicants to look at flood risk and agricultural land quality on the site as part of the planning balance, however this Option could also result in development proposals close to BMV agricultural land or areas at risk of flooding. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Air

Table C.16 Sustainability topic: air

	Option 7	Option 8
Rand and significance	=	=
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options are likely to have a negative effect on atmospheric pollution as they look to meet the development needs of the Borough through allocating sites for housing and employment development. Road traffic is one of the main causes of air quality issues in Cheshire East,<sup>(107)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct growth away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Homes Chapel and Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, Although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land in Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. It is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land in Audlem, Bunbury or Goostrey, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account, it is found that both Options perform equally under this sustainability topic as development proposals may occur in settlements that have relatively few services and facilities. It should be noted, however, that there is an element of uncertainty for both Options until</p>	

107 Local Air Quality Strategy for Cheshire East Council  
 2018 [https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option 7	Option 8
	the precise location of development is known, and that both Options have the potential for a negative effect on air quality as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.	



## Climatic factors

Table C.17 Sustainability topic: climatic factors

	Option 7	Option 8
Rand and significance	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>Both of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change " seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Policies ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account both of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure through future development. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>	





## Transport

Table C.18 Sustainability topic: transport

	Option 7	Option 8
Rand and significance	=	=
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on congestion, compared to those that don't.</p> <p>Looking at the Options, although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land at Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. It is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land in Audlem, Bunbury or Goostrey, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account, it is found that both Options perform equally under this sustainability topic as development proposals may occur in settlements that have relatively few services and facilities. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, and that both Options have the potential for a negative effect on congestion as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Cultural heritage and landscape

Table C.19 Sustainability topic: cultural heritage and landscape

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus growth in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. Due to the extensiveness of the Borough's historic environment it is unlikely that it could be avoided altogether; certain LSCs will be more sensitive as they have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury); this is considered to be to a greater extent than Option 7 as there is more uncertainty as to the broad location of development. LLDAs are generally located in the north of the Borough, therefore these settlements will be more sensitive. It is also possible that there will be a loss of greenfield land on the edge of settlements, which is most likely to occur in those settlements in the south of the Borough, outside of the Green Belt.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets".</p> <p>Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of</p>	



	Option 7	Option 8
	<p>many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account the historic environment and landscape constraints, but this Option also considers the development needs of the settlement, which could result in development proposals close to Conservation Areas for example. Option 8 performs fairly well as the policy framework leads applicants to look at the historic environment and landscape constraints on the site as part of the planning balance, however this Option could also result in development proposals close to Conservation Areas, for example. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Social inclusiveness

Table C.20 Sustainability topic: social inclusiveness

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct growth to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>Both of the Options help to meet the overall housing need of the Borough.</p> <p>Looking at the Options, Option 7 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, services and facilities will be under pressure. This could lead to the likelihood of a negative effect on social inclusiveness, with a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Holmes Chapel, Bollington and Haslington.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. This could mean that some settlements, for example in the north of the Borough (such as Alderley Edge, Bollington, Mobberley and Prestbury), would not have the opportunity to grow due to policy constraints. This would mean that there are no opportunities for infrastructure improvements, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for those settlements. For those settlements that do have the opportunity to grow, the development is likely to be piecemeal due to the low residual requirement; the critical mass is unlikely to be reached, and therefore services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness).</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires</p>	



	Option 7	Option 8
	<p>development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p> <p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it is the most likely of the two options to achieve a critical mass to deliver infrastructure improvements. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, and whether a critical mass would be reached. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Economic development

Table C.21 Sustainability topic: economic development

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Therefore Options that provide employment opportunities are likely to have a greater positive effect on economic development, compared to those that don't. Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options provide an element of housing growth and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus growth in such areas are likely to have a greater positive effect on economic development, compared to those that direct development to other parts of the Borough.</p> <p>Although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example. Option 7 does not does not allocate employment land to Audlem, Bunbury, Chelford, Goostrey, or Mobberley, with the potential for a negative effect on economic development.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. This option is likely to have a negative effect at the settlements that have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury), or have LLDAs present (Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury), as there is a reduced ability to provide a pleasant environment for businesses. LLDAs are generally located in the north of the Borough, therefore these settlements will be more sensitive.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the</p>	





	Option 7	Option 8
	<p>rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7 "Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of centres. Proposed SADPD Policies RET 10 "Crewe town centre" and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account the historic environment and landscape constraints, and considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs, providing a pleasing environment for business growth. Option 8 performs less well as the policy framework leads applicants to look at the historic environment and landscape constraints on the site as part of the planning balance. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	

## Summary findings and conclusion for revised options

Table C.22 Summary of appraisal findings: revised disaggregation options

	Option 7	Option 8
Biodiversity, flora and fauna	1	2
Population and human health	1	2
Water and soil	1	2
Air	=	=
Climatic factors	=	=
Transport	=	=
Cultural heritage and landscape	1	2
Social inclusiveness	1	2
Economic development	1	2

**C.43** The appraisal found no significant differences between the Options in relation to air, climatic factors and transport. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.





**C.44** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. This Option was found to perform well as it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**C.45** Option 8 looks to use future windfall commitments to contribute further towards the indicative level of housing development, determined through the planning application process.

It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. The Policy framework leads applicants to look at constraints on the site for example, as part of the planning balance.

**C.46** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, neither of the Options are likely to have a significant negative effect given the scale of growth. Although Option 7 was the best performing under six sustainability topics, Option 8 also performed well. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Option then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth reiterating that the overall level of growth to be delivered at the LSCs is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Initial safeguarded land Options

**C.47** As set out in the NPPF, the government attaches great importance to Green Belts and once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It is considered that these exceptional circumstances do not extend to Green Belt release of additional land over and above the 200ha that has been fixed through the LPS process. Therefore, the remaining amount of safeguarded land to be distributed to the LSCs inset within the North Cheshire Green Belt is 13.6ha.

**C.48** The LSCs inset within the North Cheshire Green Belt are Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. All of the other LSCs (Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury) are located beyond the Green Belt.

**C.49** Whilst the distribution of safeguarded land in the LPS was largely based on the spatial distribution of indicative development requirements in this plan period, this may not be the most appropriate approach for the SADPD to follow. As set out in 'The provision of housing



and employment land and the approach to spatial distribution' report [ED 05], it is now not proposed to disaggregate the limited remaining development requirements for this plan period to individual LSCs. As a result, the 'Local Service Centres Safeguarded Land Distribution Report' [ED 53] considers the approach to be taken to determining the spatial distribution of safeguarded land.

**C.50** Several factors are considered to influence the distribution of safeguarded land around the LSCs. These include: policy and physical constraints; neighbourhood planning; future development opportunities; infrastructure capacity; deliverability and viability; relationship with achievement of LPS vision and strategic priorities; and responses to the SADPD Issues Paper, First Draft SADPD and initial Publication Draft SADPD consultations. The findings of the SA for the disaggregation options have also informed the Council's approach.

**C.51** The methodology was split into stages and sought to clearly set out the process taken to determine the disaggregation of the spatial distribution of development around the LSCs. The stages were:

- Stage 1 – Data gathering
- Stage 2 – Identification and consideration of issues
- Stage 3 – Initial options development and sustainability appraisal
- Stage 4 – Determination of the initial preferred option
- Stage 5 – Consideration of issues arising through the site selection process
- Stage 6 – Revised options development and sustainability appraisal
- Stage 7 – Determination of the final preferred option
- Stage 8 – Final report

**C.52** Eight potential initial options to distribute the safeguarded land to the inset LSCs have been identified in the 'Local Service Centres Safeguarded Land Distribution Report' [ED 53]. These explore the different ways that the safeguarded land could be distributed around the LSCs:

- Option 1 – in line with the distribution of development coming forwards in this plan period
- Option 2 – in line with each settlement's usual resident population
- Option 3 – in line with the number of households in each settlement
- Option 4 – services and facilities led
- Option 5 – constraints led
- Option 6 – minimising impact on the Green Belt
- Option 7 – opportunity led
- Option 8 – hybrid approach

**C.53** Options 1, 2 and 3 are provided as a comparator Options to provide a basis from which to compare Options 4 to 8 against. Options 4 to 7 had different focuses of approach, (be it services and facilities led, constraints led, Green Belt led, or opportunity led).

**C.54** For the initial Publication Draft SADPD, three options for the distribution of safeguarded land were identified that were based on the initial preferred option (Option 7) for the LSC spatial distribution of development. However, as the approach to how development is distributed around the LSCs has been revised and a new preferred option identified for the



Revised Publication Draft SADPD, the three options identified at the initial Publication Draft stage are no longer considered to be reasonable alternatives. These have therefore not been included in this Report.

**C.55** The options for safeguarded land distribution needed to take into account the vision and strategic priorities of the LPS, and be achievable. Table C.23 explains in further detail the eight options that were subject to testing.

**Table C.23 Initial safeguarded land options**

Option	Description	Reasoning
1: Development coming forward	This alternative would distribute the safeguarded land proportionately to each LSC, in line with the levels of development coming forwards in LSCs in this plan period (2010-2030).	<p>The approach takes the levels of completions and commitments (housing and employment land) for each inset LSC as a proportion of the completions and commitments for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
2: Population	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using the latest available population data from the ONS 2018 mid-year population estimates for small areas (October 2019 release).	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the total population in each settlement as a proportion of the total population in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
3: Households	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using data on households from the Census 2011.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the number of households in each settlement as a proportion of the total number of households in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
4: Services and facilities	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the number of facilities and services in each settlement as a proportion of the total number of facilities and services in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p>



Option	Description	Reasoning
		<p>The services and facilities for each settlement considered were adapted from the 'Determining the Settlement Hierarchy' paper<sup>(108)</sup> to make it more appropriate for the LSCs.</p> <p>The approach assumes that the more services and facilities a settlement has the more safeguarded land it could accommodate.</p>
5: Constraints	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of constraints present in each settlement.	<p>The approach takes the total constraints score for each settlement as a proportion of the total constraints score for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The constraints considered were local landscape designations, nature conservation, historic environment, flood risk, and Best and Most Versatile agricultural land.</p> <p>The approach assumes that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land.</p>
6: Green Belt	This alternative would distribute safeguarded land to each LSC in a manner to that minimises the impact on the Green Belt.	<p>The approach considers the outcomes of the Green Belt Assessment Update 2015 ("GBAU") and assumes that settlements surrounded by Green Belt land that makes a lower contribution to the purposes of Green Belt have the potential to accommodate a greater level of safeguarded land.</p> <p>The approach takes the Green Belt impact score for each settlement as a proportion of the total Green Belt impact score for all inset LSCs and uses these proportions to distribute the total 13.6ha safeguarded land.</p>
7: Opportunity	This alternative would distribute the safeguarded land proportionately to each LSC according to the level of potential opportunity for development (housing and employment) present in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the level of potential opportunity in each settlement as a proportion of the total level of potential opportunity for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The approach assumes that settlements with greater levels of potential development opportunities have the potential to accommodate a greater level of safeguarded land.</p>
8: Hybrid	This alternative seeks to take account of the factors considered in a number of the different options: services and facilities (Option 4), constraints	The mean average of the apportionments under each of these approaches are calculated by summing up the safeguarded land apportionment for each settlement under each of the four options and then divides this figure by four.

108 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
	(Option 5) minimising impact on the Green Belt (Option 6) and opportunities (Option 7).	

## Method

**C.56** The sustainability objectives and topics identified in Chapter 2 of this Report, and taken from the SA Scoping Report (June 2017)<sup>(109)</sup> form the basis for the SA work carried out on the eight Options. A comparative appraisal examining the significant effects of the alternatives was carried out using the baseline information (presented in Appendix B of this Report) and any available updated evidence, together with professional judgement where appropriate. Effects are predicated taking into account the criteria in the Regulations;<sup>(110)</sup> (duration, frequency and reversibility of effects are considered, as well as cumulative effects<sup>(111)</sup>). In the appraisal, green shading is used to indicate significant positive effects and red shading is used to indicate significant negative effects. The alternatives are also ranked in terms of relative performance; where it is not possible to differentiate between all alternatives '=' is used. General comments are made on the relative merits of the alternatives where significant effects can't be predicted based on reasonable assumptions. There is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

**C.57** However, as land is safeguarded for development in the future and not allocated for a particular use, at this time, this is reflected in the appraisal outcomes, where relevant. Local Plan review would consider the implications of any safeguarded site, if allocated, for development in the future, and would in itself be subject to SA (or equivalent appraisal) at that time.

## Appraisal findings

**C.58** Tables C.24 to C.32 detail the appraisal findings for each Option, under each specific sustainability topic. Table C.33 summarises the appraisal findings for the Options

## Biodiversity, flora and fauna

Table C.24 Sustainability topic: biodiversity, flora and fauna

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	3	1	3	3	2
Commentary	A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1 Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example Sites of Special Scientific Interest ("SSSIs")), and locally important sites (for example Local Wildlife Sites ("LWSs")), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and							

109 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/local\\_plan\\_consultations/sustainability\\_appraisal.asp](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/sustainability_appraisal.asp)

110 Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

111 Chapter 5 of this Report





	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will determine if the proposed sites for safeguarded land will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or adjacent to them (Chelford is the exception). Therefore Options that focus future development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct future development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Future development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that all of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Alderley Edge), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with all of the Options.</p> <p>Looking at the Options, Option 1, which does not take into consideration environmental constraints, is likely to have a negative effect on biodiversity, flora and fauna at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar, with no consideration given to environmental constraints. These Options are likely to have a negative effect on biodiversity, flora and fauna at those LSCs with relatively high population and household figures, with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is likely to have a negative effect on biodiversity, flora and fauna at those LSCs with a greater range of services and facilities, such as Alderley Edge.</p> <p>Option 5 proposes less safeguarded land for those LSCs that are subject to constraints (including environmental), on a proportionate basis. The majority of LSCs are located adjacent or close to nature conservation designations, with the exception of Chelford. Therefore it is considered that Option 5 is likely to have a negative effect on biodiversity, flora and fauna but to a lesser extent than the other Options under consideration.</p> <p>Option 6 is likely to have a greater negative effect on biodiversity, flora and fauna at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on biodiversity, flora and fauna at those settlements that have more development opportunities, such as Prestbury and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers environmental constraints, they do not form the main basis for the Option, as other considerations are also taken into account in the planning balance. Therefore it is possible that safeguarding could occur close to LSCs with nature designations, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity" seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective. Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough,</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account it is found that Option 5 is the best performing under this sustainability topic, as the consideration of environmental constraints forms the basis of this Option. Option 8 performs relatively well as it also takes into account environmental constraints, but this Option also considers other factors, which could result in safeguarding close to nature conservation designations. It is difficult to differentiate between Options 1, 2, 3, 4, 6 and 7 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							





## Population and human health

Table C.25 Sustainability topic: population and human health

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more land a settlement has for future growth could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, Option 1 is based on the levels of housing completions and commitments, and employment land take-up and supply, for the LSCs. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Mobberley, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Bollington.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar. If the critical mass for further infrastructure provision not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Bollington.</p> <p>Option 4 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more safeguarded land it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, providing the opportunity to reduce the reliance on private vehicles and take part in active travel; this would provide a positive effect for this Option.</p> <p>Option 5 is based on the share of constraints a settlement has, whereby it is assumed that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land. If the critical mass for further infrastructure provision not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Alderley Edge, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Chelford.</p> <p>Option 6 looks to provide more safeguarded land at the settlements that make a lower contribution to the purposes of the Green Belt. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Mobberley, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 7 looks to provide more safeguarded land at the settlements that have more development opportunities. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Option 8 takes into account several factors, including services and facilities (Option 4) and therefore performs slightly better than Options 1, 2, 3, 5, 6 and 7. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, Option 4 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, with its opportunities for active travel and resulting health benefits. Option 8 performs relatively well as it takes into account services and facilities, but these do not form the main basis of the option as other factors are also considered. It is difficult to differentiate between Options 1, 2, 3, 6 and 7 and as they all perform similarly, and relatively well, as they allow for some safeguarding in all of the LSCs, which in turn could provide the required infrastructure. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Water and soil

Table C.26 Sustainability topic: water and soil

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	3	1	3	3	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus future development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct future development to other parts of the Borough. In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct future development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct future development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as Best and Most Versatile ("BMV"). Chelford has Grade 2 BMV agricultural land adjacent, therefore Options that direct future development to this area have a greater likelihood of a negative effect on soil, compared to those that direct future development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of future development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, Option 1, which does not take into consideration agricultural land quality, flood risk or the potential development of greenfield land, is likely to have a negative effect on water and soil at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to agricultural land quality, flood risk and the development of greenfield land. These Options are likely to have a negative effect on water and soil at those LSCs with relatively high populations and household figures, with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed. However, there are areas of Grade 2 agricultural land adjacent to this Chelford, and therefore the significance of the effect could be greater.</p> <p>Option 4 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements with a greater range of services and facilities, which includes Alderley Edge.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 5 proposes less safeguarded land for those LSCs that are subject to constraints (including BMV agricultural land and flood risk), on a proportionate basis. However, it is acknowledged that, due to the Borough-wide dispersal of BMV agricultural land and areas at risk of flooding, it is unlikely that they could be avoided altogether. Therefore it is considered that Option 5 is likely to have a negative effect on water and soil, but to a lesser extent than the other Options under consideration.</p> <p>Option 6 is likely to have a greater negative effect on water and soil through the safeguarding of greenfield/agricultural land and a potential increase in flood risk at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on water and soil through the safeguarding of greenfield/agricultural land and a potential increase in flood risk at the settlements that have more development opportunities, such as Prestbury and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers environmental constraints, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur close to LSCs with BMV agricultural land and flood risk areas, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account it is found that Option 5 is the best performing under this sustainability topic, as the consideration of agricultural land quality and flood risk forms the basis of this Option. Option 8 performs relatively well as it also takes into account agricultural land quality and flood risk, but this Option also considers other factors, which could result in future development close to BMV agricultural land or areas at risk of flooding. It is difficult to differentiate between Options 1, 2, 3, 4, 6 and 7 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. As a precautionary approach it is considered that there is an overall potential for a negative effect, however it is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Air

Table C.27 Sustainability topic: air

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options have the potential for a negative effect on atmospheric pollution as they seek to safeguard land that may be developed for housing or employment uses in the future. Road traffic is one of the main causes of air quality issues in Cheshire East,<sup>(112)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct future development away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct future development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel.</p> <p>Looking at the Options, Option 1, which does not take into consideration the amount of services and facilities a settlement has, is likely to have a negative effect on air quality at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to the amount of services and facilities a settlement has. These Options are likely to have a negative effect on air quality at those LSCs with relatively high populations and household figures as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is based on the proportion of services and facilities a settlement has. This could reduce the need to travel by private vehicle in settlements such as Alderley Edge, and therefore is likely to have a positive effect on air quality.</p> <p>Option 5 is likely to have a negative effect on air quality for those settlements that are subject to the most environmental constraints, such as Chelford.</p> <p>Option 6 is likely to have a greater negative effect on air quality at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on air quality at those settlements that have more development opportunities, such as Prestbury and Chelford.</p>							

112 Local Air Quality Strategy for Cheshire East Council  
 2018 [https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Although Option 8, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 3, 5, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reduce atmospheric pollution. Option 8 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers other factors, which could result in future development in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 3, 5, 6 and 7 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							





## Climatic factors

Table C.28 Sustainability topic: climatic factors

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	=	=	=	=	=	=	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>All of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change" seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Policies ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account, all of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure through future development. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>							





## Transport

Table C.29 Sustainability topic: transport

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion.</p> <p>Looking at the Options, Option 1, which does not take into consideration the amount of services and facilities a settlement has, is likely to have a negative effect on congestion at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to the amount of services and facilities a settlement has. These Options are likely to have a negative effect on congestion at those LSCs with relatively high populations and household figures, as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is based on the proportion of services and facilities a settlement has, which could reduce the need to travel by private vehicle in settlements such as Alderley Edge and therefore is likely to have a positive effect on congestion.</p> <p>Option 5 is likely to have a negative effect on congestion for those settlements that are subject to the most environmental constraints such as Alderley Edge.</p> <p>Option 6 is likely to have a greater negative effect on congestion at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on congestion at those settlements that have more development opportunities, such as Prestbury, and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 3, 5, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reducing congestion. Option 8 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers other factors, which could result in future development in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 3, 5, 6 and 7 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on congestion as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options are likely to have a significant negative effect on this topic.</p>							



## Cultural heritage and landscape

Table C.30 Sustainability topic: cultural heritage and landscape

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	3	1	3	3	2
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus future development in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct future development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of future development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, Option 1, which does not take into consideration heritage or landscape constraints, is likely to have a negative effect on the landscape and historic environment at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to heritage or landscape constraints. Therefore these Options are likely to have a negative effect on the landscape and historic environment at those LSCs with relatively high populations and household figures, with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is likely to have a greater negative effect on cultural heritage and landscape at those settlements with a greater range of services and facilities, such as Alderley Edge.</p> <p>Option 5 proposes less safeguarded land at those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis. However, it is acknowledged that, due to the extensiveness of the Borough's historic environment, it is unlikely that it could be avoided altogether; certain LSCs will be more sensitive as they have, for example, at least one Conservation Area (Alderley Edge, Bollington, Disley, Mobberley, and Prestbury). LLDAs are generally located around the north of the Borough, which has meant that, taking into account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) are the most sensitive under this Option. It is also likely that there will be a safeguarding of greenfield land on the edge of settlements.</p> <p>Option 6 is likely to have a greater negative effect on the historic environment and landscape through the safeguarding of greenfield land at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on cultural heritage and landscape at the settlements that have more development opportunities, such as Prestbury and Chelford.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Although Option 8, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets".</p> <p>Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Option 5 is the best performing under this sustainability topic, as the consideration of the historic environment and landscape constraints forms the basis of this Option. Option 8 performs relatively well as it also takes into account the historic environment and landscape constraints, but this Option also considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs. It is difficult to differentiate between Options 1, 2, 3, 4, 6 and 7 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Social inclusiveness

Table C.31 Sustainability topic: social inclusiveness

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct future development to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct future development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>Looking at the Options, Option 1 is based on the levels of housing completions and commitments, and employment land take-up and supply, for the LSCs. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Mobberley, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Bollington.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Bollington.</p> <p>Option 4 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more safeguarded land it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, making them more accessible for community members and more socially inclusive; this would provide a positive effect for this Option.</p> <p>Option 5 is based on the share of constraints a settlement has, whereby it is assumed that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Alderley Edge, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Chelford.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 6 looks to provide more safeguarded land at the settlements that make a lower contribution to the purposes of the Green Belt. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Mobberley, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusive at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Option 7 looks to provide more safeguarded land at the settlements that make have more development opportunities. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as, Prestbury.</p> <p>Option 8 takes into account several factors, including services and facilities (Option 4) and therefore performs slightly better than Options 1, 2, 3, 5, 6 and 7. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p> <p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, Option 4 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, which could reduce social exclusion as a result of not needing to travel as much, if at all. Option</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>8 performs relatively well as it takes into account services and facilities, but these do not form the main basis of the option as other factors are also considered. It is difficult to differentiate between Options 1, 2, 3, 5, 6, and 7 as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure to enable communities to become more socially inclusive. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							





## Economic development

Table C.32 Sustainability topic: economic development

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	1	1	1	1	3	1	1	2
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options could provide an element of housing (and employment) growth if required in the future and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example, green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct future development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus future development in such areas are likely to have a greater positive effect on economic development, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, Option 1, which does not take into consideration heritage or landscape constraints, is likely to have a positive effect on the economic development at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar and do not take into account landscape and heritage constraints. These Options are likely to have a positive effect on economic development at those LSCs with relatively high populations and household figures with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is likely to have a greater positive effect on economic development at the settlements with a greater range of services and facilities, such as Alderley Edge.</p> <p>Option 5 proposes less development for those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis, and is likely to have a negative effect at the settlements that have, for example, at least one Conservation Area (Alderley Edge, Bollington, Disley, Mobberley, and Prestbury), or have LLDAs present (Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury), as there is a reduced ability to provide a pleasant environment for businesses. LLDAs are generally located around the north of the Borough, which has meant that, taking into account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) are the most sensitive under this Option.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 6 is likely to have a greater positive effect on economic development at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater positive effect on economic development at the settlements that have more development opportunities, such as Prestbury, and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7 "Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of centres. Proposed SADPD Policies RET 10 "Crewe town centre" and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Options 1, 2, 3, 4, 6 and 7 are the best performing under this sustainability topic as they provide the conditions to enable future economic development to take place across a wider section of the Borough. Option 8 performs fairly well as, although it takes into account the historic environment and landscape constraints, the Option also considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs, providing a pleasing environment for business growth. Option 5 performs the least well as it restricts the potential for future economic development (in terms of providing a pleasant environment for businesses) for a wider area of the Borough. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Summary findings and conclusion for initial Options

Table C.33 Summary of appraisal findings: initial safeguarded land Options

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Biodiversity, flora and fauna	3	3	3	3	1	3	3	2
Population and human health	3	3	3	1	3	3	3	2
Water and soil	3	3	3	3	1	3	3	2
Air	3	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=	=
Transport	3	3	3	1	3	3	3	2
Cultural heritage and landscape	3	3	3	3	1	3	3	2
Social inclusiveness	3	3	3	1	3	3	3	2
Economic development	1	1	1	1	3	1	1	2

**C.59** The appraisal found no significant differences between the Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**C.60** Option 1 spreads safeguarded land around the LSCs in relation to the distribution of development coming forwards in this plan period, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**C.61** Options 2 and 3 spread safeguarded land around the LSCs in relation to population and household figures, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**C.62** Option 4 spreads safeguarded land around the LSCs in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on



water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.

**C.63** Option 5 constrains safeguarded land in those LSCs that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, air quality, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts future growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.64** Option 6 seeks to minimise the impact on the Green Belt, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those LSCs that make a lower contribution to the purposes of Green Belt. Mitigation is available through LPS and proposed SADPD policies. This Option has potential for a positive effect against topics relating to economic development, population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.65** Option 7 spreads safeguarded land around the LSCs in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.66** Option 8 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**C.67** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the safeguarded land is distributed; however, none of the Options are likely to have a significant negative effect given the amount of safeguarded land proposed.



There were no significant differences between Options 1, 2, 3, 6 and 7. Although Option 4 was the best performing under five sustainability topics, Option 8 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more safeguarded land in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development.

**C.68** It is worth reiterating that there is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

### Revised safeguarded land Options

**C.69** The selection of sites is considered in each of the individual settlement reports, which look to identify sufficient suitable sites to meet each settlement's requirement under the initial preferred option. The relevant settlement reports are:

- Alderley Edge Settlement Report [ED 21]
- Bollington Settlement Report [ED 24]
- Chelford Settlement Report [ED 26]
- Disley Settlement Report [ED 29]
- Mobberley Settlement Report [ED 37]
- Prestbury Settlement Report [ED 40]

**C.70** These demonstrate that there are sufficient suitable sites available in Alderley Edge, Bollington, Disley and Prestbury to meet the initial safeguarded land distribution for each of those settlements.

**C.71** There are also sufficient suitable sites in Chelford; however the available sites are significantly larger than Chelford's initial requirement. The sites have been subdivided where possible, but they are still large and the NPPF requirement to define Green Belt boundaries clearly, "using physical features that are readily recognisable and likely to be permanent" means that they cannot be reduced in size further.

**C.72** In Mobberley, a number of the sites make a major contribution to the purposes of Green Belt and are important in maintaining the separation with Knutsford. There is also the issue of aircraft noise, which is likely to preclude future residential development on a large proportion of the available sites. There are also a number of sites that would not be suitable for future development due to their importance in maintaining the setting of heritage assets.





**C.73** Once the initial distribution was tested through the settlement reports, it was concluded that Mobberley cannot accommodate any safeguarded land; and Chelford can accommodate 0.58ha (although there are further suitable sites in Chelford that could be identified, but these are larger than its requirement).

**C.74** There remains an unmet requirement of 4.13ha (2.16ha in Mobberley and 1.97ha in Chelford). This is due to there being no suitable sites in Mobberley and the remaining suitable sites in Chelford being too large for the remaining Chelford requirement (and not suitable for further subdivision).

**C.75** At this point further consideration was given as to how the matter could be addressed, which led to the development of four revised Options as shown in Table C.34.

**Table C.34 Revised safeguarded land options**

Option	Description	Reasoning
A: Do not designate the full quantum of safeguarded land	This alternative is effectively a 'do nothing' option, which would leave the unmet requirement as an unmet requirement.	<p>This would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. However, Chelford's requirement would be reduced to reflect site availability and Mobberley would receive no safeguarded land. This approach would not enable the full 200ha of safeguarded land to be identified, as specified in the LPS.</p> <p>This option is not considered to be a reasonable approach to take as a sufficient degree of permanence may not be given to Green Belt boundaries and the overall safeguarded land requirement for the borough would not be met. As such, this option was not considered further through the sustainability appraisal process.</p>
B: Redistribute Mobberley unmet requirement to Chelford	This alternative would take the unmet requirement from Mobberley and redistribute it to Chelford.	<p>This option recognises that, whilst there are no suitable sites for designation as safeguarded land in Mobberley, there are suitable sites in Chelford (although too large to be designated as safeguarded land given Chelford's apportionment under the initial preferred option).</p> <p>It would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. Mobberley would receive no safeguarded land, reflecting the lack of available sites and Chelford would receive 4.71ha.</p>
C: Redistribute to the settlement(s) with the most appropriate further site(s) available	This alternative would redistribute the unmet requirement from Mobberley and Chelford to the most appropriate site, following the application of the site selection methodology.	<p>This option would review the settlement reports for Alderley Edge, Bollington, Chelford, Disley and Prestbury to create a list of sites that were considered in the settlement reports but not recommended for identification as safeguarded land to meet the requirements set out under the initial preferred option.</p> <p>The site selection methodology would then be employed across all of these sites (rather than on a settlement-by- settlement basis) to determine which of the sites would be most appropriate for designation as safeguarded land. The unmet requirement would then be redistributed to settlements according to the sites selected.</p>



Option	Description	Reasoning
D: Redistribute proportionately to those settlements that have further suitable sites	Option D(i) would involve the redistribution of Mobberley's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Chelford, Disley and Prestbury.	<p>Each of the inset LSCs (other than Mobberley) would receive a small increase in their safeguarded land requirement, whilst Mobberley would receive no safeguarded land, reflecting the lack of suitable sites.</p> <p>There are further suitable sites in Chelford, but these were not appropriate under the initial preferred option as there is no scope for further subdivision and designation of a further site would have resulted in a significant over-provision of safeguarded land against the requirement.</p> <p>Therefore, this option is not considered to be a reasonable approach to take as the overall safeguarded land requirement for the borough would either not be met, or would be exceeded. As such, this option was not considered further through the sustainability appraisal process.</p>
	Option D(ii) would redistribute Mobberley's and Chelford's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Disley and Prestbury.	<p>The approach under option D(ii) takes the amount of safeguarded land proposed in each of Alderley Edge, Bollington, Chelford, Disley and Prestbury as a proportion of the total amount of safeguarded land proposed in those settlements under the initial preferred option. These proportions are then used to redistribute the 4.13ha unmet requirement from Chelford and Mobberley. Under this approach, Chelford would retain 0.58ha safeguarded land in the revised distribution, recognising that a suitable site can be found to accommodate this level of safeguarded land.</p>

## Method

**C.76** The method used for the appraisal of the revised safeguarded land options is the same as that used for the initial safeguarded land options.

## Appraisal findings

**C.77** Tables C.35 to C.43 detail the appraisal findings for each Option, under each specific sustainability topic. Table C.44 summarises the appraisal findings for the Options.

## Biodiversity, flora and fauna

Table C.35 Sustainability topic: biodiversity, flora and fauna

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	<p>A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1 Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example SSSIs), and locally important sites (for example LWS), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will determine if the proposed sites for safeguarded land will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or</p>		





	Option B	Option C	Option D(ii)
	<p>adjacent to them (Chelford is the exception). Therefore Options that focus future development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct future development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Future development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that all of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Alderley Edge), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with all of the Options.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford is relatively unconstrained in respect of international, national and local nature conservation designations (the other relevant LSCs are located in and/or adjacent to nature conservation designations), which is likely to have a less significant negative effect.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. However, Prestbury is fairly constrained in respect of local nature conservation designations, which is likely to have a more significant negative effect.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity" seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective.</p> <p>Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough, whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account it is found that Options B and C are the best performing under this sustainability topic, as they direct the greatest amount of safeguarded land to Chelford, which is relatively unconstrained in terms of nature conservation designations. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Population and human health

Table C.36 Sustainability topic: population and human health

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more land a settlement has for future growth could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Bollington, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, for example Chelford.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Chelford, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, It is difficult to differentiate between Options B, C and D(ii) and as they all perform similarly, and relatively well, as they allow for some safeguarding in all of the LSCs, which in turn could provide the required infrastructure. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Water and soil

Table C.37 Sustainability topic: water and soil

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus future development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct future development to other parts of the Borough. In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct future development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct future development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as BMV. Chelford has Grade 2 BMV agricultural land adjacent, therefore Options that direct future development to this area have a greater likelihood of a negative effect on soil, compared to those that direct future development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of future development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford is surrounded by areas that have less risk of flooding than many of the other relevant LSCs and has not been identified as an area under pressure in respect of wastewater infrastructure, which is likely to have a less significant negative effect. However, Chelford does have areas of Grade 2 agricultural land adjacent to the settlement, so the significance of the effect could be greater.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. However, as Prestbury has been identified as an area under pressure in respect of wastewater infrastructure and has areas at risk of flooding, there is potentially a more significant negative effect here. Although Chelford receives the smallest amount of safeguarded land under this option, the settlement has areas of Grade 2 agricultural land adjacent, which could increase the significance of the effect.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD</p>		



	Option B	Option C	Option D(ii)
	<p>Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account it is found that Options B and C are the best performing under this sustainability topic, as they direct the greatest amount of safeguarded land to Chelford, which is less constrained in relation to flood risk and is not under pressure in relation to wastewater infrastructure. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. As a precautionary approach it is considered that there is an overall potential for a negative effect, however it is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Air

Table C.38 Sustainability topic: air

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options have the potential for a negative effect on atmospheric pollution as they seek to safeguard land that may be developed for housing or employment uses in the future. Road traffic is one of the main causes of air quality issues in Cheshire East,<sup>(113)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct future development away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct future development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Disley, which has a declared AQMA, has been allocated an amount of safeguarded land, so the significance of the effect could be greater.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. Prestbury, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Disley, which has a declared AQMA, has been allocated an amount of safeguarded land (more than Options B and C), so the significance of the effect could be greater.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that it is found that Options B and C are the best performing under this sustainability topic, as they direct the least amount of safeguarded land to Disley, which contains an AQMA. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and</p>		

113 Local Air Quality Strategy for Cheshire East Council  
 2018 [https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option B	Option C	Option D(ii)
	specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.		



## Climatic factors

Table C.39 Sustainability topic: climatic factors

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>All of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change" seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Policies ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account all of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure through future development. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>		





## Transport

Table C.40 Sustainability topic: transport

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Bollington, which does not have a Railway Station, has been allocated an amount of safeguarded land, so the significance of the effect could be greater.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. Prestbury, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Bollington, which does not have a Railway Station has been allocated an amount of safeguarded land (more than Options B and C), so the significance of the effect could be greater.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that it is found that Options B and C are the best performing under this sustainability topic, as they direct the least amount of safeguarded land to Bollington, which does not have a Railway Station. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of the potential for increased traffic. It should be noted, however, that all Options have the potential for a negative effect on congestion as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options are likely to have a significant negative effect on this topic.</p>		



## Cultural heritage and landscape

Table C.41 Sustainability topic: cultural heritage and landscape

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus future development in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct future development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of future development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same and have the potential for a negative effect at all the LSCs, with a potential greater negative effect at Chelford as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Bollington, as less safeguarded land is proposed.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, and has the potential for negative effects at all the LSCs, with potential greater negative effects at Prestbury as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Chelford, as less safeguarded land is proposed.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets".</p> <p>Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that it is difficult to differentiate between Options B, C, and D(ii) as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and</p>		



	Option B	Option C	Option D(ii)
	specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.		



## Social inclusiveness

Table C.42 Sustainability topic: social inclusiveness

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct future development to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct future development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Bollington, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, for example Chelford.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Chelford, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p>		



	Option B	Option C	Option D(ii)
	<p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, it is found that it is difficult to differentiate between Options B, C and D(ii) as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure to enable communities to become more socially inclusive. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Economic development

Table C.43 Sustainability topic: economic development

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options could provide an element of housing (and employment) growth if required in the future and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct future development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus future development in such areas are likely to have a greater positive effect on economic development, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same and have the potential for positive effects at all the relevant LSCs, allowing future growth to support business or housing development, if required, at all the relevant LSCs. There are potential greater positive effects at Chelford as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Bollington, as less safeguarded land is proposed.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, and has the potential for positive effects at all the relevant LSCs, allowing future growth to support business or housing development if required, at all the relevant LSCs. There is a potential greater positive effect at Prestbury as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Chelford, as less safeguarded land is proposed.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7</p>		



	Option B	Option C	Option D(ii)
	<p>"Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of centres. Proposed SADPD Policies RET 10 "Crewe town centre" and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that it is difficult to differentiate between Options B, C and D(ii) as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could support future business and housing development, if required. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		

## Summary findings and conclusion for revised Options

Table C.44 Summary of appraisal findings: revised safeguarded land Options

	Option B	Option C	Option D(ii)
Biodiversity, flora and fauna	1	1	2
Population and human health	=	=	=
Water and soil	1	1	2
Air	1	1	2
Climatic factors	=	=	=
Transport	1	1	2
Cultural heritage and landscape	=	=	=
Social inclusiveness	=	=	=
Economic development	=	=	=

**C.78** In conclusion, the appraisal found that at a strategic level it is difficult to point to any significant differences between the Options in terms of the overall nature and significance of effects. This is due, in part, to the level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for. However, notably, the appraisal identified that Options B





(redistribute Mobberley unmet requirement to Chelford) and C (redistribute to the settlements with the most appropriate further sites available), both of which have the same distribution, performed better in the appraisal relating to the following topics:

- biodiversity, flora and fauna, as Chelford is relatively unconstrained in respect of international, national and local nature conservation designations
- water, as Chelford is surrounded by areas that have less risk of flooding than many of the LSCs
- air, as Chelford does not have an AQMA whereas Disley does
- transport, as Chelford has a Railway Station, whereas Bollington does not

**C.79** While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, these are unlikely to be of significance overall when considered at a strategic plan level. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise nature and location of development.



## Appendix D: Alternatives for policy themes

**D.1** This Appendix seeks to demonstrate that the approach taken to the appraisal of policy alternatives is justified, reasonable and proportionate. Most of the proposed Revised Publication Draft SADPD policies are derived from or are related to policies in the LPS; these LPS policies have already been subject to SA through the development of the LPS. Each of the policy themes covered by the Revised Publication Draft SADPD is discussed below; for the majority of policy themes, there is little to be gained from a formal alternatives appraisal and it would not be a proportionate approach to take. For the minority of themes further discussion is needed before it can be concluded that a formal alternatives appraisal is not required.

**D.2** The information in this Appendix is supplemented by the detailed appraisal findings in Chapter 4 of this Report. As part of the appraisal presented in Chapter 4, the proposed policy themes are appraised against the baseline, that is, the 'do nothing option'.

### Planning for growth

**D.3** Chapter 2 of the Revised Publication Draft SADPD presents policy in relation to planning for growth, recognising that the need for new development to meet social and economic objectives must be weighed against environmental and other constraints. Achieving the right balance of development in rural areas is a particular challenge; providing too much risks adversely affecting the character of the countryside – whilst too little will undermine the sustainability of rural settlements. The Council attempts to moderate these competing considerations by enabling some development to progress, proportionate to the scale of the settlements concerned.

**D.4** There are six proposed policies under the planning for growth theme:

- PG 8 "Development at local service centres"
- PG 9 "Settlement boundaries"
- PG 10 "Infill villages"
- PG 12 "Green Belt and safeguarded land boundaries"
- PG 13 "Strategic green gaps boundaries"
- PG 14 "Local green gaps"

**D.5** The proposed policy approach covers the approach to employment and housing development at the LSCs (further information regarding this can be found in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05]). The approach also includes the definition of settlement boundaries and infill villages, and sets out the general approach to development proposals in these areas. Green Belt, safeguarded land and Strategic Green Gaps boundaries are also defined under this proposed policy approach, along with local green gaps/green wedges identified in NDPs.

**D.6** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal appraisal was not warranted. However, in relation to PG 8 "Development at local service centres", it was considered best practice to formally appraise the alternative options for the spatial distribution of development around the LSCs; this



included the options for the distribution of safeguarded land. The formal alternatives appraisals of options for the spatial distribution of development, and options for the distribution of safeguarded land can be found in Appendix C of this Report.

## General requirements

**D.7** Chapter 3 of the Revised Publication Draft SADPD presents policy in relation to general requirements, recognising that there is a need for guidance relating to a number of issues that are universal to nearly all developments. These policies are principally concerned with the public's experience and enjoyment of the public realm. New development inevitably has an impact on its surroundings and therefore should take account of those implications. The Council has assessed the extent to which new developments should provide for local infrastructure and other safeguards or benefits – but in doing so we have also considered the effect that this has on the development itself.

**D.8** There are seven proposed policies under the general requirements theme:

- GEN 1 "Design principles"
- GEN 2 "Security at crowded places"
- GEN 3 "Advertisements"
- GEN 4 "Recovery of forward funded infrastructure costs"
- GEN 5 "Aerodrome safeguarding"
- GEN 6 "Airport public safety zone"
- GEN 7 "Recovery of planning obligations reduced on viability grounds"

**D.9** The proposed policy approach covers the design of development proposals in relation to the minimisation of vulnerability and protection of people from the impact of a terrorist attack. The approach also includes advertisements, the recovery of costs associated with forward funded infrastructure and the recovery of deferred planning obligations reduced on viability grounds. In terms of Manchester Airport, the policy approach looks to protect the operational integrity and safety of the Airport and Manchester Radar, as well as restrict development in the public safety zone of the Airport. General design principles are also included in this policy approach.

**D.10** Of these proposed policies, six are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted. Proposed policy GEN 2 "Security at crowded places" is also based on national guidance. In relation to Manchester Airport, the safeguarding zone is defined on a safeguarding map issued by the Civil Aviation Authority ("CAA"), with the public safety zone also defined by the CAA. Proposals for advertisements (proposed Policy GEN 3 "Advertisements") are guided by national policy and guidance, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and subsequent amendments; therefore the scope for alternative policies is constrained.

**D.11** Formal alternatives appraisal was not warranted.

## Natural environment, climate change and resources

**D.12** Chapter 4 of the Revised Publication Draft SADPD presents policy in relation to the natural environment, climate change and resources recognising that the Borough presents a wide variety of natural resource issues. Cheshire East is a varied Borough – with a diverse



landscape stretching across the Cheshire Plain from the Peak District to the Sandstone ridges. Its intimate river valleys, woods, meres and mosses are intermingled with land affected by current or existing industrialisation. The impact of climate change remains a constant challenge – whilst there are opportunities to mitigate further change through appropriate renewable energy. The Policies of the SADPD seek to capitalise on new opportunities to make the best use of natural resources, whilst managing the impact that new development brings to a complex and sensitive environment.

**D.13** There are 17 proposed policies under the natural environment, climate change and resources theme:

- ENV 1 "Ecological network"
- ENV 2 "Ecological implementation"
- ENV 3 "Landscape character"
- ENV 4 "River corridors"
- ENV 5 "Landscaping"
- ENV 6 "Trees, hedgerows and woodland implementation"
- ENV 7 "Climate change"
- ENV 8 "District heating network priority areas"
- ENV 9 "Wind energy"
- ENV 10 "Solar energy"
- ENV 11 "Proposals for battery energy storage systems"
- ENV 12 "Air quality"
- ENV 13 "Aircraft noise"
- ENV 14 "Light pollution"
- ENV 15 "New development and existing uses"
- ENV 16 "Surface water management and flood risk"
- ENV 17 "Protecting water resources"

**D.14** The proposed policy approach covers several themes; ecology, landscape, trees, woodlands, and hedgerows, energy, pollution, and flood risk and water management. In terms of ecology, the approach covers the protection, conservation, restoration and enhancement of the ecological network, along with the introduction of a mitigation hierarchy that seeks to avoid significant harm to biodiversity and geodiversity. In relation to landscape the approach recognises the different qualities, features and characteristics that contribute to the distinctiveness of the local area; this includes river corridors and landscaping schemes provided as part of development proposals. The retention and protection of trees, woodland and hedgerows are also covered under this proposed policy approach. In terms of energy, the response to climate change and its impacts from development proposals is covered along with energy efficient development (District Heating Network Priority Areas) and renewable energy (wind, solar, and battery energy storage systems). In relation to pollution, the approach includes measures to mitigate impacts with regard to air quality and light pollution from development proposals, as well as the integration of new development with existing uses. Aircraft noise and the impacts on proposed noise sensitive development is also covered under this proposed policy approach. In terms of flood risk and water management, the management of surface water runoff, culverts, and protection of water resources from pollution are included in this policy approach.



**D.15** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted. In addition, national guidance requires opportunities to be identified in plans for decentralised, renewable or low carbon energy supply systems.

## The historic environment

**D.16** Chapter 5 of the Revised Publication Draft SADPD presents policy in relation to the historic environment, recognising that Cheshire has one of the richest historic legacies in the north of England. Renowned for its numerous stately homes and extensive gardens and parkland, the Borough has a magnificent heritage that the SADPD seeks to preserve and enhance. Heritage plays an important part of the quality and character of the Borough – and so this theme has strong linkages to other policy areas such as the economy and environment.

**D.17** There are nine proposed policies under the historic environment theme:

- HER 1 "Heritage assets"
- HER 2 "Heritage at risk"
- HER 3 "Conservation areas"
- HER 4 "Listed buildings"
- HER 5 "Registered parks and gardens"
- HER 6 "Historic battlefields"
- HER 7 "Non-designated heritage assets"
- HER 8 "Archaeology"
- HER 9 "World heritage site"

**D.18** The proposed policy approach covers the conservation and enhancement of heritage assets (including designated and non-designated heritage assets). The approach also includes the preservation and enhancement of Conservation Areas, and the preservation of the special architectural and historic interest of Listed Buildings. In terms of registered parks and gardens, the approach seeks to respect their character, setting and appearance. There is also a presumption against development that would result in harm to the Outstanding Universal Value of a World Heritage Site under this approach. In respect of archaeology, the proposed policy approach covers the significance of the asset and the likely impact of development on archaeological remains. The approach also includes the protection of the historic significance, appearance, integrity and setting of battlefields.

**D.19** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## Rural issues

**D.20** Chapter 6 of the Revised Publication Draft SADPD presents policy in relation to rural issues, recognising that Cheshire East is in large part a rural Borough. Whilst the area contains many large and medium sized towns and other parts are influenced by the major Greater Manchester and Potteries conurbations, Cheshire East contains many deeply rural areas and much attractive and highly valued countryside. Maintaining the character of the countryside whilst supporting the livelihoods of those who live and work there are significant and enduring tensions in the Borough. Policies seek to balance these different and sometimes competing considerations.



**D.21** There are 14 proposed policies under the rural issues theme:

- RUR 1 "New buildings for agriculture and forestry"
- RUR 2 "Farm diversification"
- RUR 3 "Agricultural and forestry workers dwellings"
- RUR 4 "Essential rural worker occupancy conditions"
- RUR 5 "Best and most versatile agricultural land"
- RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"
- RUR 7 "Equestrian development outside of settlement boundaries"
- RUR 8 "Visitor accommodation outside of settlement boundaries"
- RUR 9 "Caravan and camping sites"
- RUR 10 "Employment development in the open countryside"
- RUR 11 "Extensions and alterations to buildings outside of settlement boundaries"
- RUR 12 "Residential curtilages outside of settlement boundaries"
- RUR 13 "Replacement buildings outside of settlement boundaries"
- RUR 14 "Re-use of rural buildings for residential use"

**D.22** The proposed policy approach covers several themes; agriculture, the rural economy and rural buildings. In terms of agriculture, the approach recognises that there is a requirement for new buildings in the open countryside that are essential for the purposes of agriculture and forestry, and that there is a desire to diversify agricultural businesses in the open countryside. The approach also covers essential rural workers dwellings that are to support agricultural and forestry enterprises, the recognition that there may be proposals to remove essential rural worker occupancy conditions, and that there may be a loss of Best and Most Versatile agricultural land through development proposals. In relation to the rural economy, the approach acknowledges that a countryside location is necessary for some outdoor, sport and leisure proposals, as is also the case for equestrian development related to grazing and equestrian enterprises. The approach also includes visitor accommodation that is appropriate to a rural area (generally small scale), as well as that within settlement boundaries, along with small scale sites for touring caravans and camping (including supporting facilities), and small scale employment development that is appropriate to a rural area. In terms of rural buildings, the proposed policy approach covers extensions and alterations to existing buildings outside of settlement boundaries, with a key consideration being whether any changes to existing buildings would result in disproportionate additions. Also included in the approach are the extension of residential curtilages outside of settlement boundaries, which takes into account the impact that introducing domestic uses could have on the rural and open character of the countryside, as well as the replacement of buildings outside of settlement boundaries, as long as they are not materially larger, and the reuse of rural buildings for residential purposes, taking into account the type of building and whether it is structurally sound.

**D.23** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## **Employment and economy**

**D.24** Chapter 7 of the Revised Publication Draft SADPD presents policy in relation to employment and the economy, recognising that there is an ongoing need to support the business base of the Borough. Cheshire East possesses one of the strongest economies in the north of England – but if business is to thrive in the long term sufficient provision must





be made for current and future employment needs. Policies seek to make sure enough land is made available for business use over the plan period – and that the requirements of local businesses and growing sectors are fully taken account of.

**D.25** There are two proposed policies under the employment and rural economy theme:

- EMP 1 "Strategic employment areas"
- EMP 2 "Employment allocations"

**D.26** The proposed policy approach covers the designation of strategic employment areas, and the identification of additional employment allocations.

**D.27** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## Housing

**D.28** Chapter 8 of the Revised Publication Draft SADPD presents policy in relation to housing, recognising that the housing built in the Borough reflects the area's diverse needs – especially in terms of the type and size of homes provided. The Plan also makes sure that new development creates satisfactory living environments for both new and existing residents.

**D.29** There are 16 proposed policies under the housing theme:

- HOU 1 "Housing mix"
- HOU 2 "Specialist housing provision"
- HOU 3 "Self and custom build dwellings"
- HOU 4 "Houses in multiple occupation"
- HOU 5a "Gypsy and Traveller site provision"
- HOU 5b "Travelling Showperson site provision"
- HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"
- HOU 6 "Accessibility, space and wheelchair housing standards"
- HOU 7 "Subdivision of dwellings"
- HOU 8 "Backland development"
- HOU 9 "Extensions and alterations"
- HOU 10 "Amenity"
- HOU 11 "Residential standards"
- HOU 12 "Housing density"
- HOU 13 "Housing delivery"
- HOU 14 "Small and medium-sized sites"

**D.30** The proposed policy approach covers several themes; housing types, housing standards and housing delivery. In terms of housing types, the approach includes the requirement for housing developments to deliver a range and mix of house types, sizes and tenures, as well as support for specialised and supported housing that meets an identified need, and the provision of self and custom built housing. The approach also covers the change of use of dwellings to Houses in Multiple Occupation. In relation to housing standards, the approach seeks to deliver dwellings that are capable of meeting people's changing circumstances over their lifetime. Amenity is also covered in this proposed policy approach,





as well as the impact of proposed residential developments (including additional dwellings, subdivisions and backland development) on the scale, character, and appearance of their surroundings. In terms of housing delivery, the proposed policy approach includes the management of housing development delivery through sub-division of larger sites and the use of masterplans and area-wide design assessments. The approach also covers the development of small sites for housing, and the allocation (or approval) of sites to meet the identified need for Gypsy, Traveller and Travelling Showpeople.

**D.31** Of these proposed policies, 15 are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted. Proposed policy HOU 6 "Accessibility, space and wheelchair housing standards" is in line with the national regime of optional technical standards for housing, therefore the scope for an alternative policy is constrained.

**D.32** It is difficult to envisage an alternative direction that might be taken to the housing delivery policy. The proposed policy aims to help bring forward and coordinate the delivery of housing sites and infrastructure and there is little reason to suggest that the approach taken to these policies is not appropriate.

**D.33** Formal alternatives appraisal was not warranted.

## Town centres and retail

**D.34** Chapter 9 of the Revised Publication Draft SADPD presents policy in relation to town centres and retail, recognising that, despite a period of dynamic change, town centres remain the focal point for much retailing, leisure and commerce. The Plan seeks to support the role and function of town centres through a period of change, particularly by concentrating on core areas and activities. In recognition of their role as Principal Towns, more detailed policy is provided for Crewe and Macclesfield.

**D.35** There are 11 proposed policies under the town centre and retail theme:

- RET 1 "Retail hierarchy"
- RET 2 "Planning for retail needs"
- RET 3 "Sequential and impact tests"
- RET 4 "Shop fronts and security"
- RET 5 "Restaurants, cafes, pubs and hot food takeaways"
- RET 6 "Neighbourhood parades of shops"
- RET 7 "Supporting the vitality of town and retail centres"
- RET 8 "Residential accommodation in the town centre"
- RET 9 "Environmental improvements, public realm and design in town centres"
- RET 10 "Crewe town centre"
- RET 11 "Macclesfield town centre and environs"

**D.36** The proposed policy approach covers two themes; retailing, and town centres. In terms of retailing, the approach confirms the retail hierarchy in the Borough to make sure that there is a town centre first approach to retail and commerce. It also sets out the minimum amount of retail convenience and comparison floorspace that is expected to be delivered across the Borough between 2018 and 2030 and how this requirement is expected to be met. The approach also includes the sequential and impact tests, which seek to protect and



enhance the vitality and viability of town centres. The design of shop fronts and the use of shutters, blinds and canopies are also covered in the proposed policy approach, as well as the recognition that restaurants, cafes, pubs and hot food takeaways play a role in both facilitating social interaction and creating healthy, inclusive communities, but also that a proliferation of hot food takeaways is linked to obesity. Neighbourhood parades of shops are also defined, including their function and potential mitigation for any loss of floorspace to uses that are not related to their function. In relation to town centres, the approach supports main town centre uses, including residential, in town centre boundaries and defines primary shopping areas, and primary and secondary shopping frontages. It also covers environmental improvements, public realm and design in town centres, as well as town centre specific policies for Crewe and Macclesfield to aid regeneration of these areas and improve connectivity to other areas of the towns.

**D.37** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## Transport and infrastructure

**D.38** Chapter 10 of the Revised Publication Draft SADPD presents policy in relation to transport and infrastructure, recognising that the Borough covers both highly urbanised and deeply rural areas, with very different transport needs and opportunities. Manchester Airport, which traverses the Borough boundary, necessitates a number of specific policy interventions. Elsewhere there is an emphasis on improving facilities for non-car modes of transport – and for safeguarding land for future transport and utility provision.

**D.39** There are 10 proposed policies under the transport and infrastructure theme:

- INF 1 "Cycleways, bridleways and footpaths"
- INF 2 "Public car parks"
- INF 3 "Highway safety and access"
- INF 4 "Manchester Airport"
- INF 5 "off-airport car parking"
- INF 6 "Protection of existing and proposed infrastructure"
- INF 7 "Hazardous installations"
- INF 8 "Telecommunications infrastructure"
- INF 9 "Utilities"
- INF 10 "Canals and mooring facilities"

**D.40** The proposed policy approach covers several themes; transport, Manchester Airport, and other infrastructure. In relation to transport, the approach covers the quantity and quality of cycleways and footpaths, as well as impacts on the highway in terms of safety, and for access to meet all users' needs and is safe. It also includes the retention of public car parks, but recognises that there may be a loss in some cases, with a suggestion of mitigation measures. In terms of Manchester Airport, the approach defines the operational area of the Airport and the type of development that would be allowed in this area. It also looks to protect the operational integrity and safety of the Airport and Manchester Radar, restricts development in the public safety zone of the Airport, and clarifies in what instances proposals for off-airport car parking may be permitted. In relation to other infrastructure, the approach looks to protect land and routes for proposed infrastructure, and considers hazardous substances as well as



electronic communications networks, and the infrastructure capacity for water supply, wastewater treatment, gas and electricity. The approach looks to safeguard and enhance the canal's role as a biodiversity, heritage and recreational asset and landscape feature, recognising that the Borough has a wide network of canals.

**D.41** Of these proposed policies, all of them are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted. Hazardous installations are also subject to national planning controls.

**D.42** It is difficult to envisage an alternative direction that might be taken to the policies relating to Manchester Airport due to the constraints of technical evidence, with locations for off-airport car parking identified in the Manchester Airport Surface Access Plan. There is little reason to suggest that the approach taken to this policy is not appropriate.

**D.43** Formal alternatives appraisal was not warranted.

## Recreation and community facilities

**D.44** Chapter 11 of the Revised Publication Draft SADPD presents policy in relation to recreation and community facilities, recognising that good green space and other public amenities are central to creating strong and thriving communities. The Plan seeks to maintain and enhance open space and recreational provision – ensuring a high level of accessibility for those living and working locally. The Plan also provides policies on the provision of vital communities facilities – including places for the care and nurturing of younger children.

**D.45** There are five proposed policies under the recreation and community facilities theme:

- REC 1 "Green/open space protection"
- REC 2 "Indoor sport and recreation implementation"
- REC 3 "Green space implementation"
- REC 4 "Day nurseries"
- REC 5 "Community facilities"

**D.46** The proposed policy approach covers the protection of existing, incidental and new green/open space, as well as requiring contributions towards indoor sport and recreation facilities to support health and well-being, and a requirement for major employment and other non-residential development proposals to provide green space. The approach also includes support for the provision of day nurseries and play groups, and seeks to retain community facilities.

**D.47** Of these proposed policies, all of them are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted.



## Appendix E: Site options

### Introduction

**E.1** The pool of sites that are considered available, deliverable and potentially suitable for allocation through the plan (site options) have been appraised for completeness.

**E.2** The aim of this Appendix is to:

1. explain how the list of site options was arrived at
2. explain the site options appraisal methodology
3. present the outcomes of site options appraisal

### Identifying site options

**E.3** Using the Council's SADPD SSM a long list of sites (Stage 1 of the SSM) was gathered for consideration from the following sources:

- sites considered as having potential in the Urban Potential Assessment that have not been allocated in the LPS
- sites marked on maps in the Edge of Settlement Assessment as 'Representation Sites to be considered at Site Allocation Stage'
- sites contained in the Final Site Selection Reports that were not subject to SSM
- sites submitted through the call for sites process, First Draft SADPD consultation and initial Publication Draft consultation
- sites considered through the Examination hearings that were to be further considered through the SADPD

**E.4** Stage 2 of the SSM sifted out sites that:

- can't accommodate 10 dwellings or more, unless they are in the Green Belt or open countryside (as defined in the LPS) and are not currently compliant with those policies<sup>(114)</sup>
- are not being actively promoted
- have planning permission as at 31/3/20
- are in use (unless there is clear indication that this will cease)
- contain showstoppers (Special Protection Area, Special Area of Conservation, Ramsar, Site of Special Scientific Interest, functional floodplain (flood zone 3b), or historic battlefield)
- are LPS Safeguarded Land
- are an allocated site in the LPS<sup>(115)</sup>

**E.5** This left a shortlist of site options for appraisal.

<sup>114</sup> If the site is likely to be compliant with Green Belt/Open Countryside policy (for example limited infilling in villages) then it should be screened out to avoid double counting with the small sites windfall allowance of 9 dwellings or fewer in the LPS (¶E.7).

<sup>115</sup> Sites in Strategic Location LPS 1 Central Crewe, and Strategic Location LPS 12 Central Macclesfield were not sifted out if they were being promoted for employment use.



## Developing the appraisal methodology

**E.6** Given the number of site options and limited site-specific data availability it was not possible to only discuss (qualitative analysis) the merits of each site option under the SA framework. It would only have been possible to carry out a full qualitative analysis if time/resources were available to generate data/understanding for all site options through discussion with promoters. Without this data/understanding, a full qualitative analysis would have led to a risk of bias, for example sites that are being proactively promoted may have been found to perform favourably.

**E.7** As such, work was undertaken to develop a methodology suited to site options appraisal, whilst also reflecting the SA framework as best as possible. The methodology essentially involves employing GIS data-sets, site visits, and measuring ('quantitative analysis') how each site option relates to various constraint and opportunity features, as well as the use of qualitative analysis and planning judgement, where appropriate. The outcome was the completion of a proforma for each site, incorporated into individual Settlement Reports [ED 21 to ED 44].

**E.8** The site options appraisal methodology (traffic light rationale) is presented in Table E.1.

**E.9** The aim of categorising the performance of site options is to aid differentiation, that is, to highlight instances of site options performing relatively well/poorly. The intention is not to indicate a 'significant effect'. Whilst Regulations require that the SA process identifies and evaluates significant effects of the draft plan and reasonable alternatives, there is no assumption that significant effects must be identified and evaluated for all site options considered. See Chapter 3 of this Report for a discussion of how reasonable alternatives have been considered through the SADPD/SA process.

**E.10** A separate Accessibility Assessment has been carried out for each of the reasonable alternatives. This can be found in Appendix F of this Report.

Table E.1 Traffic Light Rationale

Criteria	Detailed criteria	Basis of traffic light choice	Commentary
1. Economically viable?	What charging zone in the Community Infrastructure Levy Charging Schedule does the site fall into? (1) Is there anything site specific that could impact on the site's viability?	Broad site viability.	NPPF ¶167 - considering deliverable and developable sites.
		Marginal viability/potentially viable.	¶16, ¶35 - plan deliverability.
		Not viable and unlikely to become viable.	NPPG - Viability.
2. Landscape impact?	What would the likely impact on the local landscape, including views from and onto the site, and degree of visual prominence? The strength of the outer boundary is also a factor. Are there any sensitive receptors - footpaths, bridleways, landscape designations etc.?	No impact or development could improve the landscape.	NPPF ¶170 - protecting and enhancing valued landscapes.
		There will be an impact, but potential to be mitigated through sensitive layout and design.	LPS Policy SE 4 Landscape.
		There will be significant landscape impact that will be difficult to mitigate.	SA theme: • Cultural heritage and landscape
3. Settlement character and urban form impact?	What is the relationship to the existing character and form of the settlement?  *Substantially - more than 50% of one side of the development.	Site is wholly in the settlement (infill) or is substantially* enclosed by the settlement on 3 sides.	SA themes: • Cultural heritage and landscape
		Site is immediately adjacent to the settlement and substantially* enclosed by development on 2 sides.	
		Site is on the edge of the settlement, only adjoining development on 1 side or not adjoining a settlement.	
4. Strategic Green Gap?	Does the site fall in a Strategic Green Gap, as defined in Figure 8.3 Strategic Green Gap in the Local Plan Strategy?	No.	LPS Policy PG 5 Strategic Green Gap.
		In part.	SA theme: • Cultural heritage and landscape
		Yes (all or most of the site).	





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
5. Compatible neighbouring uses?	Is the proposed use compatible with neighbouring uses?	Site in/on the edge of and established residential area and proposed for residential use. Or Site in/on the edge of an established industrial area and is proposed for employment use. Or Site in/on the edge of a mixed use area where no known amenity issues exist that would preclude development.	NPPF ¶127 - planning policies should promote developments with a high standard of amenity.  LPS Policy SE 12 Pollution, Land Contamination and Land Instability.  NPPG - Noise
		Site in/on the edge of a mixed use area and/or major transport infrastructure where some form of mitigation will be required to minimise any impact.	SA themes: • Population and human health • Air
		Site in/on the edge of uses that are not considered compatible e.g. residential on the edge of an industrial area, especially where there are known amenity issues.	
6. Highways access?	Is there a physical point of highway access to the site?  Is there a possibility of creating an access in the site?	Existing access into the site.	NPPF ¶108 - in assessing sites that may be allocated for development in plans, it should be ensured that safe and suitable access to the site can be achieved for all users.  LPS Policies IN 1 Infrastructure, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.  SA theme: • Transport
		Access can be created in the site.	
		No apparent means of access/access would be difficult to achieve.	
7. Highways impact	Are there any known highways issues that could impact on the site (e.g. narrow roads or busy junctions nearby) or the road network? Relevant Highway Studies/models can be referenced.	No known issues.	NPPF ¶108 - in assessing sites that may be allocated for development in plans, it should be ensured that any significant impacts from the development on the transport network (in terms of capacity and congestion),
		Known issues that could be mitigated by appropriate measures.	
		Significant concerns that impacts will be difficult to mitigate.	



Criteria	Detailed criteria	Basis of traffic light choice	Commentary
			<p>or on highway safety, can be cost effectively mitigated to an acceptable degree.</p> <p>LPS Policies IN 1 Infrastructure, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.</p> <p>SA theme:</p> <ul style="list-style-type: none"> <li>• Transport</li> </ul>
8. Heritage assets impact?	<p>Will there be any impact on designated or non-designated heritage assets* and their setting(s)?</p> <p>*A list of designated and non-designated assets is given on p141 of the LPS.</p>		
		None.	<p>NPPF ¶185 - positive strategy for the conservation and enjoyment of the historic environment.</p> <p>LPS Policy SE 7 The Historic Environment.</p> <p>SA theme:</p> <ul style="list-style-type: none"> <li>• Cultural heritage and landscape</li> </ul>
		Heritage Impact Assessment or archaeological desk based assessment would need to be carried out to establish the significance of the heritage asset and potential for harm. The appropriateness of the site for development can then be determined based on this information and potential for mitigation defined.	
9. Flooding/drainage issues?	Are there any known flooding or drainage issues?	Significant concerns over the potential for harm to a designated or non-designated heritage asset.	
		None (majority in Flood Zone 1/no drainage issues).	<p>NPPF ¶¶155 to 165 - planning and flood risk.</p> <p>LPS Policy SE 13 Flood Risk and Water Management.</p> <p>NPPG - Flood risk and coastal change.</p> <p>SA theme:</p> <ul style="list-style-type: none"> <li>• Water and soil</li> </ul>
		Some issues but, where appropriate, mitigation is possible (majority in Flood Zone 2/some drainage issues that could be readily mitigated).	
		Significant concerns that impact will be difficult to mitigate (majority in Flood Zone 3/significant drainage issues that will be difficult to address).	





Criteria	Detailed criteria	Basis of traffic light choice		Commentary
10. Ecology impact?	Are there any Habitats Regulations Assessment ("HRA") implications? Are there any known/likely ecological issues in, adjoining or close to the site (e.g. old trees, hedgerows, ponds, watercourses, buildings to be demolished/converted, areas of scrub/woodland, grassland with a diversity of plants or designated sites)? LPS Policy SE 3 has a list of national/international and local/regional designations.  N.B. The SADPD HRA will be published alongside the Site Selection Methodology.		Unlikely to result in any significant adverse impacts.	NPPF ¶170 - protect and enhance sites of biodiversity value; minimise impacts on and providing net gains for biodiversity.  NPPF ¶174 to 177 - Protecting biodiversity and geodiversity.  LPS Policy SE 3 Biodiversity and Geodiversity.  NPPG - Natural environment.  SA theme: • Biodiversity, flora and fauna
			Likely significant effects but avoidance/mitigation measures are possible.	
			Likely significant effects where avoidance/mitigation would be difficult to achieve.	
11. Tree Preservation Orders ("TPO") on/immediately adjacent?	Are there any TPO's on or immediately adjacent to the site?		None.	NPPF ¶170 - recognise the benefits of trees and woodland. NPPF ¶127 – planning policies should promote developments with a high standard of amenity.  LPS Policy SE 5 Trees, Hedgerows and Woodland.  NPPG - TPOs and trees in Conservation Areas.  SA theme: • Cultural heritage and landscape
			There are protected trees on or immediately adjacent to the site, but they could be readily accommodated in any development with sensitive design/layout, for example trees located on site boundaries or in areas that could become open space.	
			There are protected trees on or immediately adjacent to the site that will be difficult to accommodate or will have a significant impact on any development, for example at the site entrance, or significant numbers in the centre of the site.	
12. In an Air Quality Management Area ("AQMA")?	Is the site in an AQMA?(2)		No part of the site is in an AQMA.	NPPF ¶181 - take into account AQMAs.
			Part of the site is in an AQMA.	

Criteria	Detailed criteria	Basis of traffic light choice	Commentary
		The entire site is in an AQMA.	LPS Policy SE 12 Pollution, Land Contamination and Land Instability.  NPPG - Air quality.  SA theme: • Air
13. In/adjacent to an area of mineral interest?	Is the site within or close (within 250m) to an area where there is a known mineral resource shown on the BGS Mineral Resource map for Cheshire? <sup>(3)</sup>	The site is not within or close to an area of known mineral resource.	NPPF ¶203 to 208 - facilitating the sustainable use of minerals.
	If so, is the site identified in the Cheshire Replacement Minerals Local Plan 1999 <sup>(4)</sup> as an allocated mineral site, Preferred Area or Area of Search and/or has the site been suggested for potential allocation for any of these purposes through the Council's 2014 mineral sites and areas call for sites exercise? <sup>(5)</sup>	The site is within or close to a known mineral resource or within an allocated Area of Search and so may impact upon it.	LPS Policy SE 10 Sustainable Provision of Minerals.
		The site is within or close to an allocated mineral site, Preferred Area or potential mineral allocation and so is likely to impact on it.	NPPG - Minerals.  SA theme: • Minerals
14. Accessibility?	How accessible is the site to open space, local amenities and transport facilities?  N.B. The Accessibility Assessment of the SADPD Sustainability Appraisal will be published alongside the Site Selection Methodology.	Majority of the criteria are green (11 and over).	NPPF ¶18 – sustainable development includes accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
		A mix of red/amber/green.	NPPF ¶104 – minimise the number and length of journeys needed for employment, shopping and other leisure activities.
		Majority of the criteria are red (11 and over).	





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
	N.B. The commentary here is as important as the balancing of the traffic lights.		LPS Policies SD 1 Sustainable Development in CE and SD 2 Sustainable Development Principles. LPS Policies CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.  SA themes: • Population and human health • Transport • Social inclusiveness
15. Public transport frequency?	Are there any rail or bus services? Are any considered to be commutable? A commutable service is considered to be that which can be used by someone that is working between 9am and 5pm, Monday to Friday.  N.B. Walking distances for bus stops (500m) and Railway Stations (2km where geographically possible) are taken from LPS Table 9.1 'Access to services and amenities'.	Commutable service. Non-commutable service. Service not within walking distance.	NPPF ¶108 – in assessing sites that may be allocated for development in plans, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up. LPS Policies SD 1 Sustainable Development in CE, SD 2 Sustainable Development Principles, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.  SA themes: • Transport • Social inclusiveness • Air • Climatic factors
16. Brownfield/greenfield?	Is the land brownfield, greenfield or a mix of both?	Brownfield A mix of brown and greenfield land.	NPPF ¶¶117 to 119 - making effective use of land.

Criteria	Detailed criteria	Basis of traffic light choice		Commentary
			Greenfield.	LPS Policy SE 2 Efficient Use of Land. SA theme: • Water and soil
17. Agricultural land?	Does the site protect the best and most versatile agricultural land?  Source: Cheshire East Geographical Information Systems - Agricultural Land Classification, Natural England dataset.  N.B. Currently there is insufficient evidence to differentiate between Grade 3a and 3b in some settlements. For those settlements that it has been possible to differentiate between Grade 3a and 3b, Magic has been used: (7)		Grade 4, and 5; other; 'settlement'.	NPPF ¶170 - take account of the economic and other benefits of the best and most versatile agricultural land.
			Grade 3, and 3b (where known).	
			Grade 1, 2, and 3a (where known).	LPS Policy SE 2 Efficient Use of Land. SA theme: • Water and soil
18. Contamination issues?	Does the site have any contamination issues?		No known/low risk of site contamination issues	NPPF ¶170 - contribute to and enhance the natural and local environment by ... remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
			Medium risk of contamination issues.	NPPG - Land affected by contamination.
			High risk of contamination issues.	LPS Policy SE 12 Pollution, Land Contamination and Land Stability. SA themes: • Biodiversity, flora and fauna • Water and soil





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
19. Employment land loss?	Is the site used for employment purposes, and is the proposal for a non-employment use?	<div>No.</div> <div>Mixed use, including an element of employment.</div> <div>Yes.</div>	<ul style="list-style-type: none"> <li>Population and human health</li> <li>LPS Policy EG 6 Existing and Allocated Employment Sites.</li> <li>SA theme: <ul style="list-style-type: none"> <li>Economic Development</li> </ul> </li> </ul>
20. Distance to existing employment areas?	How close are existing employment areas to the site? Existing employment areas include allocated employment sites in the LPS, relevant allocations in the former District Local Plans, existing employment areas identified in the Employment Land Review (2012), and town centres. The distance thresholds have been carried forward from the LPS Sustainability (Integrated) Appraisal Addendum: Proposed Changes. <sup>(8)</sup>	<div>Within 500m of an existing employment area.</div> <div>Between 500m and 1,000m from an existing employment area.</div> <div>Over 1,000m from an existing employment area.</div>	<p>NPPF ¶104 – minimise the number and length of journeys needed for employment, shopping and other leisure activities.</p> <p>LPS Policy EG 6 Existing and Allocated Employment Sites.</p> <p>SA theme: <ul style="list-style-type: none"> <li>Economic Development</li> </ul> </p>

- [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/community-infrastructure-levy/community-infrastructure-levy.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/community-infrastructure-levy/community-infrastructure-levy.aspx)
- [http://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/review\\_and\\_assessment/agma\\_area\\_maps.aspx](http://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/review_and_assessment/agma_area_maps.aspx)
- <https://www.bgs.ac.uk/mineralsuk/planning/resource.html>
- [http://www.cheshireeast.gov.uk/planning/spatial\\_planning/saved\\_and\\_other\\_policies/cheshire\\_minerals\\_local\\_plan/cheshire\\_minerals\\_local\\_plan.asp](http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.asp)
- [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/minerals-background-evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx)
- [http://www.cheshireeast.gov.uk/public\\_transport/bus-and-rail-maps.aspx](http://www.cheshireeast.gov.uk/public_transport/bus-and-rail-maps.aspx)
- <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>
- <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library#ref>



## Site allocations

**E.11** Table E.2 presents appraisal findings in relation to the site options that have been a focus of plan-making in terms of the 20 appraisal criteria (Table E.1), with performance categorised on a 'RAG'<sup>(116)</sup> scale. Blue shading has been used to identify those sites that are located in the Green Belt.

**E.12** Sites are listed:

- firstly in order of settlement in line with the settlement hierarchy (as sites at a given settlement may be alternatives)
- secondly according to whether the site is a proposed allocation (highlighted in purple)

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116 red/amber/green





Table E.2 Site Options Appraisal Findings

Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
CFS 594	Land off Gresty Road	Crewe																			n/a
CFS 634	Land at Bentley Motors	Crewe																			n/a
E2	Land off Alexandria Way	Congleton																			n/a
CFS 220	North of Congleton Business Park Extension	Congleton																			n/a
CFS 448	Land adjacent to Viking Way/Barn Road	Congleton																			n/a
CFS 449	HWRC, Barn Road	Congleton																			n/a
CFS 600	East and west of Croxtan Lane	Middlewich																			
CFS 635A	Centurion Way	Middlewich																			
CFS 164	Cledford Lagoon	Middlewich																			
CFS 387	Land at Tetton Lane	Middlewich																			
SUB1654	Land east of Warrington Road	Middlewich																			
FDR860	Land adj to Watersmeet	Middlewich																			

Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
CFS 109	Poynton Sports Club	Poynton																			
CFS 110	Land north of Glastonbury Drive	Poynton																			
CFS 636	Land at Poynton High School	Poynton																			
CFS 637	Former Vernon Infants School	Poynton																			
CFS 205	Hope Green Cottage	Poynton																			
CFS 412	Land off London Road South	Poynton																			
CFS 404a	Ryleys Farm (plot 1)	Alderley Edge																			
CFS 130b	Land north of Beech Road	Alderley Edge																			
CFS 301	Land adjacent to Jenny Heyes	Alderley Edge																			
CFS 359	Land to rear of Congleton Road and south of Lydiat Lane	Alderley Edge																			
CFS 370	Land east of Heyes Lane	Alderley Edge																			
CFS 394	Land south of Netherfields	Alderley Edge																			
CFS 404c	Ryleys Farm (plot 3)	Alderley Edge																			
CFS 620	Land to rear of 40 Congleton Road	Alderley Edge																			
FDR2831	Mayfield, Wilmslow Road	Alderley Edge																			





Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
CFS 561	Bollington	Land at Henshall Road																			
CFS 567	Bollington	Oak Lane/Greenfield Road																			
FDR855B	Bollington	Land bet 15 & 17a Jackson Lane																			
CFS 79	Bollington	Land to east of 41a Shrigley Road																			
CFS 277	Bollington	Land at 59 Shrigley Road																			
CFS 352	Bollington	Land at Hall Hill																			
CFS 352a	Bollington	Greg Avenue/Ashbrook Road																			
CFS 577	Bollington	Cocksheady Road																			
FDR855A	Bollington	Land to south of Grimshaw Lane																			
FDR2818A	Bollington	Overflow car park, Hollin Hall Hotel																			
FDR2818B	Bollington	Land south of overflow car park, Hollin Hall Hotel																			
CFS 2/48	Chelford	Land off Knutsford Road																			
CFS 427c (i)	Chelford	Land at Chelford Village parcel c - smaller site																			
CFS 427b	Chelford	Land at Chelford Village parcel b																			
CFS 427c	Chelford	Land at Chelford Village parcel c - larger site																			

Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
FDR1941	Land off Jacksons Edge Road	Disley																			
CFS 29	Cloughside Farm, Lower Greenshall Lane	Disley																			
CFS 196	Land at Hag Bank Lane	Disley																			
CFS 199	Greystones Allotment site, Buxton Road	Disley																			
CFS 275	Land off Lynewood Drive	Disley																			
CFS 423a	Land east of London Road	Holmes Chapel																			n/a
CFS 354	Land off Ilford Way	Mobberley																			
CFS 168	Grove House	Mobberley																			
CFS 355	Argonaught Holdings Ltd, land N of Carlisle Close	Mobberley																			
CFS 574	Land south of Prestbury Lane	Prestbury																			
FDR2001	Land off Heybridge Lane (northern site)	Prestbury																			
CFS 58	Land at Shirleys Drive	Prestbury																			
CFS 154	Land at Bridge Green (area A)	Prestbury																			
CFS 155	Land at Bridge Green (area B)	Prestbury																			





Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
CFS 197	Land north of Chelford Road and west of Collar House Drive	Prestbury																			
CFS 331a	Land at Heybridge Lane (southern site, larger area)	Prestbury																			
CFS 391	Plot 1, land at White Gables Farm	Prestbury																			
CFS 391	Plot 2, land at White Gables Farm (land north east of cricket ground)	Prestbury																			
CFS 391	Plot 3, land at White Gables Farm (land north of cricket ground)	Prestbury																			
CFS 391	Plot 4, The Bowery (land at White Gables Farm, north of Bollin Grove)	Prestbury																			
CFS 391	Plot 5, Butley Heights, smaller site (land at White Gables Farm, off Butley Lanes)	Prestbury																			
CFS 391	Plot 5b, Butley Heights, largesite (land at White Gables Farm, off Butley Lanes)	Prestbury																			
CFS 391	Plot 8, land at White Gables Farm (land off Castle Hill)	Prestbury																			
FDR 1730	Land off Macclesfield Road	Prestbury																			



Site	FDR2871	Land at Heybridge Lane (southern site, smaller area)	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
			Prestbury																				



## Reasons for progression or non-progression of site allocation options in plan-making

### Introduction

**E.13** Tables E.3 to E.13 set out the options for the sites considered through the SSM and detailed in Table E.2 (above), with an outline of the reasons for their progression or non-progression, where relevant. It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Revised Publication Draft SADPD, the SA findings are not the sole basis for a decision.

**E.14** The Tables are set out by settlement in line with the settlement hierarchy and reflect the list of sites that were considered at Stage 4 of the SSM.

### Crewe

Table E.3 Reasons for progression or non-progression of Crewe site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 594	Land off Gresty Road	This site has been progressed as Site <b>CRE 2</b> because it is sustainably located, lying between the existing urban area of Crewe and LPS 3 "Basford West" located to the south. It presents the opportunity for a large established major employer, Morning Foods, to expand their business. The development of this site will deliver additional jobs and make sure that the employer is able to meet its existing business needs in Crewe.
CFS 634	Land at Bentley Motors	This site has been progressed as Site <b>CRE 1</b> as it presents the opportunity for a large established major employer, Bentley Motors Ltd, to expand their business. The development of this site will deliver additional jobs and makes sure that the employer is best able to secure further investment opportunities in Crewe within the VW group. This site lies within the Bentley Development Framework Masterplan and is adjacent to LPS 4 "Leighton West".

### Congleton

Table E.4 Reasons for progression or non-progression of Congleton site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
E2	Land off Alexandria Way	This site has been progressed as Site <b>CNG 1</b> because it presents an opportunity for a well designed development at a landmark location to support the intentions of LPS 27 "Congleton Business Park Extension" and the North Congleton Masterplan. The principle of employment uses has already been established on the site given its planning history and there is evidence of commercial interest in the site.
CFS 220	North of Congleton Business Park Extension	The site has not been progressed due to the site's potential impact on ecological designations, character, form and also its impact on agricultural land, which would be difficult to mitigate given the scale





SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		of development in the open countryside. In addition, there would need to be additional infrastructure to provide access into the site from the Congleton Link Road.
CFS 448	Land adjacent to Viking Way/Barn Road	The site has not been progressed due to its proximity to the waste water treatment plant; in respect of the need for mitigation, and that it might sterilise the future growth opportunities of that piece of infrastructure. It also has potential impacts on matters including ecology, flooding, highways and contamination that would require further evidence that such impacts could be mitigated.
CFS 449	HWRC, Barn Road	The site has not been progressed due to uncertainty that the site is available for development in the Plan period, given its current use as a Council household waste recycling centre, alongside potential issues that would require mitigation including ecological impacts and contamination.

## Middlewich

Table E.5 Reasons for progression or non-progression of Middlewich site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 164	Cledford Lagoon	This site has not been progressed because there are major reservations regarding the viability of the site due to the number of issues that need to be resolved, including dealing with the lime waste, levelling and capping the lime beds. This site is a Local Wildlife Site and the Lime Beds are considered to be of ecological value. Other issues include the site being located immediately adjacent to the TATA chemical works and the ANSA Waste Transfer Station and refuse derived fuel processing facility.
CFS 387	Land at Tetton Lane	This site has not been progressed as it is detached from the settlement and is a greenfield site where there would be significant impacts on landscape and ecology. There are also issues with highway access due to restricted geometry and access onto the A534, which suffers from restricted visibility.
CFS 600	East and west of Croxton Lane	This site has been progressed as Site <b>MID 2</b> because it provides the opportunity for a sustainably located development, located adjacent to the existing urban area. The site is in an accessible location and appropriate mitigation can be put into place with regards to any identified impacts. The site will make a positive contribution towards meeting expected levels of housing development for the town.
CFS 635A	Centurion Way	This site has been progressed as Site <b>MID 3</b> because it provides the opportunity for a sustainably located development adjacent to the existing urban area. The site is in an accessible location and appropriate mitigation can be put into place with regards to any identified impacts. The site will make a positive contribution towards meeting expected levels of housing development for the town.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
SUB1654	Land to the east of Warmingham Way	This site has not been progressed because it does not perform as well as other sites. The site is currently in use as a great crested newt mitigation area created when a residential development to the north-west was developed. This mitigation area should be retained and this would not be possible if the site was developed. The site is also located 250 metres from Sandbach Flashes SSSI and a breeding and wintering bird survey would be required to assess whether the site is functionally linked to the SSSI. In addition, development of this site would extend development significantly to the south along Warmingham Lane; this is a factor weighed in the assessment of the overall planning balance.
FDR860	Land adjacent to Watersmeet	This site has not been progressed because it does not perform as well as other sites. There are major reservations with regards to the likely impact upon the landscape and heritage assets. The site is sloping and is visible from the Shropshire Union Canal. The development is likely to have an adverse impact upon the setting of two listed aqueducts in the vicinity of the site and the canal corridor. Mitigation would be difficult to achieve.

## Poynton

Table E.6 Reasons for progression or non-progression of Poynton site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 109	Poynton Sports Club	This site has been progressed as Site <b>PYT 1</b> because it presents the opportunity for a sustainably located, high quality residential scheme, facilitating the relocation of the Sports Club and enabling the provision of improved quality sporting facilities in a suitable location (Site PYT 2).
CFS 110	Land north of Glastonbury Drive	This site has been progressed as Site <b>PYT 2</b> as it presents the opportunity for the development of good quality sports facilities through the relocation of Poynton Sports Club from CFS 109 (Site PYT 1). The use of this site for the relocation of Poynton Sports Club could also be considered to be a form of enabling development, by freeing up a sustainable site (CFS 109) for housing. It would also enable the provision of improved changing facilities for Poynton Sports Club, which have been identified in the Cheshire East Playing Pitch Strategy and Action Plan (March 2017) ("PPS") as being of poor quality (p106), with a recommendation that they are improved. A further recommendation of the PPS is that the ambition of Poynton Sports Club to relocate should be supported (p106).
CFS 205	Hope Green Cottage	This site has not been progressed because there are major issues with regards to neighbouring uses, highways access and contamination.
CFS 412	Land off London Road South	This site has not been progressed because almost the entire site is in flood zone 3, with part in flood zone 3b. Due to its location in flood zone 3/3b the sequential test was applied, and it was found that there



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		were other available sites appropriate for residential development in areas with a lower probability of flooding. There are also issues with regards to contamination and the loss of employment land.
CFS 636	Land at Poynton High School	This site has been progressed as Site <b>PYT 3</b> because it is sustainably located in the settlement boundary of Poynton, and provides the opportunity for a small scale residential development.
CFS 637	Former Vernon Infants School	This site has been progressed as Site <b>PYT 4</b> because it is sustainably located in the settlement boundary of Poynton, and makes the best use of a vacant brownfield/greenfield site, close to the town centre.

## Alderley Edge

Table E.7 Reasons for progression or non-progression of Alderley Edge site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 130b	Land north of Beech Road	This site has not been progressed as it is considered that there are other, preferable sites available to meet the requirement for safeguarded land in Alderley Edge. Whilst it is in a sustainable location, there are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land. There are also issues in relation to flooding and drainage although it is possible that these issues could be overcome.
CFS 301	Land adjacent to Jenny Heyes	This site has not been progressed as, although it is in a sustainable location and makes a 'contribution' to Green Belt purposes, it is a small site that would only make a very modest contribution to Alderley Edge's safeguarded land requirement. Parts of the site are in Flood Zones 2 and 3, and whilst development could avoid those areas of the site, this reduces its developable area further. The site selected for safeguarded land (CFS 404a) is able to accommodate all of Alderley Edge's safeguarded land requirement and there is no need to identify this site as safeguarded land in addition.
CFS 359	Land to rear of Congleton Road and south of Lydiat Lane	This site has not been progressed due to its impact on the Alderley Edge Conservation Area.
CFS 370	Land east of Heyes Lane	This site has not been progressed as the access point may be difficult to deliver and the site is within a Local Landscape Designation Area with significant landscape impacts that will be difficult to mitigate.
CFS 394	Land south of Netherfields	This site has not been progressed because the local highway network does not provide a suitable means of accessing the site and the impact on settlement character and urban form also counts against the site.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 404a	Ryleys Farm (plot 1)	The northern part of this site has been progressed as Safeguarded land <b>ALD 3</b> because it is in a sustainable location and makes a 'significant contribution' to Green Belt purposes. There are no other sites making a lower contribution to Green Belt purposes that could be progressed instead, other than CFS 301 (which due to its size would not satisfy Alderley Edge's safeguarded land requirement). There are a number of factors that would require mitigation measures but it is considered that these could be provided and the site is achievable. It offers the opportunity for a high quality development should it be allocated for such in the future.
CFS 404c	Ryleys Farm (plot 3)	This site has not been progressed as it cannot be accessed independently. Access would need to be taken by way of the adjacent site CFS 404 Plot 2, which makes a 'major contribution' to Green Belt purposes.
CFS 620	Land to rear of 40 Congleton Road	This site has not been progressed as, although it is in a sustainable location, there are other sites available in more accessible locations. The site is rather detached from the urban area and extends outwards into the open countryside.
FDR2831	Mayfield, Wilmslow Road	This site has not been progressed as although it is in a sustainable location, there are significant flooding/drainage issues to overcome and the site is not directly adjacent to the settlement and Green Belt inset boundary.

## Bollington

Table E.8 Reasons for progression or non-progression of Bollington site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 79	Land to the east of 41a Shrigley Road	The site has not been progressed because there are landscape concerns as the site is an important site in landscape terms in relation to the Peak Park fringe landscape designation and proximity to the Peak District National Park. Also there are concerns as to whether a satisfactory access can be obtained to the site (would involve removal of a dwelling and attractive stone walls).
CFS 277	Land at 59 Shrigley Road	This site has not been progressed because there are landscape concerns as the site is an important site in landscape terms in relation to the Peak Park fringe landscape designation and proximity to the Peak District National Park. Also the site makes a major contribution to Green Belt purposes.
CFS 352	Land at Hall Hill	This site has not been progressed because there are major issues with regards to access and the landscape impact of development on the site due to historic aspects, the topography of the site and views into and out of the site. The historical aspects are of local significance (as defined in the made Bollington NDP) and so would present significant constraints.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 352a	Land at Greg Avenue/Ashbrook Road	This site has not been progressed due to concerns over further encroachment into the Hall Hill area from a landscape and ecological view as well as cumulative impact on the wastewater system. It is considered that there are other more suitable sites.
CFS 557	Cocksheadey Road	This site has not been progressed because there are landscape, heritage and ecological concerns in terms of the impact any future development would have on the wooded character of the site. Also the site makes a major contribution to Green Belt purposes.
CFS 561	Land at Henshall Road	This site has been progressed as Safeguarded land <b>BOL 1</b> because it may offer the opportunity for a sustainably located development in the western part of the settlement of Bollington should this be required. The site provides the opportunity for the future comprehensive development of a site that has 'brownfield elements' in the form of historic tipping and retention and enhancement of important woodland. The site could be considered to fill in a gap in development along Henshall Road and round off the settlement.
CFS 567	Land at Oak Lane/Greenfield Road	This site has been progressed as Safeguarded land <b>BOL 2</b> because it is sustainably located on the edge of Bollington, and would provide in the future the opportunity for a small scale residential development. The site could be considered to fill in a gap and round off the settlement.
FDR855A	Land south of Grimshaw Lane	This site has not been progressed because there are issues around landscape and heritage impact plus there are difficulties in achieving access to the site.
FDR855B	Land between 15 & 17a Jackson Lane	This site has not been progressed due to the heritage restrictions with the site and the fact that any future developable area would be small and therefore it is considered that there are more suitable sites.
FDR2818A	Overflow car park at Hollin Hall Hotel	This site has not been progressed because it is unclear whether replacement car parking can be achieved within the Hollin Hall Hotel site to release this site for development purposes. There are also heritage concerns. It is considered that there are more suitable sites.
FDR2818B	Grassed area south of car park at Hollin Hall Hotel	This site has not been progressed because access would be required from Site FDR2818a and there is uncertainty whether replacement car parking can be achieved to release site FDR2818a. There are also issues around the cumulative heritage impact and landscape impact.



## Chelford

Table E.9 Reasons for progression or non-progression of Chelford site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 2/48	Land off Knutsford Road	This site has been progressed as Safeguarded land <b>CFD 1</b> because it makes a significant contribution to the purposes of the Green Belt. There are no alternative sites making an equal or lower contribution to Green Belt purposes that could be progressed instead. There are no significant barriers to development should the site be allocated for development in the future.
CFS 427b	Land at Chelford Village parcel b	This site has not been progressed due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining safeguarded land requirement for Chelford.
CFS 427c	Land at Chelford Village parcel c - larger site	This site has not been progressed due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining safeguarded land requirement for Chelford.
CFS 427c i	Land at Chelford Village parcel c - smaller site (land east of Chelford Railway Station)	This site has been progressed as Safeguarded land <b>CFD 2</b> as it is in a sustainable location and makes a 'significant contribution' to Green Belt purposes. There are no alternative sites making an equal or lower contribution to Green Belt purposes that could be progressed instead. Should this site be allocated in a future Local Plan update, it offers the opportunity for a comprehensively planned approach towards a site that could deliver a number of infrastructure benefits. Whilst some mitigation measures would be required, it is considered that these can be achieved should it be allocated in the future.

## Disley

Table E.10 Reasons for progression or non-progression of Disley site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 29	Cloughside Farm, Lower Greenshall Lane	This site has not been progressed as, although it is in a sustainable location, there are a number of factors that require mitigation measures and some may be difficult to overcome, particularly in relation to flooding and drainage.
CFS 196	Land at Hag Bank	This site has not been progressed as it is a very small site that would make only a very modest contribution to assisting in meeting the housing needs in Disley. There are some factors that would require mitigation and given the very small size of the site, it is not clear that these could be provided whilst leaving a remaining area for development.





SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 199	Greystones Allotment site, Buxton Road	This site has not been progressed as it is already in the urban area; safeguarded land is "land between the urban area and Green Belt". Therefore, whilst the site has no significant constraints, it is not suitable for designation as safeguarded land.
CFS 275	Land off Lymewood Drive	This site has not been progressed as it is a relatively small site and if progressed as safeguarded land, there would still be a requirement for further safeguarded land. However, the site also forms part of the larger site FDR1941, which has been progressed as safeguarded land.
FDR1941	Land off Jacksons Edge Road	This site has been progressed as Safeguarded land <b>DIS 2</b> as it is in a sustainable location and makes a 'significant contribution' to the purposes of Green Belt. There are no alternative sites making an equal or lower contribution to Green Belt purposes that could be progressed instead. There are no significant barriers to development should the site be allocated for such in the future.

## Holmes Chapel

Table E.11 Reason for progression or non-progression of Holmes Chapel site option

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 423a	Land east of London Road	This site has been progressed as Site <b>HCH 1</b> because it presents the opportunity for the delivery of a high quality employment site, with an emphasis on the manufacturing of pharmaceuticals, and could include the expansion of the adjacent Recipharm pharmaceutical business enterprise.

## Mobberley

Table E.12 Reason for progression or non-progression of Mobberley site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 168	Grove House	The site has not been progressed as it exceeds the amount of land required to meet Mobberley's safeguarding requirement. It lies within Mobberley's Conservation Area and there are concerns regarding the impact on the Listed Building of Grove House adjacent to the site. There are landscape and ecology concerns as well as potential contamination land concerns.
CFS 354	Land off Ilford Way	The site has not been progressed as it does not qualify as safeguarded land; safeguarded land is "land between the urban area and Green Belt". The site falls within the settlement boundary of Mobberley, outside the Green Belt.





SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 355	Argonaught Holdings, land north of Carlisle Close	The site has not been progressed as it exceeds the amount of land required to meet Mobberley's safeguarded land requirement. The site assessment raised concerns, particularly landscape impact, settlement character, ecology and compatible neighbouring uses, especially aircraft noise affecting its northern part.

## Prestbury

Table E.13 Reasons for progression or non-progression of Prestbury site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 58	Land at Shirley's Drive	This site has not been progressed as there are a number of factors that would require mitigation. These would reduce the developable part of the site significantly and there are significant issues in relation to landscape and heritage matters where it is unlikely that mitigation measures could be provided to address the issues.
CFS 154	Land at Bridge Green (area A)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly. It is considered that there are likely significant ecological effects and landscape impacts where avoidance or mitigation would be difficult to achieve.
CFS 155	Land at Bridge Green (area B)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly. It is considered that there are likely significant ecological effects and landscape impacts where avoidance or mitigation would be difficult to achieve.
CFS 197	Land north of Chelford Road and west of Collar House Drive	This site has not been progressed as there is no safe and convenient pedestrian access to the site and it seems unlikely that one could be created. In addition, there are landscape issues that would be difficult to overcome plus there are numerous and extensive Tree Preservation Orders in and around the site, which would significantly reduce the developable area.
CFS 331a	Land at Heybridge Lane (southern site, larger area)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly (particularly in relation to heritage). It is considered that there are likely landscape impacts where avoidance or mitigation would be difficult to achieve.
CFS 391, Plot 1	Land at White Gables Farm (land south of cricket ground)	This site has not been progressed as it is already in the urban area; safeguarded land is "land between the urban area and Green Belt". Therefore, whilst the site could offer the opportunity for a small, high quality development close to the village centre, it is not suitable for safeguarded land.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 391, Plot 2	Land at White Gables Farm (land north east of cricket ground)	This site has not been progressed as it is not well-related to the urban area, there are considerable landscape impacts that would be difficult to mitigate and provision of a suitable site access would be hard to achieve.
CFS 391, Plot 3	Land at White Gables Farm (land north of cricket ground)	This site has not been progressed as it is not well-related to the urban area, there are considerable landscape impacts that would be difficult to mitigate and provision of a suitable site access would be hard to achieve.
CFS 391, Plot 4	The Bowery (land at White Gables Farm north of Bollin Grove)	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate.
CFS 391, Plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.
CFS 391, Plot 5b	Butley Heights larger site (land at White Gables Farm off Butley Lanes)	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.
CFS 391, Plot 8	Land at White Gables Farm (land off Castle Hill)	This site has not been progressed as there are considerable landscape impacts that would be difficult to mitigate. In addition, there is no footpath along Castle Hill (A538) and it is considered that it may be difficult to provide safe and convenient pedestrian access.
CFS 574	Land south of Prestbury Lane	This site has been progressed as Safeguarded land <b>PRE 2</b> as it is in an accessible location and is well contained by the urban area. The site makes a 'contribution' to Green Belt purposes and there are no other sites making a lower contribution that could be progressed instead. It offers the opportunity for a high quality development should it be allocated for such in the future. Whilst some mitigation measures would be required, it is considered that these can be delivered and the site is achievable.
FDR1730	Land off Macclesfield Road	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.
FDR2001	Land off Heybridge Lane (northern site)	Part of this site has been progressed as Safeguarded land <b>PRE 3</b> as it is in an accessible location close to the Railway Station and is well contained by the urban area. The site makes a 'contribution' to Green Belt purposes and there are no other sites



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		making a lower contribution that could be progressed instead. It offers the opportunity to meet the safeguarded land requirements for Prestbury and could provide a small high quality development if allocated for such in the future. The site would require mitigation measures, particularly in relation to landscape issues, but it has been reduced in size and it is considered that a scheme could be made acceptable.
FDR2831	Land at Heybridge Lane (southern site, smaller area)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly (particularly in relation to heritage). It is considered that there are likely landscape impacts where avoidance or mitigation would be difficult to achieve. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.

## Policy EMP 2 Employment allocations

**E.15** The following section sets out the appraisal findings in relation to the employment allocations listed in proposed SADPD Policy EMP 2 "Employment allocations". Further information on the approach and conclusions on sites can be found in the 'Employment allocations review' [ED 12].

Table E.14 Policy EMP 2 Employment allocations site appraisal findings

Site	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
EMP 2.1	Weston Interchange, Crewe																			n/a
EMP 2.2	Meadowbridge, Crewe																			n/a
EMP 2.4	Hurdsfield Road, Macclesfield																			n/a
EMP 2.5	61MU, Handforth																			n/a
EMP 2.6	Land rear of Handforth Dean Retail Park, Handforth																			n/a
EMP 2.7	New Farm, Middlewich																			n/a
EMP 2.8	Land west of Manor Lane, Holmes Chapel																			n/a
EMP 2.9	Land at British Salt, Middlewich																			n/a





## Reasons for progression or non-progression of site options in plan making

**E.16** Table E.15 sets out the employment allocations listed in proposed SADPD Policy EMP 2 "Employment allocations" considered through the 'Employment allocations review' [ED 12] and detailed in Table E.14 (above), with an outline of the reasons for their progression (as in this case there are no reasonable alternatives). It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Revised Publication Draft SADPD, the SA findings are not the sole basis for a decision.

Table E.15 Reasons for progression of Policy EMP 2 site allocations

Site ref	Name	Reasons for progression of the option in plan-making
EMP 2.1	Weston Interchange, Crewe	This employment site has been progressed as <b>EMP 2.1</b> because it is considered suitable for employment use; and is in an accessible location in an existing industrial area within the urban area of Crewe close to the Railway Station.
EMP 2.2	Meadowbridge, Crewe	This employment site has been progressed as <b>EMP 2.2</b> because it is considered suitable for employment use; and is in an accessible location in an existing employment area within the urban area of Crewe.
EMP 2.4	Hurdsfield Road, Macclesfield	This employment site has been progressed as <b>EMP 2.4</b> because it is considered suitable for employment use; and overall, it is in an accessible location in the urban area of Macclesfield close to the town centre and Railway Station.
EMP 2.5	61MU, Handforth	This employment site has been progressed as <b>EMP 2.5</b> because it is considered suitable for employment use and is in an accessible location in an existing industrial and commercial area of Handforth
EMP 2.6	Land rear of Handforth Dean Retail Park, Handforth	This employment site has been progressed as <b>EMP 2.6</b> because it is considered suitable for employment use and is in an accessible location in an existing industrial and commercial area of Handforth.
EMP 2.7	New Farm, Middlewich	This employment site has been progressed as <b>EMP 2.7</b> because it is considered suitable for employment use and is on the edge of Middlewich, within the existing settlement boundary and in an existing industrial area.
EMP 2.8	Land west of Manor Lane, Holmes Chapel	This employment site has been progressed as <b>EMP 2.8</b> because it is considered suitable for employment use and is in an accessible location in the urban area of Holmes Chapel close to the Railway Station.
EMP 2.9	Land at British Salt, Middlewich	This employment site has been progressed as <b>EMP 2.9</b> because considered suitable for employment use and is on the edge of Middlewich, within the existing settlement boundary and in an existing industrial area.



## Gypsy and Traveller and Travelling Showpeople

**E.17** The following section sets out the appraisal findings in relation to the site options that have been a focus of plan making with performance categorised on a 'RAG' scale rating.

### Appraisal findings

**E.18** Table E.16 sets out a summary of the sites considered at Stage 4 of the SSM.



Table E.16 Gypsy and Traveller and Travelling Showpeople Site Option Findings

Site	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
GTTS 12																				
GTTS 14																				
GTTS 15a																				
GTTS 17																				
GTTS 19																				
GTTS 31																				
GTTS 66																				
GTTS 67																				
GTTS 68																				
GTTS 13																				
GTTS 15b																				
GTTS 30																				
GTTS 64																				





## Reasons for progression or non-progression of site options in plan-making

**E.19** Table E.17 sets out the options for the sites considered through the SSM and detailed in Table E.16 (above), with an outline of the reasons for their progression or non-progression, where relevant. It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Revised Publication Draft SADPD, the SA findings are not the sole basis for a decision.

**E.20** The Table reflects the list of sites that were considered at Stage 4 of the SSM.

Table E.17 Reasons for progression or non-progression of Gypsy, Traveller and Travelling Showpeople site options

SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
GTTS 12	Land east of Railway Cottages, Nantwich	The site has been progressed as Site <b>G&amp;T 1</b> as the site offers the opportunity for the intensification of use of a consented site and would allow for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to this site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 13	Wybunbury Lane, Stapeley	The site is not considered to be a preferred site and therefore not proposed as an allocation in the SADPD on the basis of the site's accessibility to services, facilities and public transport, alongside the potential for impacts on the open countryside and agricultural land.
GTTS 14	The Oakes, Mill Lane, Smallwood	The site has been progressed as Site <b>G&amp;T 8</b> as it offers the opportunity for the extension of an existing consented site that would allow for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. There are no other sites that perform better than this site that could be progressed instead.
GTTS 15a	Three Oakes Caravan Park, Moston (Option a)	The site has been progressed as Site <b>G&amp;T 4</b> as the site has the opportunity to extend an existing Gypsy and Traveller site subject to appropriate mitigation measures. The principle of development has been accepted previously on the site and the allocation would secure its future use as a Gypsy and Traveller site. An allocation would support a settled base that would provide for access to health services and schools. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to this site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 15b	Three Oaks Caravan Park, Moston (Option b)	The site is not considered to be a preferred site and therefore not proposed as an allocation in the SADPD on the basis of the site's reliance on market housing, which is not in line with the approach of the Local Plan to the other settlements and rural areas tier of the settlement hierarchy. The site (over two parcels of land) would be significant in scale and would have an urbanising impact on the rural landscape. The



SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
		site selection process has identified potential issues in relation to highways access and further mitigation/assessment would be required for matters in relation to ecology, drainage and heritage.
GTTS 17	New Start Park, Wettenhall Road, Reaseheath	The site currently has temporary planning permission. The site is being progressed as Site <b>G&amp;T 3</b> as, although it is recognised that this site is not easily accessible to services, facilities and public transport and will have an impact on the character and appearance of the open countryside, a number of sites (considered through the Gypsy and Traveller and Travelling Showperson site selection report [ED 14]) perform in similar terms in respect of their sustainability credentials and overall impact. Allocation of this site, in the SADPD, will make a positive contribution to the needs identified by the GTAA. In the absence of deliverable site options and the lack of alternative provision there is a strong case to allocate this site. The council is conscious that the site has been in use now for a number of years and that the temporary permissions reflected an unmet need for additional pitches. It has provided a settled base for its occupiers for some time. Allocation of the site responds directly to a demonstrable need identified by the GTAA and will provide certainty in relation to the delivery of sites across the borough.
GTTS 19	Former Brickworks Site, A50	The site has been progressed as Site <b>TS 3</b> for the intensification of use on an existing site. In the absence of deliverable site options and the lack of alternative provision there is a strong case to allocate this site for intensification of use. The site has been in use now for a number of years and has provided a settled base for its occupiers for some time. The intensification of use on the site would respond directly to a demonstrable need identified by the GTAA and will provide certainty in relation to the delivery of sites across the borough.
GTTS 30	Land at London Road, Bridgemere	The site is not a preferred site and therefore not proposed as an allocation in the SADPD, on the basis of the site's accessibility to services, facilities and public transport, alongside impacts on the open countryside.
GTTS 31	Land at Coppenhall Moss, Crewe	The site has been progressed as Site <b>G&amp;T 2</b> as the site is in the Council's ownership, and is available for Gypsy and Traveller provision. It offers the opportunity to provide for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site, at this time. There are no other sites that perform better than this site that could be progressed instead.
GTTS 64	Arclid Depot, Arclid	The site is not considered to be a preferred site and is therefore not proposed as an allocation in the SADPD, on the basis of the site's accessibility to services, facilities and public transport, alongside impacts on the open countryside and site specific considerations relating to contamination and potential impact on TPO trees.
GTTS 66	Lorry Park, off Mobberley Road, Knutsford	The site has been progressed as Site <b>TS 1</b> as the site is in the Council's ownership, and can be made available for Travelling Showperson use. The site is locationally sustainable with existing access and facilities.



SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
		The site is able to support large HGV movements. The site is brownfield and relatively well contained. It offers the opportunity to provide for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 67	Cledford Hall, Cledford Lane, Middlewich	The site has been progressed as Site <b>G&amp;T 5</b> as the site is in the Council's ownership and is available for Gypsy and Traveller use. The principle of development has been accepted on the site previously, as demonstrated by its previous planning permission. It offers the opportunity to allow access to health and education services, albeit for a temporary and controlled period. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 68	Land at Fir Farm, Brereton	The site has been progressed as Site <b>TS 2</b> as the site is in single ownership and being promoted for Travelling Showperson uses by way of a call for sites submission. Planning permission for similar uses has been granted near to the site previously. Reasonable steps are being taken to support the site, as demonstrated by a recent planning permission for a new highways access into the site. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site.



## Appendix F: Accessibility Assessments

### Site allocations

**F.1** The Accessibility Assessments are based on the criteria and distances in the accompanying Table 9.1 to LPS Policy SD 2 "Sustainable Development Principles". The accessibility of the sites, other than where stated, is based on conditions prior to development. Any on-site provision of services/facilities, or alterations to service/facility provision resulting from the development have not been taken into account. Buffers (500m, 800m, 1,000m, 1,500m, 2,000m, and 3,000m) around the sites have been used to carry out the assessments.

### Crewe

**F.2** The SADPD site options for Crewe are:

- CFS 594 Land off Gresty Road
- CFS 634 Land at Bentley Motors

Table F.1 Crewe SADPD Site Options Accessibility Assessment

Criteria	Distance	CFS 594	CFS 634
<b>Public Transport</b>			
Bus Stop	500m		
Public Right of Way	500m		
Railway Station	2km where geographically possible		
<b>Open Space</b>			
Amenity Open Space	500m		
Children's Playground	500m		
Outdoor Sports	500m		
Public Park and Village Green	1km		
<b>Services and Amenities</b>			
Convenience Store	500m		
Supermarket	1km		
Post Box	500m		
Post Office	1km		
Bank or Cash Machine	1km		
Pharmacy	1km		
Primary School	1km		
Secondary School	1km		
Medical Centre	1km		
Leisure Facilities	1km		
Local Meeting Place/Community Centre	1km		
Public House	1km		
Childcare Facility (nursery or creche)	1km		

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Congleton

**F.3** The SADPD site options for Congleton are:

- CFS 220 Land north of Congleton Business Park
- CFS 448 Land adjacent to Barn Road/Viking Way
- CFS 449 HWRC Site, Barn Road
- E2 Land off Alexandria Way

**Table F.2 Congleton SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 220	CFS 448	CFS 449	E2
<b>Public Transport</b>					
Bus Stop	500m				
Public Right of Way	500m				
Railway Station	2km where geographically possible				
<b>Open Space</b>					
Amenity Open Space	500m				
Children's Playground	500m				
Outdoor Sports	500m				
Public Park and Village Green	1km				
<b>Services and Amenities</b>					
Convenience Store	500m				
Supermarket	1km				
Post Box	500m				
Post Office	1km				
Bank or Cash Machine	1km				
Pharmacy	1km				
Primary School	1km				
Secondary School	1km				
Medical Centre	1km				
Leisure Facilities	1km				
Local Meeting Place/Community Centre	1km				
Public House	1km				
Childcare Facility (nursery or creche)	1km				

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Middlewich

**F.4** The SADPD site options for Middlewich are:

- CFS 164 Cledford Lagoon
- CFS 387 Land at Tetton Lane
- CFS 600 East and west of Croxton Lane
- CFS 635A Land off Centurion Way
- SUB1654 Land to the east of Warmingham Lane
- FDR860 Land adjacent to Watersmeet, Nantwich Road

**Table F.3 Middlewich SADPD Options Accessibility Assessment**

Criteria	Distance	CFS 164	CFS 387	CFS 600	CFS 635A	SUB1654	FDR860
<b>Public Transport</b>							
Bus Stop	500m						
Public Right of Way	500m						
Railway Station	2km where geographically possible						
<b>Open Space</b>							
Amenity Open Space	500m						
Children's Playground	500m						
Outdoor Sports	500m						
Public Park and Village Green	1km						
<b>Services and Amenities</b>							
Convenience Store	500m						
Supermarket	1km						
Post Box	500m						
Post Office	1km						
Bank or Cash Machine	1km						
Pharmacy	1km						
Primary School	1km						
Secondary School	1km						
Medical Centre	1km						
Leisure Facilities	1km						
Local Meeting Place/Community Centre	1km						
Public House	1km						
Childcare Facility (nursery or creche)	1km						

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Poynton

**F.5** The SADPD site options for Poynton are:

- CFS 109 Poynton Sports Club
- CFS 110 Land north of Glastonbury Drive
- CFS 205 Hope Green Cottage
- CFS 412 Land off London Road South
- CFS 636 Land at Poynton High School
- CFS 637 Former Vernon Infants School

**Table F.4 Poynton SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 109	CFS 110	CFS 205	CFS 412	CFS 636	CFS 637
<b>Public Transport</b>							
Bus Stop	500m						
Public Right of Way	500m						
Railway Station	2km where geographically possible						
<b>Open Space</b>							
Amenity Open Space	500m						
Children's Playground	500m						
Outdoor Sports	500m						
Public Park and Village Green	1km						
<b>Services and Amenities</b>							
Convenience Store	500m						
Supermarket	1km						
Post Box	500m						
Post Office	1km						
Bank or Cash Machine	1km						
Pharmacy	1km						
Primary School	1km						
Secondary School	1km						
Medical Centre	1km						
Leisure Facilities	1km						
Local Meeting Place/Community Centre	1km						
Public House	1km						
Childcare Facility (nursery or creche)	1km						

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).





## Alderley Edge

**F.6** The SADPD site options for Alderley Edge are:

- CFS 130b Land north of Beech Road
- CFS 301 Land adjacent to Jenny Heyes
- CFS 359 Land to rear of Congleton Road and south of Lydiat Lane
- CFS 370 Land east of Heyes Lane
- CFS 394 Land south of Netherfields
- CFS 404a Ryleys Farm (plot 1)
- CFS 404c Ryleys Farm (plot 3)
- CFS 620 Land to rear of 40 Congleton Road
- FDR2831 Mayfield, Wilmslow Road

**Table F.5 Alderley Edge SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 130b	CFS 301	CFS 359	CFS 370	CFS 394	CFS 404a	CFS 404c	CFS 620	FDR2831
<b>Public Transport</b>										
Bus Stop	500m									
Public Right of Way	500m									
Railway Station	2km where geographically possible									
<b>Open Space</b>										
Amenity Open Space	500m									
Children's Playground	500m									
Outdoor Sports	500m									
Public Park and Village Green	1km									
<b>Services and Amenities</b>										
Convenience Store	500m									
Supermarket	1km									
Post Box	500m									
Post Office	1km									
Bank or Cash Machine	1km									
Pharmacy	1km									
Primary School	1km									
Secondary School	1km									
Medical Centre	1km									
Leisure Facilities	1km									
Local Meeting Place/Community Centre	1km									
Public House	1km									
Childcare Facility (nursery or creche)	1km									

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Bollington

**F.7** The SADPD site options for Bollington are:

- CFS 79 Land to east of 41a Shrigley Road
- CFS 277 Land at Shrigley Road
- CFS 352 Land at Hall Hill
- CFS 352a Land at Greg Avenue/Ashbrook Road
- CFS 557 Cocksheady Road
- CFS 561 Land at Henshall Road
- CFS 567 Land at Oak Lane/Greenfield Road
- FDR855A Land south of Grimshaw Lane
- FDR855B Land between 15 and 17a Jackson Lane
- FDR2818A Overflow car park at Hollin Hall Hotel
- FDR2818B Grassed area south of car park at Hollin Hall Hotel

**Table F.6 Bollington SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 79	CFS 277	CFS 352	CFS 352a	CFS 557	CFS 561	CFS 567	FDR855A	FDR855B	FDR2818A	FDR2818B
<b>Public Transport</b>												
Bus Stop	500m											
Public Right of Way	500m											
Railway Station	2km where geographically possible											
<b>Open Space</b>												
Amenity Open Space	500m											
Children's Playground	500m											
Outdoor Sports	500m											
Public Park and Village Green	1km											
<b>Services and Amenities</b>												
Convenience Store	500m											
Supermarket	1km											
Post Box	500m											
Post Office	1km											
Bank or Cash Machine	1km											
Pharmacy	1km											
Primary School	1km											
Secondary School	1km											
Medical Centre	1km											
Leisure Facilities	1km											
Local Meeting Place/Community Centre	1km											
Public House	1km											
Childcare Facility (nursery or creche)	1km											

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Chelford

**F.8** The SADPD site options for Chelford are:

- CFS 2/48 Land off Knutsford Road
- CFS 427b Land at Chelford Village parcel B
- CFS 427c Land at Chelford Village parcel C - larger site
- CFS 427c(i) Land at Chelford Village parcel C - smaller site

**Table F.7 Chelford SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 2/48	CFS 427b	CFS 427c	CFS 427c(i)
<b>Public Transport</b>					
Bus Stop	500m				
Public Right of Way	500m				
Railway Station	2km where geographically possible				
<b>Open Space</b>					
Amenity Open Space	500m				
Children's Playground	500m				
Outdoor Sports	500m				
Public Park and Village Green	1km				
<b>Services and Amenities</b>					
Convenience Store	500m				
Supermarket	1km				
Post Box	500m				
Post Office	1km				
Bank or Cash Machine	1km				
Pharmacy	1km				
Primary School	1km				
Secondary School	1km				
Medical Centre	1km				
Leisure Facilities	1km				
Local Meeting Place/Community Centre	1km				
Public House	1km				
Childcare Facility (nursery or creche)	1km				

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Disley

**F.9** The SADPD site options for Disley are:

- CFS 29 Cloughside Farm, Lower Greenshall Lane
- CFS 196 Land at Hag Bank Lane
- CFS 199 Greystones Allotment Site, Buxton Road
- CFS 275 Land off Lymewood Drive
- FDR1941 Land off Jacksons Edge Road

**Table F.8 Disley SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 29	CFS 196	CFS 199	CFS 275	FDR1941
<b>Public Transport</b>						
Bus Stop	500m					
Public Right of Way	500m					
Railway Station	2km where geographically possible					
<b>Open Space</b>						
Amenity Open Space	500m					
Children's Playground	500m					
Outdoor Sports	500m					
Public Park and Village Green	1km					
<b>Services and Amenities</b>						
Convenience Store	500m					
Supermarket	1km					
Post Box	500m					
Post Office	1km					
Bank or Cash Machine	1km					
Pharmacy	1km					
Primary School	1km					
Secondary School	1km					
Medical Centre	1km					
Leisure Facilities	1km					
Local Meeting Place/Community Centre	1km					
Public House	1km					
Childcare Facility (nursery or creche)	1km					

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Holmes Chapel

**F.10** The SADPD site option for Holmes Chapel is:

- CFS 423a Land east of London Road

**Table F.9 Holmes Chapel SADPD Site Option Accessibility Assessment**

Criteria	Distance	CFS 423a
<b>Public Transport</b>		
Bus Stop	500m	
Public Right of Way	500m	
Railway Station	2km where geographically possible	
<b>Open Space</b>		
Amenity Open Space	500m	
Children's Playground	500m	
Outdoor Sports	500m	
Public Park and Village Green	1km	
<b>Services and Amenities</b>		
Convenience Store	500m	
Supermarket	1km	
Post Box	500m	
Post Office	1km	
Bank or Cash Machine	1km	
Pharmacy	1km	
Primary School	1km	
Secondary School	1km	
Medical Centre	1km	
Leisure Facilities	1km	
Local Meeting Place/Community Centre	1km	
Public House	1km	
Childcare Facility (nursery or creche)	1km	

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Mobberley

**F.11** The SADPD site options for Mobberley are:

- CFS 168 Grove House
- CFS 354 Land off Ilford Way
- CFS 355 Argonaught Holdings Limited, land north of Carlisle Close

**Table F.10 Mobberley SADPD Site Option Accessibility Assessment**

Criteria	Distance	CFS 168	CFS 354	CFS 355
<b>Public Transport</b>				
Bus Stop	500m			
Public Right of Way	500m			
Railway Station	2km where geographically possible			
<b>Open Space</b>				
Amenity Open Space	500m			
Children's Playground	500m			
Outdoor Sports	500m			
Public Park and Village Green	1km			
<b>Services and Amenities</b>				
Convenience Store	500m			
Supermarket	1km			
Post Box	500m			
Post Office	1km			
Bank or Cash Machine	1km			
Pharmacy	1km			
Primary School	1km			
Secondary School	1km			
Medical Centre	1km			
Leisure Facilities	1km			
Local Meeting Place/Community Centre	1km			
Public House	1km			
Childcare Facility (nursery or creche)	1km			

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Prestbury

**F.12** The SADPD site options for Prestbury are:

- CFS 58 Land at Shirleys Drive
- CFS 154 Land at Bridge Green (area A)
- CFS 155 Land at Bridge Green (area B)
- CFS 197 Land north of Chelford Road and west of Collar House Drive
- CFS 331a Land at Heybridge Lane (southern site, larger area)
- CFS 391 Plot 1, Land at White Gables Farm, south of Cricket Ground
- CFS 391 Plot 2, Land at White Gables Farm (land north east of cricket ground)
- CFS 391 Plot 3, Land at White Gables Farm (land north of cricket ground)
- CFS 391 Plot 4, The Bowery (land at White Gables Farm, north of Bollin Grove)
- CFS 391 Plot 5, Butley Heights, smaller site (land at White Gables Farm, off Butley Lanes)
- CFS 391 Plot 5b, Butley Heights, larger site (land at White Gables Farm, off Butley Lanes)
- CFS 391 Plot 8, Land at White Gables Farm (land off Castle Hill)
- CFS 574 Land south of Prestbury Lane
- FDR1730 Land off Macclesfield Road
- FDR2001 Land off Heybridge Lane (northern site)
- FDR2871 Land at Heybridge Lane (southern site, smaller area)

**Table F.11 Prestbury SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 58	CFS 154	CFS 155	CFS 197	CFS 331a	CFS 391-1	CFS 391-2	CFS391-3
<b>Public Transport</b>									
Bus Stop	500m								
Public Right of Way	500m								
Railway Station	2km where geographically possible								
<b>Open Space</b>									
Amenity Open Space	500m								
Children's Playground	500m								
Outdoor Sports	500m								
Public Park and Village Green	1km								
<b>Services and Amenities</b>									
Convenience Store	500m								
Supermarket	1km								
Post Box	500m								
Post Office	1km								
Bank or Cash Machine	1km								
Pharmacy	1km								
Primary School	1km								
Secondary School	1km								
Medical Centre	1km								
Leisure Facilities	1km								
Local Meeting Place/Community Centre	1km								
Public House	1km								
Childcare Facility (nursery or creche)	1km								





Rating	Description
Meets minimum standard	
Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	
Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	

Table F.12 Prestbury SADPD Site Options Accessibility Assessment - continued

Criteria	Distance	CFS 391-4	CFS 391-5	CFS 391-5b	CFS 391-8	CFS 574	FDR1730	FDR2001	FDR2871
Public Transport									
Bus Stop	500m								
Public Right of Way	500m								
Railway Station	2km where geographically possible								
Open Space									
Amenity Open Space	500m								
Children's Playground	500m								
Outdoor Sports	500m								
Public Park and Village Green	1km								
Services and Amenities									
Convenience Store	500m								
Supermarket	1km								
Post Box	500m								
Post Office	1km								
Bank or Cash Machine	1km								
Pharmacy	1km								
Primary School	1km								
Secondary School	1km								
Medical Centre	1km								
Leisure Facilities	1km								
Local Meeting Place/Community Centre	1km								
Public House	1km								
Childcare Facility (nursery or creche)	1km								

Rating	Description
Meets minimum standard	
Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	
Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	



## Policy EMP 2 Employment allocations

**F.13** The SADPD site options for proposed Policy EMP 2 are:

- EMP 2.1 Weston Interchange, Crewe
- EMP 2.2 Meadow Bridge, Crewe
- EMP 2.4 Hurdsfield Road, Macclesfield
- EMP 2.5 61MU, Handforth
- EMP 2.6 Land rear of Handforth Dean Retail Park, Handforth
- EMP 2.7 New Farm, Middlewich
- EMP 2.8 Land west of Manor Lane, Holmes Chapel
- EMP 2.9 Land at British Salt, Middlewich

Table F.13 Proposed SADPD Policy EMP 2 Site Options Accessibility Assessment

Criteria	Distance	EMP 2.1	EMP 2.2	EMP 2.4	EMP 2.5	EMP 2.6	EMP 2.7	EMP 2.8	EMP 2.9
<b>Public Transport</b>									
Bus Stop	500m								
Public Right of Way	500m								
Railway Station	2km where geographically possible								
<b>Open Space</b>									
Amenity Open Space	500m								
Children's Playground	500m								
Outdoor Sports	500m								
Public Park and Village Green	1km								
<b>Services and Amenities</b>									
Convenience Store	500m								
Supermarket	1km								
Post Box	500m								
Post Office	1km								
Bank or Cash Machine	1km								
Pharmacy	1km								
Primary School	1km								
Secondary School	1km								
Medical Centre	1km								
Leisure Facilities	1km								
Local Meeting Place/Community Centre	1km								
Public House	1km								
Childcare Facility (nursery or creche)	1km								

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).

## Gypsy and Traveller and Travelling Showpeople

**F.14** The SADPD site options for Gypsy and Traveller and Travelling Showpeople are:

- GTTS 12 Land east of Railway Bridge Cottages, Baddington
- GTTS 13 Wybunbury Lane, Stapeley
- GTTS 14 The Oakes, Smallwood
- GTTS 15a Three Oaks Caravan Park, Moston (Option a)
- GTTS 15b Three Oaks Caravan Park (Option b)
- GTTS 17 New Start Park, Wettenhall Road, Reaseheath
- GTTS 19 Old brickworks site, A50 Newcastle Road
- GTTS 30 Land at London Road, Bridgemere
- GTTS 31 Land at Coppenhall Moss, Crewe
- GTTS 64 Arclid Depot, Arclid
- GTTS 66 Lorry Park, off Mobberley Road, Knutsford
- GTTS 67 Cledford Hall, Cledford Lane, Middlewich
- GTTS 68 Land at Fir Farm, Brereton





Table F.14 Gypsy and Traveller and Travelling Showpeople Site Accessibility Assessment

Criteria	Distance	GTTS 12	GTTS 13	GTTS 14	GTTS 15a	GTTS 15b	GTTS 17	GTTS 19	GTTS 30	GTTS 31	GTTS 64	GTTS 66	GTTS 67	GTTS 68
Public Transport														
Bus Stop	500m													
Public Right of Way	500m													
Railway Station	2km where geographically possible													
Open Space														
Amenity Open Space	500m													
Children's Playground	500m													
Outdoor Sports	500m													
Public Park and Village Green	1km													
Services and Amenities														
Convenience Store	500m													
Supermarket	1km													
Post Box	500m													
Post Office	1km													
Bank or Cash Machine	1km													
Pharmacy	1km													
Primary School	1km													
Secondary School	1km													
Medical Centre	1km													
Leisure Facilities	1km													
Local Meeting Place/Community Centre	1km													
Public House	1km													
Childcare Facility (nursery or creche)	1km													
Description														
Rating														
	Meets minimum standard													
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).													
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).													



## Appendix G: Equality Impact Assessment

### Introduction

**G.1** This appendix presents the findings of the Equality Impact Assessment (“EqIA”) that assesses the likely impacts of the SADPD on equality issues. It builds on the high-level EqIA carried out for the first part of the Local Plan – the Local Plan Strategy (“LPS”). The findings of the EqIA have fed into the SADPD, along with the findings of the Sustainability Appraisal (“SA”) and Habitats Regulations Assessment. The initial Publication Draft SADPD was supported by an EqIA; this revised EqIA supports the Revised Publication Draft SADPD.

**G.2** All public authorities are required by the Equality Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in society. This is done by assessing the impact of several factors, which are defined by Section 149 of the 2010 Act as:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion and belief
- sex
- sexual orientation

**G.3** Cheshire East Council considers Marriage and Civil Partnership to be a protected characteristic, the assessment of which has been included in Annex A of this report.

**G.4** The public sector equality duty, which came into force in April 2011, requires public authorities to have due regard to the need to achieve the objectives set out in Section 149 of the Equality Act in carrying out their function. Cheshire East Council must have regard to the need to:

- eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act
- advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it

**G.5** The EqIA of the SADPD will help to identify the actual or potential impact of the policies on different people and:

- consider if there are any unintended consequences for some groups
- consider if the policy will be fully effective for all target groups
- help identify practical steps to tackle any negative impacts or discrimination
- advance equality and foster good relations
- document the results of this process



**G.6** Documents referenced with the 'ED' prefix are available to view in the Revised Publication Draft SADPD consultation library.

## Local Plan overview

**G.7** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the LPS, was adopted at Council on 27 July 2017. The SADPD will form the second part of the Council's Local Plan. Once adopted the SADPD, along with the LPS, will set out the proposed strategy for meeting the Borough's needs to 2030 and replace the former District Local Plans of Congleton, Crewe and Nantwich, and Macclesfield.

**G.8** The SADPD will:

- allocate additional sites for development, where necessary
- set out more detailed policies to guide planning application decisions in the Borough

**G.9** Strategic planning is only one of the Council's functions, so it is not expected that the Local Plan alone will address all of the duties of the Equality Act.

## Consultation

**G.10** The SADPD and its supporting evidence base has been subject to several rounds of consultation including:

- Site Allocations and Development Policies Issues Paper between 27 February and 10 April 2017
- First Draft SADPD between 11 September and 22 October 2018
- Initial Publication Draft SADPD between 19 August and 30 September 2019

**G.11** Consultation on the SADPD and its supporting evidence base has been carried out in accordance with the approved Statement of Community Involvement<sup>(117)</sup> and the relevant regulations (Town and Country Planning (Local Planning) (England) Regulations 2012). This included notification of the consultation through public notices in local newspapers and press releases carried in local news outlets.

**G.12** The Council notified its Local Plan database<sup>(118)</sup> about the consultation by email or letter. The Council also accepted representations (received on the online portal, by email or letter) in line with its published Statement of Representations Procedure,<sup>(119)</sup> which was available to view in local libraries and the Council's main offices at Westfields, Macclesfield Town Hall and Delamere House. The Council also prepared a guidance note to assist those making representations. Officers were also available via telephone (number advertised in the Statement of Representations Procedure available online or in local libraries/council offices) to answer any queries and assist with difficulties in responding to the consultation.

117 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/sci.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/sci.aspx)

118 Individuals could write to us (in any form) at any time to ask to be put on our Local Plan database to receive a direct notification of consultations taking place (by email or letter).

119 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/local-plan-notice/local-plan-public-notice.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/local-plan-notice/local-plan-public-notice.aspx)



There is an issue of proportionality here and the Council's view is that reasonable steps have been taken to notify members of the public and run the consultation in an appropriate manner in line with its Statement of Community Involvement.

**G.13** The following bodies are contained on the Local Plan Consultation database and have asked to be notified about future consultations and any other relevant matters.

**G.14** It is worth highlighting that this list of groups/organisations is an example of organisations/groups included on the Council's consultation database. As the Council does not collect information on protected characteristics/representative groups through consultation(s)/consultation database, there may be a chance that there are other groups that are not currently listed.

**G.15** The different bodies listed under points a to d are the general consultation bodies that the Council must consult under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as defined in Regulation 2.

- a. Bodies that represent the interests of different racial, ethnic or national groups:
  - Cheshire, Halton and Warrington Race and Equality Centre
  - Friends, Families and Travellers
  - Gypsy Council
  - Irish Community Care - [responded to the initial Publication Draft SADPD \[PUB 01\] \(see Annex C of this EqIA\)](#)
  - Irish Traveller Movement
  - National Federation of Gypsy Liaison Groups
  - The Showmen's Guild of Great Britain
  - Traveller Times
- b. Bodies that represent the interests of different religious groups:
  - Churches Together in Wilmslow
  - Manchester Meeting Room Trust
  - Marton Parish Church
  - St Michaels Church
  - St Chads Church
  - Union Street Baptist Church
  - Woodlands Meeting Room Trust
- c. Bodies that represent the interests of disabled persons:
  - Autism Networks
  - Carers Federation
  - Congleton Disabled Access Group
  - DIAL (Disability, Information & Advice)
  - Disability Information Bureau
  - Inclusive Sandbach
  - NeuroMuscular Centre
  - Odd Rode Parish Plan Elderly and Disabled Residents Group





**G.16** Alongside the consultation on the initial Publication Draft SADPD, members of the Cheshire and Warrington Traveller Team made personal visits to existing Gypsy and Traveller sites in the borough (sites as recorded in Appendix D of the Gypsy and Traveller Accommodation Assessment [ED 13]). The Cheshire and Warrington Traveller team provided residents at the sites with information about the consultation and made an offer for the team manager to make a separate visit on an appointment basis (on request) to discuss the proposals contained in the SADPD in further detail. We also contacted the organisations/stakeholders listed below (on 12 September 2019) to advise about the consultation on the SADPD taking place:

- Email contacts in Cheshire Constabulary, the Gypsy Roma Traveller Police Federation & Irish Community Care
- National organisations
  - Friends, Family & Travellers<sup>(120)</sup>
  - Traveller Movement<sup>(121)</sup>
  - Showmen's Guild<sup>(122)</sup>

## Representations and amendments

**G.17** Representations were made by a protected characteristic group on the initial Publication Draft SADPD [PUB 01]. A summary of these representations are set out in Annex B of this EqlA, along with comments relating to protected characteristics issues raised.

**G.18** Representations were also received on the EqlA through consultation on the initial Publication Draft SADPD; summaries of the main issues raised and how these have been taken into account are set out in Annex D of this EqlA.

**G.19** There have been several amendments made to the SADPD during its development, between First Draft [FD 01] and initial Publication Draft [PUB 01] versions, and then from the initial Publication Draft [PUB 01] to the Revised Publication Draft [ED 01] versions. The amendments that relate to equality considerations are set out in Tables G.6 and G.7 (Annex C) of this EqlA.

## Baseline information

**G.20** Baseline information is set out in Appendix B of this Report. Information relevant to equalities includes:

- Cheshire East has a population of 384,200 (2019); 51.0% (196,100) are female and 49.0% (188,100) are male.<sup>(123)</sup>
- Of the Borough's total population, 59.3% are of working age (age 16 to 64). This is significantly lower than the equivalent figures for the North West (62.3%) and the UK (62.7%). 0-15 year-olds make up 18.0% of the population (lower than the North West and UK figures of 19.1% and 19.0% respectively). 22.8% of Cheshire East residents

120 <https://www.gypsy-traveller.org/contact-us/>

121 <https://travellermovement.org.uk/contact>

122 <http://www.theshowmensguild.com/Contact.html>

123 Office for National Statistics ("ONS") provisional mid-year population estimates for 2019 (May 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0



are aged 65 and above – a much higher figure than in the North West (18.6%) or the UK (18.3%). The proportions of the population in all older age groups (45-54, 55-64, 65-74, 75-84 and 85 and above) are all higher in Cheshire East than in the North West or the UK as a whole. Conversely, all the younger age groups (0-15, 16-24, 25-34 and 35-44) make up a lower share of the population in Cheshire East than in the North West or UK; this is particularly so for the 16-24 and 25-34 bands. The population estimates also indicate that Cheshire East has an ageing population; for example, between 2001 and 2019, the population aged 65 and above grew by 47.9%, whilst the number aged 16-64 increased only 1.3% and the 0-15 population rose by only 0.8%.<sup>(124)</sup>

- There is limited ethnic diversity amongst Cheshire East's population (2011); 93.6% of residents are White British, a further 3.2% are from Other White groups, 1.6% are Asian/Asian British, 0.4% are Black/Black British, 1.0% are of mixed/multiple ethnicity and 0.2% are from other ethnic groups.<sup>(125)</sup>
- The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh). 23% are identified as having no religion.<sup>(126)</sup>
- Deprivation is lower than the England average, but in 2016, 6,380 (10.2%) of children aged under 16 were living in poverty.<sup>(127)</sup> Life expectancy for both men and women in 2016-18 was higher than the England average, at 80.1 and 84.0 years respectively.<sup>(128)</sup> However, the inequality in life expectancy at birth for males in Cheshire East is 8.8 years and for females 7.8. This is the difference in life expectancy between Lower layer Super Output Areas ("LSOAs") in the most deprived deciles.<sup>(129)</sup>
- Around 9.8% (16,400) of Cheshire East's households were living in fuel poverty as of 2018, which is lower than the proportions for the North West region (12.1%) and England (10.3%). In six of Cheshire East's 234 LSOAs, the proportion was 16% or more; four of these LSOAs were in Crewe and three of those four (E01018459, E01018478 & E01018485) ranked among England's most deprived 20% for overall deprivation as of 2019 (the fourth one, E01018489, was just inside England's most deprived 30%). This suggests there may be a link between deprivation and fuel poverty in the Crewe area.<sup>(130)</sup>
- The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled<sup>(131)</sup> is 40,200 (17.9%).<sup>(132)</sup>
- According to the 2011 census, 158,540 people were married and 563 people were in a registered same sex civil partnership.<sup>(133)</sup> At the time of the 2011 Census, 52% of adult residents were married and a further 0.2% were registered in a same-sex civil

124 ONS provisional mid-year population estimates for 2001-19 (May 2020 release)

125 Table KS201EW (Ethnic Group), 2011 Census, ONS. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0

126 Table KS209EW (Religion), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

127 [HM Revenue and Customs, Public Health Outcomes Framework,](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049)

128 [Public Health Outcomes Framework,](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049)

129 <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>

130 Sources: [1] 'Sub-regional Fuel Poverty - England 2020 (2018 data)' and 'Fuel Poverty Statistics - England 2020 (2018 data)', Department for Business, Energy & Industrial Strategy, April 2020. [2] Index of Multiple Deprivation, English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government, September 2019. Note: The geographical definitions used for Crewe is that set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010.

131 Work limiting disabled includes people who have a long-term disability which affects the kind of work or amount of work they might do (ONS, Nomis <https://www.nomisweb.co.uk/forum/posts.aspx?tID=82&fID=2>)

132 Annual Population Survey Jul 2018-Jun 2019, ONS Crown Copyright Reserved [from Nomis on 24 October 2019]

133 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright Reserved



partnership. Since 2009, there have been a total of 167 civil partnerships; most of these partnerships were formed before 2014 when same-sex marriages were introduced.<sup>(134)</sup>

- There were 4,528 conceptions<sup>(135)</sup> in 2018.<sup>(136)</sup> This equates to a conception rate of 75.1 per 1,000 of women aged 15 to 44.
- 22.8% of Reception age children and 32.3% of Year 6 children were overweight or obese in 2018/19. This is similar to the England average for Reception and lower for Year 6, but represents an increase on the previous year for both age groups.<sup>(137)</sup>
- 23 of Cheshire East's 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation & disability. 10 of these are in Crewe, four in Macclesfield, 3 in Congleton, two in Sandbach and one LSOA each in Alsager, Middlewich, Poynton and Wilmslow.<sup>(138)</sup>
- 24 Of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs for overall deprivation (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).<sup>(139)</sup> Of the 24 LSOAs that currently rank among the most deprived 25%, 17 are in Crewe, three in Macclesfield and one each in Alsager, Congleton, Middlewich and Wilmslow.
- There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown; in deprived areas, 50.9% of residents were female as of 2018, which is virtually identical to the Cheshire East average (51.1%).<sup>(140)</sup>
- The proportion of households with no access to a car was significantly higher (39.0%) in deprived areas than in Cheshire East as a whole (16.1%).<sup>(141)</sup>
- At the time of the 2011 Census, 8.4% (30,953) of Cheshire East's residents were living in deprived areas. People from non-white ethnic groups (mixed, Asian, Black, or other non-white groups) accounted for 5.3% of the population in these deprived areas but made up only 3.3% of the population in Cheshire East as a whole. It is also notable that the proportion of people from the 'Other White' group (any white people other than British/Irish/Gypsy/Irish Traveller) was much greater (7.3%) in these deprived areas than in Cheshire East as a whole (2.5%).<sup>(142)</sup>
- In Cheshire East as a whole, women were much more likely to travel to shorter distances to work: as of 2011, 54.6% of female workers travelled less than 10km, whereas only 38.8% of male workers did so.<sup>(143)</sup>
- There are no reliable local, Cheshire East, estimates for the proportion of residents identifying as lesbian, gay or bisexual ("LGB"). However, over the last five years national estimates of LGB have increased from 1.5% in 2012 to 2.0% in 2017 for the population aged 16 years and over. Using these prevalence rates, the draft Cheshire East Equality,

134 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright Reserved

135 Conceptions data combine information from registrations of births and notifications of legal abortions occurring in England and Wales for women who are usually resident there.

136 Table 5: Conceptions (numbers and rates) 1,2,3 and outcome: age of woman at conception and area of usual residence, 2009 to 2018. ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

137 National Child Measurement Programme (NCMP), NHS Digital, <https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2018-19-school-year>

138 English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government, September 2019.

139 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, , MHCLG, Sept 2019, <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> and 2015 English Indices of Deprivation, DCLG (now MHCLG) Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

140 ONS mid-year population estimates (June 2019 release) and mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0

141 Table KS404EW (Car or van availability), 2011 Census, ONS. Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

142 Table QS201EW (Ethnic group), 2011 Census, ONS. Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

143 Table LC7104EW (Distance travelled to work by sex), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.



Diversity and Inclusion Strategy 2020-2024 estimates that more than 6,000 Cheshire East residents aged 16 and over may be estimated as identifying as LGB. However, this calculation does not take account of LGB people being more concentrated in some geographical areas of the UK than others, so the 6,000 figure should probably be treated with some caution.

- There is no accurate figure for how big the transgender community is. Research funded by National Government, carried out by Gender Identity Research and Education Society estimated the trans population as approximately 0.6%-1% of the UK adult population. If this proportion were the same in Cheshire East, then, according to the draft Equality, Diversity and Inclusion Strategy 2020-2024, this would equate to 1,900 to more than 3,000 of Cheshire East adult residents. However, these figures do not take account of any geographical differences in the UK in the proportion of local people who are transgender. The draft Equality, Diversity and Inclusion Strategy 2020-2024 also notes that:
  - The Equality and Human Rights Commission reported that 100 people out of 10,000 (1%) answered yes to undergoing part of the process of changing 'from the sex you were described as at birth to the gender you identify with, or do you intend to.
  - gender variant people present for treatment at any age, but nationally the median age is 42.

**G.21** There is no baseline information that is directly relevant to maternity.

**G.22** A comprehensive evidence base has been produced for the LPS and SADPD. Table G.1 identifies examples of information gathered and used in relation to the protected characteristics and the SADPD.

**Table G.1 Examples of information gathered and used in relation to protected characteristics and the SADPD**

Document	Comment
Residential Mix Assessment [ED 49]	The information was in relation to disability and directly informed policies contained in the Revised Publication Draft SADPD, for example, HOU 6 'Accessibility, space and wheelchair housing standards'.
Cheshire East Housing Development Study (2015) [PS E033] <sup>(144)</sup>	Population projections directly informed policies contained in the Revised Publication Draft SADPD, for example, HOU 2 'Specialist housing provision'.
Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment [ED13]	This information directly informed Policies HOU 5a 'Gypsy and Traveller site provision', HOU 5b 'Travelling Showperson site provision' and HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and led to the consideration of the allocation of Gypsy, Traveller and Travelling Showperson Sites in the Revised Publication Draft SADPD.

144 <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/library>



Document	Comment
Gypsy, Traveller and Travelling Showpeople Site Selection Report [ED 14]	This information directly informed the allocation of Sites G&T 1 to G&T 5, G&T 8 and TS 1 to TS 3.

**G.23** Table G.4 (Annex C) of this EqlA sets out in more detail the policy wording used in the SADPD that is considered to relate to the protected characteristics.

## Method

**G.24** The SADPD has been reviewed to consider the likely impacts of the policies on each of the eight protected characteristics identified. For each protected characteristic, an assessment narrative has been produced that considers whether the SADPD is compatible with the three main duties set out in the Equality Act 2010.

**G.25** The assessment narrative for each protected characteristic highlights the likely impacts (positive, neutral, negative and if they are significant) that the SADPD is likely to have. Where likely significant negative impacts are identified, consideration should be given to reduce or mitigate this through a full EqlA. Specific allocations and policies are referred to as necessary. A final section at the end of each characteristic summarises the assessment and provides a conclusion for the plan as a whole.

**G.26** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

**G.27** Safeguarded land is not allocated for a specific use at this point in time; it would be the role of a future local plan update and associated evidence base to consider whether any safeguarded land should be allocated for development and for what use. As such, safeguarded land will not be reviewed through this EqlA.

**G.28** Each of the eight assessment narratives have been broken down under the following headings, which contain reference to policies/proposals where appropriate:

- Planning for growth
- General requirements
- Natural environment, climate change and resources
- The historic environment
- Rural issues
- Employment and economy
- Housing
- Town centres and retail
- Transport and infrastructure
- Recreation and community facilities
- Site allocations





## EqlA findings

### Age

#### Planning for growth

**G.29** The theme is considered to have a neutral impact on age.

#### General requirements

**G.30** Proposed SADPD Policy **GEN 1 “Design principles”** seeks to be accessible and inclusive, ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of age, for example. This is likely to have a positive impact on age. The Policy also looks to promote opportunities for food growing, which provides elements for a healthy diet (with positive benefits in relation to obesity; childhood obesity has been identified as an issue) and helps to tackle food poverty. This is likely to have a positive impact on age.

#### Natural environment, climate change and resources

**G.31** Proposed SADPD Policy **ENV 7 “Climate change”** incorporates measures to make buildings energy efficient, which can help reduce heating and cooling costs. Reducing the costs of living can help all residents, particularly older persons and families with young children, which is likely to have a positive impact on age. The Policy also supports opportunities for food growing, which provides elements for a healthy diet (with positive benefits in relation to obesity; childhood obesity has been identified as an issue) and helps to tackle food poverty. This is likely to have a positive impact on age.

**G.32** Older and younger persons can be more sensitive to air pollution, for example. Proposed SADPD Policies relating to pollution including **ENV 12 “Air quality”**, **ENV 13 “Aircraft noise”**, **ENV 14 “Light pollution”**, **ENV 15 “New development and existing uses”** and **ENV 17 “Protecting water resources”** seek to reduce different types of pollution in the wider environment and hence people’s exposure to them. In particular, **ENV 13** specifically references residential care homes and acknowledges that residents of such developments may have limited mobility, requiring easily accessible external amenity areas that are subject to noise levels at or below a certain threshold. These Policies are likely to have a positive impact on age.

#### The historic environment

**G.33** Few heritage assets were originally planned to be accessible to those with mobility issues, therefore many of them present access challenges in terms of their design features and topography. The various historic environment policies seek to preserve and enhance the historic environment, whilst supporting some alterations. In particular, proposed SADPD Policy **HER 4 “Listed buildings”** seeks to preserve and enhance the asset and its setting wherever possible; however in certain cases alterations are supported, which could include access improvements. This is also the case for proposed SADPD Policy **HER 5 “Registered parks and gardens”**. Historic England has produced guidance on improving access to historic buildings and landscapes that explains ‘how to make a range of positive changes to



historic places, while at the same time working within the wider principles of conservation'.<sup>(145)</sup> These policies, along with Historic England guidance, are likely to have a positive impact on age.

## Rural issues

**G.34** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** allows for the development of outdoor sport, leisure and recreation proposals where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies enable the provision of such facilities in rural areas, potentially improving accessibility to them for the less mobile, including elderly persons, as well as opportunities for safe play for young children. These Policies are likely to have a positive impact on age.

**G.35** Proposed SADPD Policy **RUR 11 "Extensions and alterations to building outside of settlement boundaries"** supports proportionate additions to existing buildings (subject to a range of criteria), which could help those who need more space than average or with access needs, for example elderly people and those with children. This policy is likely to have a positive impact on age.

## Employment and the economy

**G.36** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to age - these being neighbouring uses, accessibility and public transport; the sites are considered under these headings. Points to note are:

### Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 15 "New development and existing uses"** and **HOU 10 "Amenity"** will help to minimise the impact.
- Elderly people are more susceptible to the impacts of noise.
- Residential properties are located to the east and south of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**, to the south and southeast of Site **EMP 2.7 "New Farm, Middlewich"**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**, and there are residential properties located to the west of **EMP 2.9 "Land at British Salt, Middlewich"**.

145 <https://historicengland.org.uk/advice/technical-advice/easy-access-to-historic-buildings-and-landscapes/>





## Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on younger people who may not have access to a car.

## Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on younger people who may not have access to a car.

## Housing

**G.37** Providing a mix of housing is important to support independent living and choice, as are homes designed to be flexible to adapt to meet the changing needs of residents over time. Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. The Policy seeks to address, for example, the requirements of an ageing population as well as meeting and adapting to the long term needs of the Borough’s older residents, including supporting independent living. This is likely to have a positive impact on age.

**G.38** Proposed SADPD Policy **HOU 2 “Specialist housing provision”** supports specialist and supported housing provision, which could include accommodation for older persons, helping to address the housing needs of the Borough’s ageing population. This is likely to have a positive impact on age.

**G.39** Proposed SADPD Policy **HOU 3 “Self and custom built dwellings”** supports proposals for self and custom built housing in sustainable locations. This could benefit those who need a home designed for a specific difficulty, for example mobility issues that could be experienced by elderly people. This is likely to have a positive impact on age.

**G.40** Proposed SADPD Policy **HOU 4 “Houses in multiple occupation”** allows the subdivision of a house into a House in Multiple Occupation (subject to a range of criteria); this could contribute to increasing housing affordability and a choice of accommodation for those on low incomes and students, for example, with the potential for a positive impact on age.

**G.41** Proposed SADPD Policy **HOU 6 “Accessibility, space and wheelchair housing standards”** is likely to have a positive impact on age through the adoption of accessibility and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.

**G.42** Proposed SADPD Policy **HOU 9 “Extensions and alterations”** supports extensions and alterations to existing dwellings to meet the changing needs of occupiers. This could help address, for example, the requirements of an ageing population as well as meet and adapt to the long term needs of the Borough’s older residents, including supporting independent living. This is likely to have a positive impact on age.



## Town centres and retail

**G.43** Proposed SADPD Policy **RET 5 “Restaurants, cafes, pubs and hot food takeaways”** recognises that childhood obesity is an issue and aims to limit the availability of hot food takeaway facilities near secondary schools and sixth form colleges. This is likely to have a positive impact on age.

**G.44** Proposed SADPD Policy **RET 6 “Neighbourhood parades of shops”** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Local facilities play an important role for those residents who have difficulty accessing superstores or the town centre. This could include elderly people, for example, and therefore the policy is likely to have a positive impact on age.

**G.45** Proposed SADPD Policy **RET 9 “Environmental improvements, public realm and design in town centres”** seeks to address the accessibility needs of everyone in the design of buildings, public spaces and routes; especially those with pushchairs and the elderly so that all users can use the development safely, easily and with dignity. The Policy also looks to consider the needs of all members of society in defining the functions of different parts of the town centre through the use of appropriate visual cues and signage. This is likely to have a positive impact on age.

**G.46** Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside of the Borough, such as older persons and the young. Proposed SADPD Policies **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 “Supporting the vitality of town and retail centres”** helps to retain a retail function in town centres. These policies are likely to have a positive impact on age.

## Transport and infrastructure

**G.47** Proposed SADPD Policy **INF 7 “Hazardous installations”** seeks to protect the public from risks associated with hazardous installations; this could be of particular benefit to those who are more sensitive to hazardous substances, for example the young or elderly persons. This policy is likely to have a positive impact on age.

**G.48** The provision of superfast broadband connection, supported though proposed SADPD Policy **INF 8 “Telecommunication infrastructure”**, is likely to have a positive impact on age, through enabling those that are less mobile (for example elderly people) to have access to online services and facilities.

**G.49** Canal towpaths can be made from several types of surface, and not all of them can be considered to be wheelchair or pushchair friendly. Proposed SADPD Policy **INF 10 “Canal and mooring facilities”** seeks to enhance public access to and the recreational use of the canal corridor. As highlighted in the supporting information to this policy, developer contributions could comprise improvements to the towpath, including surface improvements for wheelchair and pushchair users, which would enable families with young children, for example, to benefit from using this resource. This policy is likely to have a positive impact on age.



## Recreation and community facilities

**G.50** Proposed SADPD Policy **REC 1 “Green/open space protection”** looks to protect existing, incidental and new green/open space, which provides opportunities for safe play for young children. This policy is likely to have a positive impact on age.

**G.51** Proposed SADPD Policy **REC 3 “Green space implementation”** seeks the delivery of greenspace through housing, major employment and other non-residential development. This could include recreation and its accompanying benefit of safe play opportunities for young children, therefore having a likely positive impact on age.

**G.52** Proposed SADPD Policy **REC 4 “Day nurseries”** supports the provision, extension or intensification of day nurseries and play groups (subject to a range of criteria), providing educational opportunities for young children. This policy is likely to have a positive impact on age.

**G.53** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, for example elderly persons. Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which is likely to have a positive impact on age.

## Site allocations

**G.54** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to age – these being accessibility, public transport, and neighbouring uses; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

## Neighbouring uses

- More than half of the proposed site allocations have the potential for a negative impact with regards to neighbouring uses.
- Elderly people are more susceptible to the impacts of noise.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in noise and disturbance for residents.
- Proposed Site **MID 2 “East and west of Croxton Lane”**, Middlewich is located adjacent to a household waste recycling centre, therefore the proposed policy requires an offset from the existing recycling centre and an acceptable level of residential amenity to be achieved.
- Holmes Chapel Road is located to the south of proposed Site **MID 3 “Centurion Way”**, Middlewich. Policies including LPS Policy SE 12 “Pollution, Land Contamination and Land Instability” and proposed SADPD Policy **ENV 12 “Air quality”** will help to minimise the impact on health.



- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton is located adjacent to the A523 (London Road North), therefore the policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by transportation noise.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton is located on the edge of a residential area, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by noise from the sports and leisure use. The policy also requires details of proposed lighting, which should not cause unacceptable nuisance to residents.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel is located adjacent to residential use, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that residents in the vicinity of the site would not be unacceptably affected by the proposed employment use.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** is located adjacent to residential uses and a garage. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** is adjacent to employment uses accessed from E.R.F. Way. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** is located adjacent to a Council recycling centre and is within (2019) daytime noise levels 60dB Laeq. 16hr (07:00-23:00) in respect of aircraft noise contours. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity, and for development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS2 "Land at Fir Farm, Brereton"**, whereby the supporting information to the proposed policy suggest that this should be suitably addressed through planning condition.

### Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Less mobile groups including children, older people and people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.



- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help people with young children using pushchairs and wheelchair users.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups including children, older people and people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mil Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.



### Assessment of the SADPD as a whole

**G.55** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes accessibility of services and facilities and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.

**G.56** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on age.





## Disability

### Planning for growth

**G.57** The theme is considered to have a neutral impact on disability.

### General requirements

**G.58** Proposed SADPD Policy **GEN 1 “Design principles”** seeks to be accessible and inclusive, ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of disability, for example. This is likely to have a positive impact on disability. The Policy also looks to promote health and wellbeing through design and contact with nature. There are mental health benefits from access to nature and good design can also contribute to a feeling of wellbeing. This could have a positive impact on disability.

### Natural environment, climate change and resources

**G.59** The proposed SADPD Policies that relate to landscape (**ENV 3 “Landscape character”**, **ENV 4 “River corridors”** and **ENV 5 “Landscaping”**) contribute to high quality environments and this will help to provide an increased feeling of wellbeing and satisfaction amongst residents. These proposed policies have the potential for a positive impact on disability.

**G.60** Proposed SADPD Policy **ENV 7 “Climate change”** suggests the use of measures that adapt or demonstrate resilience to climate change including green infrastructure. There are mental health benefits from access to nature and green space, with the potential for a positive impact on disability. Policy **ENV 7** also incorporates measures to make buildings energy efficient, which can help reduce heating and cooling costs. Reducing the costs of living can help all residents, particularly disabled people, which is likely to have a positive impact on disability.

**G.61** People with respiratory related disabilities can be more sensitive to air pollution for example. Proposed SADPD Policies relating to pollution including **ENV 12 “Air quality”**, **ENV 13 “Aircraft noise”**, **ENV 14 “Light pollution”**, **ENV 15 “New development and existing uses”** and **ENV 17 “Protecting water resources”** seek to reduce different types of pollution in the wider environment and hence people’s exposure to them. In particular, **ENV 13** references hospices and residential care homes and acknowledges that residents of such developments may have limited mobility, requiring easily accessible external amenity areas that are subject to noise levels at or below a certain threshold. These Policies are likely to have a positive impact on disability.

### The historic environment

**G.62** Few heritage assets were originally planned to be accessible to those with mobility issues, therefore many of them present access challenges in terms of their design features and topography. The various historic environment policies seek to preserve and enhance the historic environment, whilst supporting some alterations. In particular, proposed SADPD Policy **HER 4 “Listed buildings”** seeks to preserve and enhance the asset and its setting wherever possible; however in certain cases alterations are supported, which could include access improvements. This is also the case for proposed SADPD Policy **HER 5 “Registered parks and gardens”**. Historic England has produced guidance on improving access to





historic buildings and landscapes that explains 'how to make a range of positive changes to historic places, while at the same time working within the wider principles of conservation'.<sup>(146)</sup> These policies, along with Historic England guidance, are likely to have a positive impact on disability.

## Rural issues

**G.63** Proposed SADPD Policy **RUR 6 “Outdoor sport, leisure and recreation outside of settlement boundaries”** allows for the development of outdoor sport, leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies enable the provision of such facilities in rural areas, potentially improving accessibility to them for the less mobile, including disabled persons. These Policies are likely to have a positive impact on disability.

**G.64** The provision of employment opportunities in the open countryside (proposed SADPD Policy **RUR 10 “Employment development in the open countryside”**) could have a positive impact on disability, particularly those who suffer from mental illness associated with unemployment and poverty.

**G.65** Proposed SADPD Policy **RUR 11 “Extensions and alterations to building outside of settlement boundaries”** supports proportionate additions to existing buildings (subject to a range of criteria), which could help those who need more space than average or with access needs, for example disabled people. This policy is likely to have a positive impact on disability.

## Employment and the economy

**G.66** Proposed SADPD Policies **EMP 1 “Strategic employment areas”** and **EMP 2 “Employment allocations”** could have a positive impact on disability, particularly those who suffer from mental illness associated with unemployment and poverty. This is through the protection of existing strategic employment areas and providing opportunities for further employment development through allocations.

**G.67** Proposed SADPD Policy **EMP 2 “Employment allocations”** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to disability - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed employment allocations provide further opportunity for members of the community to access jobs, which can have a positive impact.

## Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities

146 <https://historicengland.org.uk/advice/technical-advice/easy-access-to-historic-buildings-and-landscapes/>



identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on disabled people who may not have access to a car.

## Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on disabled people who may not have access to a car.

## Housing

**G.68** Providing a mix of housing is important to support independent living and choice, as are homes designed to be flexible to adapt to meet the changing needs of residents over time. Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. This is likely to have a positive impact on disability.

**G.69** Proposed SADPD Policy **HOU 2 “Specialist housing provision”** supports specialist and supported housing provision, which could include accommodation for disabled people who require additional support or for whom living independently is not possible. This is likely to have a positive impact on disability.

**G.70** Proposed SADPD Policy **HOU 3 “Self and custom built dwellings”** supports proposals for self and custom built housing in sustainable locations. This could benefit those who need a home designed for a specific difficulty, for example mobility issues. This is likely to have a positive impact on disability.

**G.71** Proposed SADPD Policy **HOU 6 “Accessibility, space and wheelchair housing standards”** is likely to have a positive impact on disability through the adoption of accessibility and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.

**G.72** Proposed SADPD Policy **HOU 9 “Extensions and alterations”** supports extensions and alterations to existing dwellings to meet the changing needs of occupiers. This is likely to have a positive impact on disability.

## Town centres and retail

**G.73** Proposed SADPD Policy **RET 4 “Shop fronts and security”** contributes to a high-quality environment through the use of appropriate design and shop fronts, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. The Policy also supports proposals that are designed to meet the needs of disabled people. This is likely to have a positive impact on disability.

**G.74** Proposed SADPD Policy **RET 6 “Neighbourhood parades of shops”** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Local facilities play an important role for those residents who have difficulty accessing superstores or the town centre. This could include disabled people for example and therefore the policy is likely to have a positive impact on disability.



**G.75** Proposed SADPD Policy **RET 9 “Environmental improvements, public realm and design in town centres”** seeks to address the accessibility needs of everyone in the design of buildings, public spaces and routes; especially people with disabilities, so that all users can use the development safely, easily and with dignity. The Policy also looks to consider the needs of all members of society in defining the functions of different parts of the town centre through the use of appropriate visual cues and signage. Furthermore, the Policy seeks to contribute to a high quality environment, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This Policy is likely to have a positive impact on disability.

**G.76** Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside of the Borough, such as disabled persons. Proposed SADPD Policies **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 “Supporting the vitality of town and retail centres”** helps to retain a retail function in town centres. These policies are likely to have a positive impact on disability.

**G.77** **RET 10 “Crewe town centre”**, and **RET 11 “Macclesfield town centre and environs”** also seek to contribute to a high quality environment, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. These Policies are likely to have a positive impact on disability.

### Transport and infrastructure

**G.78** The retention of public car parks, supported by proposed SADPD Policy **INF 2 “Public car parks”** is likely to have a positive impact on disabled persons who have access to a car and are unable to use public transport.

**G.79** Proposed SADPD Policy **INF 3 “Highways safety and access”** requires development proposals to incorporate measures that meet the needs of people with disabilities to assist access to, from and within the site, which is likely to have a positive impact on disability.

**G.80** The provision of superfast broadband connection, supported though proposed SADPD Policy **INF 8 “Telecommunication infrastructure”**, is likely to have a positive impact on disability, through enabling those that are less mobile (for example disabled people) to have access to online services and facilities.

**G.81** Canal towpaths can be made from several types of surface, and not all of them can be considered to be wheelchair or pushchair friendly. Proposed SADPD Policy **INF 10 “Canal and mooring facilities”** seeks to enhance public access to and the recreational use of the canal corridor. As highlighted in the supporting information to this policy, developer contributions could comprise improvements to the towpath, including surface improvements for wheelchair users, which would enable wheelchair user, for example, to benefit from using this resource. The policy also recognises that the Borough has a wide network of canals that provide recreational opportunities, which in turn provide health and wellbeing benefits. The proposed policy is likely to have a positive impact on disability.



## Recreation and community facilities

**G.82** Proposed SADPD Policy **REC 1 “Green/open space protection”** looks to protect existing, incidental and new green/open space. There are mental health benefits from access to nature and green space, as well as opportunities for recreation. This is likely to have a positive impact on disability.

**G.83** Proposed SADPD Policy **REC 2 “Indoor sport and recreation implementation”** requires contributions to indoor sport and recreation facilities from major housing developments to support health and wellbeing, providing a positive impact on disability.

**G.84** Proposed SADPD Policy **REC 3 “Green space implementation”** seeks the delivery of green space through housing, major employment and other non-residential development. Green space provides opportunities for recreation, with access to nature and green space providing mental health benefits. The proposed policy should have a positive impact on disability.

**G.85** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, for example disabled persons. Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which is likely to have a positive impact on disability.

## Site allocations

**G.86** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to disability – these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

## Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Less mobile groups, including disabled people, tend to be more reliant on walking and public transport in order to access services and facilities.
- There is an existing sports facility, playing field and associated area of open space at Proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe, which the proposed policy seeks to retain. The policy also requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 “Land off Alexandria Way”**, Congleton.



- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help wheelchair users.
- Although there will be a loss of sports facilities on proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, these are proposed to be replaced on proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton and will be of an improved quality, with development of Site PYT 1 unable to start until Poynton Sports Club is fully operational from Site PYT 2.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups, including disabled people, tend to be more reliant on walking and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.



### Assessment of the SADPD as a whole

**G.87** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes accessibility of services and facilities and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.

**G.88** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on disability.





## Gender reassignment

### Planning for growth

**G.89** The theme is considered to have a neutral impact on gender reassignment.

### General requirements

**G.90** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on gender reassignment.

### Natural environment, climate change and resources

**G.91** The theme is considered to have a neutral impact on gender reassignment.

### The historic environment

**G.92** The theme is considered to have a neutral impact on gender reassignment.

### Rural issues

**G.93** The theme is considered to have a neutral impact on gender reassignment.

### Employment and the economy

**G.94** The theme is considered to have a neutral impact on gender reassignment.

### Housing

**G.95** The theme is considered to have a neutral impact on gender reassignment.

### Town centres and retail

**G.96** Proposed SADPD Policy **RET 5 “Restaurants, cafes, pubs and hot food takeaways”** looks to support the building or change of use to such establishments, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on gender reassignment.

**G.97** Proposed SADPD Policies **RET 9 “Environmental improvements, public realm and design in town centres”**, **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** seek to provide diversity and a mix of uses, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on gender reassignment.

### Transport and infrastructure

**G.98** The theme is considered to have a neutral impact on gender reassignment.





## Recreation and community facilities

**G.99** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which could increase the opportunity for new LGBT+ venues or venues for support charities to meet. This is likely to have a positive impact on gender reassignment.

## Site allocations

**G.100** The theme is considered to have a neutral impact on gender reassignment.

## Assessment of the SADPD as a whole

**G.101** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to retain and support the creation of new community facilities.

**G.102** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on gender reassignment.



## Pregnancy and maternity

### Planning for growth

**G.103** The theme is considered to have a neutral impact on pregnancy and maternity.

### General requirements

**G.104** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on pregnancy and maternity.

### Natural environment, climate change and resources

**G.105** Proposed SADPD Policy **ENV 7 “Climate change”** incorporates measures to make buildings energy efficient, which can help reduce heating and cooling costs. Reducing the costs of living can help all residents, particularly families with young children, which is likely to have a positive impact on pregnancy and maternity.

**G.106** Younger persons can be more sensitive to air pollution, for example. Proposed SADPD Policies relating to pollution including **ENV 12 “Air quality”**, **ENV 13 “Aircraft noise”**, **ENV 14 “Light pollution”**, **ENV 15 “New development and existing uses”** and **ENV 17 “Protecting water resources”** seek to reduce different types of pollution in the wider environment and hence people’s exposure to them. These Policies are likely to have a positive impact on pregnancy and maternity.

### The historic environment

**G.107** Few heritage assets were originally planned to be accessible to those with mobility issues, including those with pushchairs, therefore many of them present access challenges in terms of their design features and topography. The various historic environment policies seek to preserve and enhance the historic environment, whilst supporting some alterations. In particular, proposed SADPD Policy **HER 4 “Listed buildings”** seeks to preserve and enhance the asset and its setting wherever possible; however in certain cases alterations are supported, which could include access improvements. This is also the case for proposed SADPD Policy **HER 5 “Registered parks and gardens”**. Historic England has produced guidance on improving access to historic buildings and landscapes that explains ‘how to make a range of positive changes to historic places, while at the same time working within the wider principles of conservation’.<sup>(147)</sup> These policies, along with Historic England guidance, are likely to have a positive impact on pregnancy and maternity.

147 <https://historicengland.org.uk/advice/technical-advice/easy-access-to-historic-buildings-and-landscapes/>



## Rural issues

**G.108** Proposed SADPD Policy **RUR 6 “Outdoor sport, leisure and recreation outside of settlement boundaries”** allows for the development of outdoor sport, leisure and recreation proposals, where a countryside location is necessary. This could provide opportunities for safe play for young children, which is likely to have a positive impact on pregnancy and maternity.

**G.109** Proposed SADPD Policy **RUR 11 “Extensions and alterations to building outside of settlement boundaries”** supports proportionate additions to existing buildings (subject to a range of criteria), which could help those who need more space than average or with access needs, for example those with children. This policy is likely to have a positive impact on pregnancy and maternity.

## Employment and the economy

**G.110** Proposed SADPD Policy **EMP 2 “Employment allocations”** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to pregnancy and maternity - these being neighbouring uses, accessibility and public transport. Points to note are:

### Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact with regards to neighbouring uses. Policies including LPS Policy SE 12 “Pollution, Land Contamination and Land Instability” and proposed SADPD Policies **ENV 15 “New development and existing uses”** and **HOU 10 “Amenity”** will help to minimise the impact.
- Young children are more susceptible to the impacts of noise.
- Residential properties are located to the east and south of Site **EMP 2.4 “Hurdsfield Road, Macclesfield”**, to the south and southeast of Site **EMP 2.7 “New Farm, Middlewich”**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 “Land west of Manor Lane, Holmes Chapel”**, and there are residential properties located to the west of **EMP 2.9 “Land at British Salt, Middlewich”**.

### Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on people with young children who may not have access to a car.



## Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on people with young children who may not have access to a car.

## Housing

**G.111** Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. It also seeks to make sure that housing design is flexible enough to adapt to meet the changing needs of residents over time. This is likely to have a positive impact on pregnancy and maternity.

**G.112** Proposed SADPD Policy **HOU 9 “Extensions and alterations”** supports extensions and alterations to existing dwellings to meet the changing needs of occupiers. This is likely to have a positive impact on pregnancy and maternity.

## Town centres and retail

**G.113** Proposed SADPD Policy **RET 6 “Neighbourhood parades of shops”** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Local facilities play an important role for those residents who have difficulty accessing superstores or the town centre. This could include people with young children for example and therefore the policy is likely to have a positive impact on pregnancy and maternity.

**G.114** Proposed SADPD Policy **RET 9 “Environmental improvements, public realm and design in town centres”** seeks to address the accessibility needs of everyone in the design of buildings, public spaces and routes; especially those with pushchairs so that all users can use the development safely, easily and with dignity. This is likely to have a positive impact on pregnancy and maternity.

**G.115** Town centres provide accessible service opportunities for urban residents as well as residents of surrounding rural areas. Proposed SADPD Policies **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 “Supporting the vitality of town and retail centres”** helps to retain a retail function in town centres. These policies are likely to have a positive impact on pregnancy and maternity.

## Transport and infrastructure

**G.116** Proposed SADPD Policy **INF 7 “Hazardous installations”** seeks to protect the public from risks associated with hazardous installations; this could be of particular benefit to those who are more sensitive to hazardous substances, for example the young. This policy is likely to have a positive impact on pregnancy and maternity.

**G.117** Canal towpaths can be made from several types of surface, and not all of them can be considered to be pushchair friendly. Proposed SADPD Policy **INF 10 “Canal and mooring facilities”** seeks to enhance public access to and the recreational use of the canal corridor. As highlighted in the supporting information to this policy, developer contributions could



comprise improvements to the towpath, including surface improvements for pushchair users, which would enable families with young children, for example, to benefit from using this resource. This policy is likely to have a positive impact on pregnancy and maternity.

### Recreation and community facilities

**G.118** Proposed SADPD Policy **REC 1 “Green/open space protection”** looks to protect existing, incidental and new green/open space, which provides opportunities for safe play for young children. This policy is likely to have a positive impact on pregnancy and maternity.

**G.119** Proposed SADPD Policy **REC 3 “Green space implementation”** seeks the delivery of greenspace through housing, major employment and other non-residential development. This could include recreation and its accompanying benefit of safe play opportunities for young children, therefore having a likely positive impact on pregnancy and maternity.

**G.120** Proposed SADPD Policy **REC 4 “Day nurseries”** supports the provision, extension or intensification of day nurseries and play groups (subject to a range of criteria), providing educational opportunities for young children. This policy is likely to have a positive impact on pregnancy and maternity.

**G.121** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, which could include people with young children, for example. Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which is likely to have a positive impact on pregnancy and maternity.

### Site allocations

**G.122** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to pregnancy and maternity – these being accessibility, public transport, and neighbouring uses; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

### Neighbouring uses

- More than half of the proposed site allocations have the potential for a negative impact with regards to neighbouring uses.
- Young children are more susceptible to the impacts of noise.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in noise and disturbance for residents.
- Proposed Site **MID 2 “East and west of Croxton Lane”**, Middlewich is located adjacent to a household waste recycling centre, therefore the proposed policy requires an offset from the existing recycling centre and an acceptable level of residential amenity to be achieved.



- Holmes Chapel Road is located to the south of proposed Site **MID 3 “Centurion Way”**, Middlewich. Policies including LPS Policy SE 12 “Pollution, Land Contamination and Land Instability” and proposed SADPD Policy **ENV 12 “Air quality”** will help to minimise the impact on health.
- Proposed Site **PYT 1 “Poynton Sports Club”**, Poynton is located adjacent to the A523 (London Road North), therefore the policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by transportation noise.
- Proposed Site **PYT 2 “Land north of Glastonbury Drive”**, Poynton is located on the edge of a residential area, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by noise from the sports and leisure use. The policy also requires details of proposed lighting, which should not cause unacceptable nuisance to residents.
- Proposed Site **HCH 1 “Land east of London Road”**, Holmes Chapel is located adjacent to residential use, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that residents in the vicinity of the site would not be unacceptably affected by the proposed employment use.
- Proposed Site **G&T 2 “Land at Coppenhall Moss, Crewe”** is located adjacent to residential uses and a garage. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 “Three Oakes Site, Booth Lane”** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed Site **G&T 5 “Cledford Hall, Cledford Lane”** is adjacent to employment uses accessed from E.R.F. Way. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **TS 1 “Lorry Park, off Mobberley Road, Knutsford”** is located adjacent to a Council recycling centre and is within (2019) daytime noise level 60dB Laeq. 16hr (07:00-23:00) in respect of aircraft noise contours. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity, and for development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS 2 “Land at Fir Farm, Brereton”**, whereby the supporting information to the proposed policy suggest that this should be suitably addressed through planning condition.

### Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Less mobile groups, including people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.





- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help people with young children using pushchairs and wheelchair users.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The vast majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups, including people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

### Assessment of the SADPD as a whole

**G.123** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes accessibility of services and facilities and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.





**G.124** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on pregnancy and maternity.



## Race

### Planning for growth

**G.125** The theme is considered to have a neutral impact on race, including Black, Asian and Minority Ethnic people (“BAME”).

### General requirements

**G.126** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on race, including BAME.

### Natural environment, climate change and resources

**G.127** The theme is considered to have a neutral impact on race, including BAME.

### The historic environment

**G.128** The theme is considered to have a neutral impact on race, including BAME.

### Rural issues

**G.129** The theme is considered to have a neutral impact on race, including BAME.

### Employment and the economy

**G.130** Proposed SADPD Policy **EMP 2 “Employment allocations”** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to race - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed employment allocations provide further opportunity for members of the community to access jobs, which can have a positive impact.

### Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on race.



## Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on race.

## Housing

**G.131** Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including BAME.

**G.132** Proposed SADPD Policies **HOU 5a “Gypsy and Traveller site provision”** and **HOU 5b “Travelling Showperson site provision”** look to address the needs of Gypsies, Travellers and Travelling Showpeople, which is likely to have a positive impact on race. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the “Site allocations” theme.

## Town centres and retail

**G.133** The theme is considered to have a neutral impact on race, including BAME.

## Transport and infrastructure

**G.134** The theme is considered to have a neutral impact on race, including BAME.

## Recreation and community facilities

**G.135** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones. This is likely to have a positive impact on race including the BAME community.

## Site allocations

**G.136** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to race – these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.
- Seven of the proposed site allocations have been put forward for Gypsies and Travellers, and two sites for Travelling Showpeople.

## Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).



- There is an existing sports facility, playing field and associated area of open space at Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, which the proposed policy seeks to retain. The policy also requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help wheelchair users.
- Although there will be a loss of sports facilities on proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, these are proposed to be replaced on proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton and will be of an improved quality, with development of Site PYT 1 unable to start until Poynton Sports Club is fully operational from Site PYT 2.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of a part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The vast majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups tend to be more reliant on walking and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall**



Road, G&T 5 “Cledford Hall, Cledford Lane”, G&T 8 “The Oakes, Mill Lane, Smallwood”, TS 2 “Land at Fir Farm, Brereton” and TS 3 “Land at former brickworks, A50 Newcastle Road” are not in walking distance of a commutable bus or rail service.

### **Assessment of the SADPD as a whole**

**G.137** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to meet the needs of Gypsies, Travellers and Travelling Showpeople.

**G.138** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on race, including BAME.



## Religion and belief

### Planning for growth

**G.139** The theme is considered to have a neutral impact on religion and belief.

### General requirements

**G.140** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on religion and belief.

### Natural environment, climate change and resources

**G.141** The theme is considered to have a neutral impact on religion and belief.

### The historic environment

**G.142** The theme is considered to have a neutral impact on religion and belief.

### Rural issues

**G.143** The theme is considered to have broadly neutral impact on religion and belief, although where there are fewer places of worship this could have an adverse impact. That said, the Local Plan generally limits development in the rural area and directs most new development to larger towns and villages (particularly Macclesfield and Crewe) where places of worship are more numerous.

### Employment and the economy

**G.144** The theme is considered to have a neutral impact on religion and belief.

### Housing

**G.145** The theme is considered to have a neutral impact on religion and belief.

### Town centres and retail

**G.146** The theme is considered to have a neutral impact on religion and belief.

### Transport and infrastructure

**G.147** The theme is considered to have a neutral impact on religion and belief.



## Recreation and community facilities

**G.148** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which could increase the opportunity for new or improved places of worship and meeting rooms. This is likely to have a positive impact on religion and belief.

### Site allocations

**G.149** The theme is considered to have a neutral impact on religion and belief.

### Assessment of the SADPD as a whole

**G.150** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to retain and support the creation of new community facilities.

**G.151** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on religion and belief.





## Sex

### Planning for growth

**G.152** The theme is considered to have a neutral impact on sex.

### General requirements

**G.153** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on sex.

### Natural environment, climate change and resources

**G.154** The theme is considered to have a neutral impact on sex.

### The historic environment

**G.155** The theme is considered to have a neutral impact on sex.

### Rural issues

**G.156** The theme is considered to have a neutral impact on sex.

### Employment and the economy

**G.157** The theme is considered to have a neutral impact on sex.

### Housing

**G.158** The theme is considered to have a neutral impact on sex.

### Town centres and retail

**G.159** The theme is considered to have a neutral impact on sex.

### Transport and infrastructure

**G.160** The theme is considered to have a neutral impact on sex.

### Recreation and community facilities

**G.161** The theme is considered to have a neutral impact on sex.

### Site allocations

**G.162** The theme is considered to have a neutral impact on sex.



### Assessment of the SADPD as a whole

**G.163** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments.

**G.164** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on sex.



## Sexual orientation

### Planning for growth

**G.165** The theme is considered to have a neutral impact on sexual orientation.

### General requirements

**G.166** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on sexual orientation.

### Natural environment, climate change and resources

**G.167** The theme is considered to have a neutral impact on sexual orientation.

### The historic environment

**G.168** The theme is considered to have a neutral impact on sexual orientation.

### Rural issues

**G.169** The theme is considered to have a neutral impact on sexual orientation.

### Employment and the economy

**G.170** The theme is considered to have a neutral impact on sexual orientation.

### Housing

**G.171** The theme is considered to have a neutral impact on sexual orientation.

### Town centres and retail

**G.172** Proposed SADPD Policy **RET 5 “Restaurants, cafes, pubs and hot food takeaways”** looks to support the building or change of use to such establishments, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on sexual orientation

**G.173** Proposed SADPD Policies **RET 9 “Environmental improvements, public realm and design in town centres”**, **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** seek to provide diversity and a mix of uses, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on sexual orientation.

### Transport and infrastructure

**G.174** The theme is considered to have a neutral impact on sexual orientation.



## Recreation and community facilities

**G.175** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on sexual orientation.

### Site allocations

**G.176** The theme is considered to have a neutral impact on sexual orientation.

### Assessment of the SADPD as a whole

**G.177** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to retain and support the creation of new community facilities.

**G.178** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on sexual orientation.

### Conclusions and recommendations at this stage

**G.179** The SADPD is likely to have some positive impacts on all of the protected characteristics of the Equality Act. Table G.2 provides a summary of the impacts (positive, negative or neutral) of the SADPD Policies on the protected characteristics, with positive impacts shaded green and negative shaded red. The sites are subject to their own site selection process as set out in the Site Selection Methodology Report [ED 07], which includes the consideration of factors such as neighbouring uses, accessibility and public transport for example. This has meant that under many of the protected characteristics an overall conclusion has not been reached (identified by ‘NOC’ in Table G.2). Where an overall conclusion has been reached, this is because it is considered that the impact of the sites on the relevant protected characteristic is neutral.

**G.180** There are a large number of policies in the SADPD that, whilst not specifically referring to the protected characteristics of the Equality Act, will benefit all sections of the community, including those covered by the protected characteristics. This includes, for example, policies relating to housing, community facilities, energy efficiency, pollution and environmental improvements.

Table G.2 Summary of impacts of SADPD policies on the protected characteristics of the Equality Act 2010

	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy PG 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 12	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 13	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 14	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 1	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Policy GEN 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 4	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 5	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 7	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 3	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 4	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 5	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 7	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 11	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 12	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 13	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 14	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 15	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 16	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 17	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HER 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral





	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy HER 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 4	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HER 5	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HER 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 7	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 4	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 5	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 6	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RUR 7	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RUR 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 11	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RUR 12	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 13	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 14	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy EMP 1	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy EMP 2	NOC	Positive	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.1	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.2	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.4	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.5	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.6	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.7	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.8	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy HOU 1	Positive	Positive	Neutral	Positive	Positive	Neutral	Neutral	Neutral
Policy HOU 2	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 3	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy HOU 4	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 5a	Neutral	Neutral	Neutral	Neutral	Positive	Neutral	Neutral	Neutral
Policy HOU 5b	Neutral	Neutral	Neutral	Neutral	Positive	Neutral	Neutral	Neutral
Policy HOU 5c	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 6	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 7	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 9	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HOU 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 11	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 12	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 13	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 14	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 4	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 5	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Positive
Policy RET 6	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 7	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RET 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 9	Positive	Positive	Positive	Positive	Neutral	Neutral	Neutral	Positive
Policy RET 10	Positive	Positive	Positive	Positive	Neutral	Neutral	Neutral	Positive
Policy RET 11	Positive	Positive	Positive	Positive	Neutral	Neutral	Neutral	Positive
Policy INF 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 2	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 3	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 4	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 5	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 7	Positive	Neutral	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy INF 8	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral







	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy INF 10	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 1	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 2	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy REC 3	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 4	Positive	Neutral	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 5	Positive	Positive	Positive	Positive	Positive	Positive	Neutral	Positive
Site CRE 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site CRE 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site CNG 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site MID 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site MID 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site MID 4	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 4	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site HCH 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 4	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 5	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 8	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site TS 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site TS 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site TS 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral



## Conclusion

**G.181** The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures.

**G.182** The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010.

**G.183** The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.



## Annex A

### Marriage and civil partnership

#### Planning for growth

**G.184** The theme is considered to have a neutral impact on marriage and civil partnership.

#### General requirements

**G.185** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Natural environment, climate change and resources

**G.186** The theme is considered to have a neutral impact on marriage and civil partnership.

#### The historic environment

**G.187** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Rural issues

**G.188** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Employment and the economy

**G.189** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Housing

**G.190** Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. This could assist in matching demand with trends in marriage and civil partnerships, for example. This is likely to have a positive impact on marriage and civil partnerships.

#### Town centres and retail

**G.191** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Transport and infrastructure

**G.192** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Recreation and community facilities

**G.193** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Site allocations

**G.194** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. However, there are no areas in the assessment that are considered to relate to marriage and civil partnership. Points to note are:



- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

### **Assessment of the SADPD as a whole**

**G.195** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.

**G.196** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on marriage and civil partnership.



## Annex B: Summary of responses of protected characteristics and comments

**G.197** Table G.3 sets out a summary of responses made to the various stages of the SADPD by protected characteristic consultation bodies that are contained on the Local Plan Consultation Database and who have asked to be notified about future consultations and any other relevant matters. Highlighted text indicates those issues considered to specifically relate to the protected characteristics, with comments relating to those issues only.

Table G.3 Summary of responses made to the SADPD by protected characteristics groups

Ref	Consultation point	Summary of main issues raised	Comment
PBD1969	¶1.1	Concerned at the accessibility of an on-line consultation process which has such relevance to a community which is recognised as having very low levels of literacy - what resources were put in place to support submissions from the communities that this directly impacts upon?	The consultation length (6 weeks), materials available and consultation process was run in line with the Council's Statement of Community Involvement <sup>(148)</sup> and the relevant regulations (Town and Country Planning (Local Planning) (England) Regulations 2012).
PBD1970	¶1.8	Neighbourhood Plans should consider supporting the needs of local and nomadic Travellers moving through Cheshire East; employing this inherent holistic flexibility in the Plan, especially in relation to Gypsy and Traveller communities who have less recourse to culturally suitable accommodation in the Local Authority area, when making planning decisions relating to either private or Local Authority site development applications.	
PBD1971	PG 10 'Infill villages'	Consider growth of small Traveller sites in infill villages, where they may be deemed possible through community consultation, land ownership and historical family connection to the area, under the same definitions; and that consideration for Traveller site development should not be deemed impossible merely because of the Green Belt allocation.	

148 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/sci.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/sci.aspx)

Ref	Consultation point	Summary of main issues raised	Comment
PBD1971	PG 10 'Infill villages'	Consider the inclusion of Gypsy and Traveller sites as an appropriate use of a rural area, under some conditions, e.g. historical family connectedness, and given that Gypsies and Travellers traditionally seek to develop their own sites in the rural areas as this meets a range of needs including some cultural needs, evidenced through the fact that most personal planning applications are in the rural and semi-rural environments, locally and nationally.	Alongside the consultation on the publication draft SADPD, members of the Cheshire and Warrington Traveller Team made personal visits to existing Gypsy and Traveller sites in the borough (sites as recorded in the Gypsy and Traveller Accommodation Assessment [PUB 13]). The Cheshire and Warrington Traveller team provided residents at the sites with information about the consultation and made an offer for the team manager to make a separate visit on an appointment basis (on request) to discuss the proposals contained in the SADPD in further detail. We also contacted the organisations/stakeholders listed below (on the 12 September 2019) to advise about the consultation on the SADPD taking place:
PBD1972	GTTS Sites	There needs to be further consideration given to the sharing of the content of the SADPD in relation to cultural community insight provided by the inclusion of Gypsy and Travellers into the consultation process.	<ul style="list-style-type: none"> <li>• Email contacts in Cheshire Constabulary, the Gypsy Roma Traveller Police Federation &amp; Irish Community Care</li> <li>• National organisations</li> </ul>





Ref	Consultation point	Summary of main issues raised	Comment
			<ul style="list-style-type: none"> <li>o Friends, Family &amp; Travellers (149)</li> <li>o Traveller Movement (150)</li> <li>o Showmen's Guild (151)</li> </ul>
PBD1972	GTTS Sites	Comments made regarding the calculation of pitches. The highest figure for permanent residential pitches is 102 pitches to meet all need and the lowest is 57 pitches required using ORS small household base data.	
PBD1972	GTTS Sites	Consider the use of management-based arrangements for dealing with unauthorised encampments and could also consider the use of Negotiated Stopping Agreements, as opposed to taking forward an infrastructure-based approach.	
PBD1972	GTTS Sites	The pitch numbers for all the sites apart from the 10 transit pitches, (which do meet the requirements in full of the GTAA 2018), will not meet the minimum needs under the 2018 GTAA at 53 pitches in the identified land areas compared with the GTAA figures of 102 pitches maximum or 57 pitches at ORS' smallest assessment levels.	
PBD1972	GTTS Sites	The drivers to developing a site need to include the local community insight of those who will be utilising the site, to ensure its suitability and fit with cultural and community needs.	
PBD1973	G&T 1 'Land east of Railway Cottages, Nantwich'	See PBD1972.	
PBD1974	G&T 2 'Land at Coppenhall Moss, Crewe'	See PBD1972.	

149 <https://www.gypsy-traveller.org/contact-us/>  
 150 <https://travellermovement.org.uk/contact>  
 151 <http://www.theshowmensguild.com/Contact.html>



Ref	Consultation point	Summary of main issues raised	Comment
PBD1975	G&T 3 'New Start Park, Wettenhall Road, Nantwich'	See PBD1972.	
PBD1976	G&T 4 'Three Oakes Site, Booth Lane, Middlewich'	See PBD1972.	
PBD1977	G&T 5 'Cledford Hall, Cledford Lane, Middlewich'	See PBD1972. The 24 hour operation of the Wincanton site, including the reversing of heavy lorries throughout the night, the ANSA waste Hub and the difficulty for mothers with pushchairs to access the site, a route to school, doctor and all other local services, as it has no pavements and is on a busy road, highlight that this is not a place for families to live, even temporarily (up to three months).	
PBD1978	G&T 6 'Land at Thimswarra Farm, Moston'	See PBD1972.	This site is not included in the Revised Publication Draft SADPD.
PBD1979	G&T 7 'Land at Meadowview, Moston	See PBD1972.	This site is not included in the Revised Publication Draft SADPD.





## Annex C: Examples of policies or text that demonstrate that we have paid regard to 1 of more of our 3 duties

**G.198** Tables G.4 and G.5 show examples of policies/text that demonstrate that the Council has paid regard to one or more of the three public sector equality duties set out in section 149 of the Equality Act 2010; there may be other examples in the SADPD.

### Revised Publication Draft SADPD [ED 01]

Table G.4 Examples of policies/text in the SADPD demonstrating regard to duties of the Equality Act 2010

Reference	Text
Policy GEN 1 'Design principles'	Point 5. be accessible and inclusive – ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances
Para 3.3 (Policy GEN 1 supporting information)	Good design is central to the creation of attractive, accessible, inclusive, successful and sustainable places... Development should be inclusive, creating places and spaces where everyone can access and benefit from a full range of opportunities available to members of society. It should aim to remove barriers that create undue effort, separation or special treatment and enable everyone regardless of disability, age or gender to participate equally, confidently and independently in society with choice and dignity.
Policy ENV 13 'Aircraft noise'	Point 3. Hospices and residential care homes: The requirement for achieving acceptable internal ambient noise levels (including for individual noise events) due to external noise ingress is the same as for dwellings. Due to the potential for residents of such developments to have difficulties with their hearing and limited mobility, schemes must incorporate easily accessible external amenity areas that are subject to noise levels at or below 55 dB LAeq, 16hour. Point 4. Educational development: Planning permission will normally only be granted for schools and nursery schools if suitable noise control measures to achieve the internal noise levels set out in BB93: Acoustic design of schools - performance standards (or any successor) are demonstrated
Policy ENV 14 'Light pollution'	Point 4. there will be no significant adverse effect individually or cumulatively on: residential amenity;...and individuals and groups.
Para 4.81a (Policy ENV 14 supporting information)	The proposals should also take into account the needs of particular individuals and groups where appropriate such as astronomers, the elderly and visually impaired.

Reference	Text
Policy HOU 1 'Housing mix'	Point 3. The housing mix statement should also address how the proposal will be capable of meeting, and adapting to, the long term needs of the borough's older residents including supporting independent living.
Para 8.4 (Policy HOU 1 supporting information)	In particular, it will provide accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working and to benefit household members with disabilities or older residents who may need care and support (considered alongside other policies in the local plan).
Policy HOU 2 'Specialist housing provision'	The whole policy, its supporting information (¶8.6) and ¶¶8.8 to 8.13.
Policy HOU 5 'Gypsy and Traveller site provision'	The whole policy and its supporting information (¶¶8.27a to 8.30a).
Policy HOU 5b 'Travelling Showperson site provision'	The whole policy and its supporting information (¶¶8.30b to 8.30g).
Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'	The whole policy and its supporting information (¶¶8.30h to 8.30k).
Policy HOU 6 'Accessibility, space and wheelchair housing standards'	The whole policy and its supporting information (¶¶8.31 to 8.36).
Policy RET 4 'Shop fronts and security'	Point 1. iv. the proposals should be designed to meet the needs of disabled people.
Para 9.15 (Policy RET 4 supporting information)	The policy [RET 4] also seeks to comply with legislation regarding access and facilities for disabled people.
Para 9.31 (Policy RET 7 supporting information)	Town centres should also be accessible, inclusive and easily understood to all users.
Policy RET 9 'Environmental improvements, public realm and design in town centres'	Point 2. High quality public realm - ensuring the town centre has attractive, accessible and vibrant outdoor streets and areas. Point 3. iii. address the accessibility needs of everyone in the design of buildings, public spaces and routes, especially those with pushchairs, people with disabilities and the elderly so that all users can use the development safely, easily and with dignity. Point 4. iv. Consider the needs of all members of society in clearly defining the functions of different parts of the town centre, including public and private environments, through the use of appropriate visual cues and signage.





Reference	Text
Para 9.37 (Policy RET 9 supporting information)	This includes designing buildings and spaces that create a sense of identity, are adaptable, accessible, inclusive, easily understood,
Para 9.37a (Policy RET 9 supporting information)	Town centres play an important role in supporting independent living. This policy seeks to support design principles in making buildings and spaces feel safe, accessible and easily understood by all users of the town centre.
Policy INF 3 'Highways safety and access'	Point 1. iv. incorporate measures to assist access to, from and within the site by pedestrians, cyclists and public transport users and meets the needs of people with disabilities.
Para 10.26 (Policy INF 10 supporting information)	Such contributions, where necessary and viable, could comprise improvements to the canal towpath, including surface improvements for wheelchair and pushchair users; access to the canal; signage; or improvements to adjacent areas.

## Revised Publication Draft SADPD SA [ED 03]

Table G.5 Examples of text in the SA demonstrating regard to duties of the Equality Act 2010

Reference	Text
Para 4.41	Promoting active travel (for example walking and cycling) is through to contribute greatly to those with poor mental wellbeing.
Para 4.45	There are also mental health benefits from access to nature, and green space.
Para 4.46	In particular, Policy ENV 13 seeks to avoid significant adverse aircraft noise impacts on, and adequately mitigate and minimise adverse impacts on health and quality of life. Policy ENV 14 seeks to protect individuals and groups from individual or cumulative significant adverse effects from sources of light pollution.
Para 4.49	The provision of employment opportunities in the open countryside (proposed SADPD Policy RUR 10 "Employment development in the open countryside") can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty.
Para 4.51	Proposed SADPD Policies EMP 1 "Strategic employment areas" and EMP 2 "Employment allocations" can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty. This is through the protection of existing strategic employment areas and providing opportunities for further employment development through allocations.

Reference	Text
Para 4.55	Proposed SADPD Policy HOU 5c "Gypsy and Traveller and Travelling Showperson site principles" seeks to provide play areas for children (where needed) and an appropriate level of essential services and utilities. This has the potential for a long term minor positive effect on population and human health.
Para 4.63	Proposed SADPD Policy RET 9 "Environmental improvements, public realm and design in town centres" seeks to prioritise walking, cycling (with the provision of cycle parking) and public transport, providing the opportunity for active travel and its accompanying health and wellbeing benefits. The policy also considers the needs of all members of society and requires the use of appropriate visual cues and signage and for accessibility needs to be addressed so that users can use the development safely. These measures are likely to have a long term minor positive effect on population and human health.
Para 4.76	A Health Impact Assessment has been carried out for the Revised Publication Draft SADPD... It found that the Revised Publication Draft SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions.
Para 4.225	Proposed SADPD Policy GEN 1 "Design principles" expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances. It also looks to create safe places by reflecting 'Secured by Design' measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. The proposed policy should have a long term positive effect on social inclusiveness.
Para 4.227	Proposed SADPD Policy ENV 7 "Climate change" incorporates measures to make buildings energy efficient, which can help to reduce heating and cooling costs. Through reducing the overall cost of living this can help all residents, particular older persons, disabled persons and those that are disadvantaged, with the potential for a long term minor positive effect on social inclusiveness.
Para 4.233	Proposed SADPD Policy HOU 2 "Specialist housing provision" supports specialist and supported housing provision, which could include accommodation for care leavers, older persons (helping to address the housing needs of the Borough's ageing population), disabled persons and victims of domestic abuse. The proposed policy also requires the delivery of affordable homes. This should have a long term minor positive effect on social inclusiveness.
Para 4.236	Proposed SADPD Policy HOU 5c "Gypsy and Traveller and Travelling Showperson site principles" requires the provision of, for example, children's play areas, a safe environment and an appropriate level of essential services and utilities. This should have a long term minor positive effect on social inclusiveness.







Reference	Text
Para 4.237	Proposed SADPD Policy HOU 6 "Accessibility, space and wheelchair housing standards" is likely to have a long term minor positive effect on social inclusiveness through the adoption of accessibility and wheelchair standards, and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.
Para 4.242	Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside the Borough, such as older persons, young, disabled persons and disadvantaged persons. Proposed SADPD Policies RET 10 "Crewe town centre", and RET 11 "Macclesfield town centre and environs" aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy RET 7 "Supporting the vitality of town and retail centres" helps to retain a retail function in town centres, with the potential for a long term minor positive effect on social inclusiveness.
Para 4.245	Proposed SADPD Policy INF 3 "Highways safety and access" requires development proposals to incorporate measures that meet the needs of people with disabilities to assist movement to and from the site, which should have a long term minor positive effect on social inclusiveness.
Table 5.3	Supporting an increasingly older population; Development proposals/policies supporting a range of sizes, house types and tenures in different locations should address the overall housing need, including for older persons housing.
Appendix B: Context and baseline review	Appendix B contains baseline data relating to the protected characteristics of the Equality Act 2010.
Appendix H: Health Impact Assessment	The Assessment includes reference to older person accommodation, older/elderly people and people with restricted mobility.
H.2	In conclusion it is found that the SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions

## Amends

**G.199** Table G.6 shows **amends** made to the SADPD between First Draft and initial Publication Draft in relation to the protected characteristics.

Table G.6 Amends made to the SADPD between First Draft and initial Publication Draft in relation to the protected characteristics

SADPD Policy	Amend made
GEN 1 'Design principles'	Point 9: "...maintain or improve access, connectivity and permeability in and through the development site and wider area <u>including to local services and facilities</u> ..."
Para 3.4 (Policy GEN 1 supporting information)	Developers should engage with the council, <u>the local community and relevant statutory consultees</u> ...
New para 8.5 (Policy HOU 1 supporting information)	<u>The housing mix statement should be a proportionate and up to date assessment of local circumstances and demonstrate how the proposed mix of housing tenure, type and sizes can help support the creation of mixed, balanced and inclusive communities.</u>
HOU 2 'Specialist housing provision'	Point 1: The delivery, retention and refurbishment of supported and specialised housing in settlement boundaries, which meets an identified need will be supported.  Point 3: ...will be permitted in settlement boundaries, <u>supported</u> provided....  New 3.iii. <u>The proposal meets the accessibility and wheelchair housing standards set out in HOU 6 (Optional Technical Standards)</u>
Para 8.5 (now 8.6) (Policy HOU 2 supporting information)	New bullet: <u>Accommodation for older persons</u>
Para 8.7 (now 8.8) (Policy HOU 2 supporting information)	<u>Population projections indicate that the borough population is likely to increase from 378,800 persons to 431,700 persons over the 13 year period 2017 to 2030; a 13 year increase of 52,900. The total population in older age groups is projected to increase significantly during this period, with an increase in the population aged 60 or over of 38,300; of which 60% are projected to be 75+ (23,900 persons).</u>
Para 8.10 (now 8.11) (Policy HOU 2 supporting information)	<u>The Cheshire East Residential Mix Assessment (2019) considers the need for specialist older person housing across the borough up to 2030. There is a current estimated need of 6,862 specialist housing units for older person but this is expected to increase by a further 6,006 over the 2017-30 period, meaning that the total required additional provision up to 2030 for specialist housing for older people is estimated at 12,868.</u>







SADPD Policy	Amend made
Para 8.11 (now 8.12) (Policy HOU 2 supporting information)	<u>Many householders identified as needing specialist accommodation will choose to remain in their own homes with appropriate assistance from social care providers, assistive technology and appropriate adaptations. Furthermore, the health, longevity and aspirations of older people mean that they will often live increasingly healthier lifestyles and therefore future housing needs may be different from current identified needs.</u>
Para 8.12 (now 8.13) (Policy HOU 2 supporting information)	<u>The provision of specialist older persons accommodation should also consider the overall viability of development, in the longer term, including the availability of revenue funding for ongoing care and its procurement. Early engagement with the Council and other social care providers is recommended from an early stage.</u>
HOU 5 'Gypsy, Traveller and Travelling Showpersons provision'	<p>5 additional G&amp;T sites and 1 additional TS site allocated – totals 7 G&amp;T sites and 2 TS sites.</p> <p>New point 4 i: <u>Clearly indicate the proposed number of pitches / plots intended for the site.</u></p> <p>Point 4 ii: ...landscaping, <u>appropriate boundary treatments</u> and...</p> <p>Point 4 iv: are capable of providing <u>safe and adequate vehicle and pedestrian</u> access arrangements including to emergency service vehicles.</p> <p>New point 4 vii: <u>Ensure that waste is stored appropriately for disposal and able to be collected in an efficient manner.</u></p>
New para 8.29 (Policy HOU 5 supporting information)	<u>Occupation of any development for consented Gypsy and Traveller and Travelling Showperson sites will be restricted, via condition, to persons complying with the national definition of Gypsies and Travellers and Travelling Showpersons, as appropriate.</u>
New para 8.30 (Policy HOU 5 supporting information)	<u>In line with LPS Policy SC7 'Gypsies and Travellers and Travelling Showpeople' there is a presumption against the loss of existing permanent consented Gypsy, Traveller or Travelling Showperson sites where this would exacerbate or result in an identified shortfall unless suitable replacement provision is found.</u>
Policy HOU 6 'Optional technical standards'	<p>Policy renamed '<u>Accessibility, space and wheelchair housing standards</u>'.</p> <p>Policy rewritten:</p>

SADPD Policy	Amend made
<p>New para 8.32 (Policy HOU 6 supporting information)</p>	<p><u>1. In order to meet the needs of the borough's residents and to deliver dwellings that are capable of meeting people's changing circumstances over their lifetime, the following accessibility and wheelchair standards will be applied.</u></p> <p><u>i. For major developments:</u></p> <p><u>a. at least 30% of housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings; and</u></p> <p><u>b. at least 6% should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.</u></p> <p><u>ii. For specialist housing for older people:</u></p> <p><u>a. all specialist housing for older people should comply with M4 (2) of the Building Regulations regarding accessible and adaptable dwellings; and</u></p> <p><u>b. at least 25% of all specialist housing for older people should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.</u></p> <p><u>2. The standards set out in criterion 1 will apply unless site specific factors indicate that step-free access cannot be achieved or is not viable. Where step-free access is not viable, the Optional Technical requirements in part M of the Building Regulations will not apply.</u></p> <p><u>3. Proposals for new residential development in the borough should meet the Nationally Described Space Standard.</u></p>
	<p><u>The population projections used in the Cheshire East Housing Development Study 2015 identify that the population of Cheshire East is likely to increase from 383,600 persons to 431,700 persons over the 12-year period 2018-30; a 12-year increase of 48,100 persons. The population in older age groups is projected to increase substantially during this period, with an increase in the population aged 60 or over of 35,600, of which over 60% are projected to be 75+ (22,250 persons).</u></p>





SADPD Policy	Amend made
Para 8.25 (now 8.34) (Policy HOU 6 supporting information)	<u>The implementation of accessibility and wheelchair standards will take account of site specific factors such as vulnerability to flooding, site topography and other factors. Where it is clearly demonstrated that step free access cannot be achieved or is not viable, neither of the optional requirements in the policy will apply.</u>
New para 8.35 (Policy HOU 6 supporting information)	<u>The council is not intending to implement the tighter Building Regulations water efficiency standards optional requirement of 110 litres/person/day. The borough does not fall in an area with a 'serious' water company stress classification in the Environment Agency's 'Water stressed areas –final classification'.</u>
New para 8.36 (Policy HOU 6 supporting information)	<u>All new residential dwellings will be required to be built to the Nationally Described Space Standard (or any future successor). Applicants will be expected to design schemes in accordance with the Nationally Described Space Standards, including sufficient built-in storage. Applicants will be expected to submit appropriate and proportionate evidence alongside planning applications to make sure that compliance with the standards can be verified.</u>
Policy RET 9 'Environmental improvements, public realm and design in town centres'	Point 6 ii: ensure appropriate <b>access</b> , servicing...
Para 9.35 (now 9.37) (Policy RET 9 supporting information)	<u>The centre should be attractive with a variety of uses and provide for the needs of all and provide a positive experience both during the day and evening.</u>
Policy REC 5 'Community facilities'	Point 1: Development proposals should seek to retain, <b>enhance and maintain</b> community facilities.  New point 3: <b>Proposals for new community facilities will be supported where they are in accordance with policies in the development plan.</b>
Para 11.13 (now 11.14) (Policy REC 6 supporting information)	<b><u>LPS Policy SD 1 requires development to, wherever possible, provide appropriate infrastructure to meet the needs of the local community, including community facilities.</u></b>

**G.200** Table G.7 shows amends made to the SADPD between initial Publication Draft and Revised Publication Draft in relation to the protected characteristics.

Table G.7 Amends made to the SADPD between initial Publication Draft and Revised Publication Draft in relation to the protected characteristics

SADPD Policy	Amend made
Policy GEN 1 'Design principles'	Point 5. be accessible and inclusive – ensuring that developments <b>and spaces</b> can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances;
Para 3.3 (Policy GEN 1 supporting information)	Good design is central to the creation of attractive, <b><u>accessible, inclusive</u></b> , successful and sustainable places. We expect high quality, well designed developments that contribute positively to the quality of place in the borough and make the best use of land. <b><u>Development should be inclusive, creating places and spaces where everyone can access and benefit from a full range of opportunities available to members of society. It should aim to remove barriers that create undue effort, separation or special treatment and enable everyone regardless of disability, age or gender to participate equally, confidently and independently in society with choice and dignity.</u></b>
Policy ENV 14 'Light pollution'	Point 4. there will be no significant adverse effect individually or cumulatively on: residential amenity; pedestrians, cyclists and other road users; the character of the area; nature conservation; and heritage assets; <b><u>specialist facilities; and individuals and groups.</u></b>
New para 4.81a (Policy ENV 14 supporting information)	<b><u>...The proposals should also take into account the needs of particular individuals and groups where appropriate such as astronomers, the elderly and visually impaired.</u></b>
New Policy HOU 5a 'Gypsy and Traveller site provision'	The whole policy and its supporting information ( <b><u>¶¶8.27a to 8.30a</u></b> ).
New Policy HOU 5b 'Travelling Showperson site provision'	The whole policy and its supporting information ( <b><u>¶¶8.30b to 8.30g</u></b> ).
New Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'	The whole policy and its supporting information ( <b><u>¶¶8.30h to 8.30k</u></b> ).
Para 9.31 (Policy RET 7 supporting information)	<b><u>Town centres should also be accessible, inclusive and easily understood to all users.</u></b>





SADPD Policy	Amend made
Policy RET 9 'Environmental improvements, public realm and design in town centres'	Point 2. High quality public realm - ensuring the town centre has attractive, <u>accessible</u> and vibrant outdoor streets and areas. Point 3. iii. address the accessibility needs of everyone in the design of buildings, public spaces and routes, especially those with pushchairs, people with disabilities and the elderly <u>so that all users can use the development safely, easily and with dignity.</u> <u>Point 4. iv. Consider the needs of all members of society in clearly defining the functions of different parts of the town centre, including public and private environments, through the use of appropriate visual cues and signage.</u>
Para 9.37 (Policy RET 9 supporting information)	This includes designing buildings and spaces that create a sense of identity, are adaptable, <u>accessible, inclusive, easily understood,</u>
New para 9.37a (Policy RET 9 supporting information)	<u>Town centres play an important role in supporting independent living. This policy seeks to support design principles in making buildings and spaces feel safe, accessible and easily understood by all users of the town centre.</u>
Para 10.26 (Policy INF 10 supporting information)	<u>Such contributions, where necessary and viable, could comprise improvements to the canal towpath, including surface improvements for wheelchair and pushchair users; access to the canal; signage; or improvements to adjacent areas.</u>



## Annex D: Representations made to the SADPD relating to the EqIA

**G.201** Table G.8 sets a summary of the main issues raised in representations made to the SADPD that relate to the EqIA and how these issues have been taken into account.

Table G.8 Summary of main issues raised relating to the EqIA

Summary of the main issues raised	How the main issues have been taken into account
The Equality Impact Assessment (EIA) is not fit for purpose as there is no reference to census data or consultation feedback.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. It includes a section on consultation and contains baseline information. Annex D of the EqIA contains a summary of the main issues raised in relation to the EqIA through consultation on the SADPD and how these issues have been taken into account. Annex B contains a summary of responses of protected characteristics groups made to the SADPD, with comments made in relation to protected characteristics.
It has not been demonstrated in the SADPD that the development needs of protected characteristics have been met and addressed.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.
There is no reference in the SADPD or in the EIA that the Council has based decisions on individual protected characteristics, needs or circumstances.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. Annex B of the EqIA contains a summary of responses made to the SADPD. Policy and text amendments have also been made to the SADPD that demonstrate the Council has paid due regard to one or more of the three public sector equality duties set out in the Equality Act 2010.





Summary of the main issues raised	How the main issues have been taken into account
The question hasn't been asked regarding relations between different groups or communities and the consultation does not identify protected characteristics for analysis.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03] that identifies the protected characteristics. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.
Question 5 of the EIA has not been answered or the response given justified.	All the questions on the form were answered and a revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.
With regards to actual or potential impact on specific characteristics there does not appear to be any qualitative or quantitative data to justify this answer, for example age profiles.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. It includes a section containing baseline information, which incorporates age profile data.
The reference to consultation at the end of the EIA is unacceptable.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. The SADPD has been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.
Data intelligence should be used to make sure the consultation is accessible to the community	The consultation carried out was not just online based. The consultation length (6 weeks), materials available and consultation process was run in line with the Council's Statement of Community Involvement and the relevant regulations (Town and Country Planning (Local Planning) (England) Regulations 2012). This included notification of the consultation through public notices in local newspapers and press releases carried in local news outlets (details can be provided on request). The Council notified its Local Plan database (individuals could write to us (in any form) at any time to ask to be put on our local plan database to receive a direct notification of consultations taking place (via e-mail/letter)). The Council also accepted representations (received via online portal, e-mail, and letter) in line with its published Statement of



Summary of the main issues raised	How the main issues have been taken into account
	Representations Procedure (again available to view in local libraries etc.). The Council also prepared a guidance note to assist those making representations. Officers were also available via telephone (number advertised in the Statement of Representations Procedure available online or in local libraries/council offices) to answer any queries and assist with difficulties in responding to the consultation. There is an issue of proportionality here and the Council's view is that reasonable steps have been taken to notify members of the public and run the consultation in an appropriate manner in line with its Statement of Community Involvement.





## Appendix H: Health Impact Assessment

Table H.1 Health Impact Assessment

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
<b>Land use and layout</b>		
Provide a diverse mix of land uses	Yes	The SADPD, in conjunction with the LPS, seeks to allocate land for housing and employment uses and designate areas for open space and recreation. It seeks to meet the needs of all socioeconomic and equalities groups. In particular, it is considered that mixed use developments and the provision of a range of employment options can facilitate social cohesion. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place. A diverse mix of land uses may also bring about disturbance from noisy activities and uses; however LPS Policy SE 12 "Pollution. Land Contamination and Land Instability" seeks to mitigate any impacts.
Improve the availability, affordability and quality of housing	Yes	The SADPD, in conjunction with the LPS, seeks to allocate sites for new homes throughout the Borough and includes policies to provide affordable homes (LPS Policy SC 5 "Affordable homes"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for low income households where the availability of affordable homes is improved. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place. Issues with regards to unhealthy living environments (daylight and ventilation) could be addressed through better quality housing.
Improve water management and reduce flood risk	Yes	The SADPD, in conjunction with the LPS, includes policies to integrate measures for sustainable water management in developments and reduce flood risk (LPS Policy SE 13 "Flood Risk and Water Management", and proposed SADPD Policy ENV 16 "Surface water management and flood risk". This is considered to have a positive effect for all socioeconomic and equalities groups.
Increase the resilience of the area to climate change	Yes	The SADPD, in conjunction with the LPS, seeks to support the development of renewable and low carbon energy schemes, and energy efficient development through policies (LPS Policies SE 8 "Renewable and Low Carbon Energy" and SE 9 "Energy Efficient Development", and proposed SADPD Policies ENV 7 "Climate change", ENV 8 "District heating network priority areas" ENV 9 "Wind energy" and ENV 10 "Solar energy"). This is considered to have a positive effect for all socioeconomic and equalities groups.

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
Reduce crime and fear of crime	Yes	The SADPD, in conjunction with the LPS, provides policies to make sure that all development is designed to create safe environments (LPS Policy SC 3 "Health and Well-being") and discourages crime and anti-social behaviour (LPS Policy SD 2 "Sustainable Development Principles"). Proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise vulnerability and protect people from the impact of a terrorist attack. This is considered to have a positive effect for all socioeconomic and equalities groups, in particular those with mental illness associated with a fear of crime.
<b>Street layout, connectivity and travel</b>		
Enhance neighbourhood attractiveness, layout and design	Yes	The SADPD, in conjunction with the LPS, provides policy to make sure that development proposals make a positive contribution to their surroundings (LPS Policy SE 1 "Design"). This is considered to have a positive effect for all socioeconomic and equalities groups. An attractive neighbourhood may encourage residents to go outside more, enabling social interaction and having a positive impact on social cohesion.
Promote active travel (such as walking and cycling) and general levels of physical activity (for example creation of walking and cycling routes)	Yes	The SADPD, in conjunction with the LPS, encourages sustainable transport; this includes accessibility by walking and cycling to services and facilities. In particular LPS Policy CO 1 "Sustainable Travel and Transport" requires improvements to pedestrian and cyclist facilities. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on population and human health; in particular promoting active travel is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Active travel can also help to reduce noise and air pollution from traffic.
Limit traffic speeds and traffic noise, reduce traffic flows and make the street environment safer and more pleasant for walking, cycling and community interaction	Yes	The SADPD, in conjunction with the LPS, provides policy to make sure that the street environment is safer and more pleasant for pedestrians and cyclists. This includes a review of speed limits, where appropriate, and the encouragement to use sustainable transport, which in turn can reduce traffic flows and traffic noise (LPS Policy CO 1 "Sustainable Travel and Transport"). This is considered to have a positive effect for all socioeconomic and equalities groups. A safer and more pleasant environment could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity, facilitate social cohesion, and reduce road and traffic injuries.
<b>Access to services including public services, employment and food</b>		





Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
Improve access to healthcare, education, leisure facilities (social, cultural and recreational) and employment	Yes	<p>The SADPD, in conjunction with the LPS, provides policy to seek the provision of physical, green and social and community infrastructure, which can include health facilities, education, social and community facilities, leisure facilities, and cultural facilities to meet the needs of new development (LPS Policy IN 1 "Infrastructure"). This can help reduce health inequalities. Proposed SADPD Policy REC 1 "Green/open space protection" looks to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring major employment and other non-residential development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary. This is considered to have a positive effect for all socioeconomic and equalities groups, in particular access to leisure facilities could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Sites are also allocated for employment development to meet the employment needs of the Borough; looking to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for unemployed people and those who suffer from mental illness and poor self-esteem associated with unemployment and poverty. The preservation and enhancement of community facilities is also considered to facilitate social cohesion.</p>
Increase access to services for specific groups such as the elderly, families with children, people with restricted mobility or marginalised groups	Yes	<p>The SADPD, in conjunction with the LPS provides policies to seek the provision of services to meet the needs of new development (LPS Policy IN 1 "Infrastructure"), and reduce the need to travel by guiding development to accessible locations or to locations that can be made accessible (LPS Policy CO1 "Sustainable Travel and Transport"). LPS Policy CO1 also supports safe routes to schools, safe and secure access for mobility and visually impaired people, and looks to improve public transport integration, service levels, access for all users, facilities, reliability and capacity. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to provide links to and prevent the loss of cycleways and footpaths. This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for families with children who walk to school, and people with restricted mobility. LPS Policy SC 4 "Residential Mix" requires accommodation proposals designed specifically for elderly people to be accessible by public transport and in reasonable walking distance of shops, medical services and open space. The preservation and enhancement of community facilities is considered to facilitate social cohesion.</p>



Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
Improve employment opportunities through increased investment and/or the creation of employment opportunities	Yes	The SADPD, in conjunction with the LPS, seeks to improve employment opportunities through the allocation of sites to meet the employment needs of the Borough. This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for unemployed people. The provision of a range of employment options can also facilitate social cohesion, and improve feelings of wellbeing of those who suffer from mental illness and poor self-esteem associated with unemployment and poverty. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place.
Develop employment skills including opportunities for training, including vulnerable groups	Yes	The SADPD, in conjunction with the LPS, looks to create and safeguard opportunities to improve education and skills training and encourage life-long learning (LPS Policy SC 3 "Health and Well-Being"). It also provides policy to seek the provision of social and community infrastructure, which can include skills training, to meet the needs of new development (LPS Policy IN 1 "Infrastructure"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for unemployed people, and those who suffer from mental illness and poor self-esteem.
Improve access to food outlets	Yes	The SADPD, in conjunction with the LPS, does not seek to improve access to food outlets in particular, however it does look to reduce the need to travel by guiding development (which could include food outlets) to accessible locations or to locations that can be made accessible (LPS Policy CO 1 "Sustainable Travel and Transport"). This seeks to meet the needs of all socioeconomic and equalities groups, and could help to facilitate social cohesion. However, if access is improved to fast food outlets, this may lead to an increase in obesity; proposed SADPD Policy RET 5 "Restaurants, cafes, pubs and hot food takeaways" recognises this as an issue and aims to limit the availability of hot food facilities near secondary schools and sixth form colleges.
Provide for local food production (for example allotments, community gardens)	Yes	The SADPD, in conjunction with the LPS, provides policy to promote the role of communal growing spaces including allotments, garden plots in developments, and small scale agriculture and farmers markets (LPS Policy SC 3 "Health and Well-Being"). Proposed SADPD Policy ENV 7 "Climate change" suggests the use of measures that adapt or demonstrate resilience to climate change including opportunities for the growing of local food supplies. LPS Policy SE 6 "Green Infrastructure" requires adequate open space to be provided, with standards set out in the policy, which include those for allotments and growing spaces. Proposed SADPD Policy REC 3 "Green space implementation" also requires major employment and other non-residential developments to provide green space. This seeks





Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
		to meet the needs of all socioeconomic and equalities groups. Opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty.
<b>Open space and green infrastructure</b>		
Provide open spaces (for example children's play, flexible amenity areas) and green infrastructure (for example green corridors, tree planting)	Yes	The SADPD, in conjunction with the LPS, provides policy to support the provision of green infrastructure (including children play space) and to strengthen the contribution that sport and playing fields, open space and recreation facilities make to the green infrastructure network (LPS Policy SE 6 "Green Infrastructure" and proposed SADPD Policy REC 3 "Green space implementation"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for children aged 5 to 12 in relation to the provision of children's play. There are also mental health benefits from access to nature, green space and water, with the potential for an increase in social cohesion, and positive impact on obesity and cardiovascular disease through an increase in physical activity.
Preserve and enhance existing green infrastructure	Yes	The SADPD, in conjunction with the LPS, provides policy to safeguard, retain and enhance green infrastructure assets (LPS Policy SE 6 "Green Infrastructure"). Green or open space that has recreational or amenity value is also protected through proposed SADPD Policy REC 1 "Green/open space protection". This seeks to meet the needs of all socioeconomic and equalities groups; in particular there are mental health benefits from access to nature, and green space.
<b>Affordable and specialised housing</b>		
Provide a variety of affordable housing (different tenures and so on)	Yes	The SADPD, in conjunction with the LPS, seeks to allocate sites for new homes throughout the Borough and includes policies to provide affordable homes, which should be of a tenure, size and type to help meet identified housing needs (LPS Policy SC 5 "Affordable Homes"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for low income households where the availability of affordable homes is improved. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place.
Provide for the specialised needs of the elderly	Yes	The SADPD, in conjunction with the LPS, supports development proposals designed specifically for the elderly where there is a proven need, the proposed development is located in a settlement, accessible by public transport and in reasonable walking distance of community facilities (LPS Policy SC 4

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
<b>Energy, air quality and noise</b>		"Residential Mix"). Proposed SADPD Policy HOU 2 "Specialist housing provision" looks to support schemes that specialise in older person accommodation such as nursing homes and elderly persons accommodation, seeking to meet the needs of older people.
	Yes	The SADPD, in conjunction with the LPS, seeks to support the development of renewable and low carbon energy schemes, and energy efficient development through policies (LPS Policies SE 8 "Renewable and Low Carbon Energy" and SE 9 "Energy Efficient Development", and proposed SADPD Policies ENV 7 "Climate change", ENV 8 "District heating network priority areas", ENV 9 "Wind energy" and ENV 10 "Solar energy"). This is considered to have a positive effect for all socioeconomic and equalities groups.
	Yes	The SADPD, in conjunction with the LPS, seeks to support the development of renewable and low carbon energy schemes, and energy efficient development through policies (LPS Policies SE 8 "Renewable and Low Carbon Energy" and SE 9 "Energy Efficient Development", and proposed SADPD Policies ENV 7 "Climate change", ENV 8 "District heating network priority areas", ENV 9 "Wind energy" and ENV 10 "Solar energy"). This is considered to have a positive effect for all socioeconomic and equalities groups.
	Yes	The SADPD, in conjunction with the LPS, seeks to make sure that development does not result in a cumulative or harmful impact on land, air and water quality (LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", proposed SADPD Policies ENV 12 "Air quality", and ENV 17 "Protecting water resources"). This could help to reduce health risks from the toxicity of contaminated land, with the potential to improve air quality leading to a reduction in instances of lung and heart disease.
	Yes	The SADPD, in conjunction with the LPS, seeks to make sure that development does not result in a cumulative or harmful impact on land, residents, air and water quality (LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", proposed SADPD Policies ENV 12 "Air quality", ENV 14 "Light pollution", and ENV 17 "Protecting water resources"). This could help to reduce health risks from the toxicity of contaminated land, with the potential to improve air quality leading to a reduction in instances of lung and heart disease. This may also help to make sure that noise sensitive development, which could lead to harm or is detrimental to amenity, is not close to existing sources that generate noise.

**H.1** This assessment is based on the CEC Health Impact Assessment Checklist for Planning Applications. The policies referred to in this assessment are considered to be the main ones in relation to the issues looked at; it is acknowledged that the list is not exhaustive and that issues may be covered to some extent in other SADPD or LPS policies.







**H.2** In conclusion it is found that the SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions.



## Appendix I: Rural Proofing Assessment

### Introduction

**I.1** This appendix presents the findings of the Rural Proofing Assessment that assesses the likely impacts of the SADPD on rural areas. The findings of the Rural Proofing Assessment have fed into the SADPD, along with the findings of the Sustainability Appraisal (“SA”) and Habitats Regulations Assessment.

**I.2** Rural areas face particular challenges around distance, sparseness and demography and it is important that these are taken into consideration when developing planning policies for the Borough.

**I.3** Rural proofing is about understanding the impacts of policies in rural areas and looks to make sure that these areas receive fair and equitable policy outcomes. This could mean that implementation might need to be designed and delivered differently compared to urban areas. It is possible to overcome undesirable policy impacts in rural areas by designing and delivering proportionate solutions.

### Background to rural areas

**I.4** Urban areas are defined as settlements with populations of 10,000 or more people<sup>(152)</sup> rural areas are those areas outside of these settlements.<sup>(153)</sup> They make up over 80% of England’s land, and are home to around 17% of the English population, nearly 9.3 million people (2011 Census). However rural areas are not all the same and they will include towns (below 10,000 population), villages, hamlets and isolated dwellings, or open countryside. Rural area types can vary from sparsely populated areas in the country through to areas adjacent to larger urban areas. It is important that the individual characteristics of these differing rural areas are considered. This rural urban classification is the basis for the analysis undertaken when rural proofing.

**I.5** The consideration of rural areas is important because: <sup>(154)</sup>

a. they provide positive opportunities:

- economy - they contribute 16.5% of England’s Gross Value Added, worth an estimated £237 billion (2015)
- Business - there are over 500,000 registered businesses in rural areas (25% of all registered businesses)
- SMEs - a greater proportion of small businesses are in rural areas compared with urban areas. These employ an average of six employees per registered business, compared with an average of 15 employees in urban areas
- employment - rural registered businesses employ 3.4 million people

b. they present challenges:

152 Official government definition: [www.gov.uk/government/collections/rural-urban-definition](http://www.gov.uk/government/collections/rural-urban-definition)

153 However, the Cheshire East classification for rural-urban areas has been used – see ‘Justification for use of Cheshire East’s 2015 Rural-Urban Classification’ section of this Assessment.

154 Rural Proofing: Practical guidance to assess impacts of policies on rural areas, Department for Environment, Food & Rural affairs, March 2017  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/600450/rural-proofing-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/600450/rural-proofing-guidance.pdf)



- demographics - there are proportionately more elderly people and fewer younger people in rural populations compared with urban ones.
- access to services - the combination of distance, transport links and low population density in rural areas can lead to challenges in accessing and providing services.
- service infrastructure - lower levels of infrastructure such as low broadband speeds and variable mobile coverage can be a barrier for rural businesses and limit the growth in rural productivity.
- employment - the variety of employment opportunities, the availability of people with the right skills, and access to training can be lower in rural areas.

## Justification for use of Cheshire East's 2015 Rural-Urban Classification

**I.6** In 2004 Cheshire County Council produced a six-category classification of rural/urban wards in Cheshire. In 2005 this was extended to include Lower Super Output Areas (LSOAs). This classification was updated again in 2014-15 by Cheshire East Council, for the whole of Cheshire.<sup>(155)</sup>

**I.7** For both the original classification and the update, six variables were used. Two of these variables had been used in national rural classifications, which were the proportion of workers employed in agriculture and population density. A third variable was added that measured the accessibility of local services. Further research and testing undertaken in 2004 suggested that the addition of three more variables would provide a more reliable classification.

**I.8** These six variables used for Cheshire East's classification are:

1. Proportion of employment (for 16-74 year-old workers only) that is in agriculture (2011 Census)
2. Average number of cars per household (2011 Census)
3. Population density - people per hectare (2011 Census)
4. Proportion of economically active population aged 16-74 who are self-employed (2011 Census)
5. Access to services – this includes road distances to a GP surgery, a supermarket or convenience store, a primary school and a Post Office (Geographical Barriers sub-domain, The English Indices of Deprivation, 2010)
6. Buildings as a proportion of all land use (MasterMap topography, 2013)

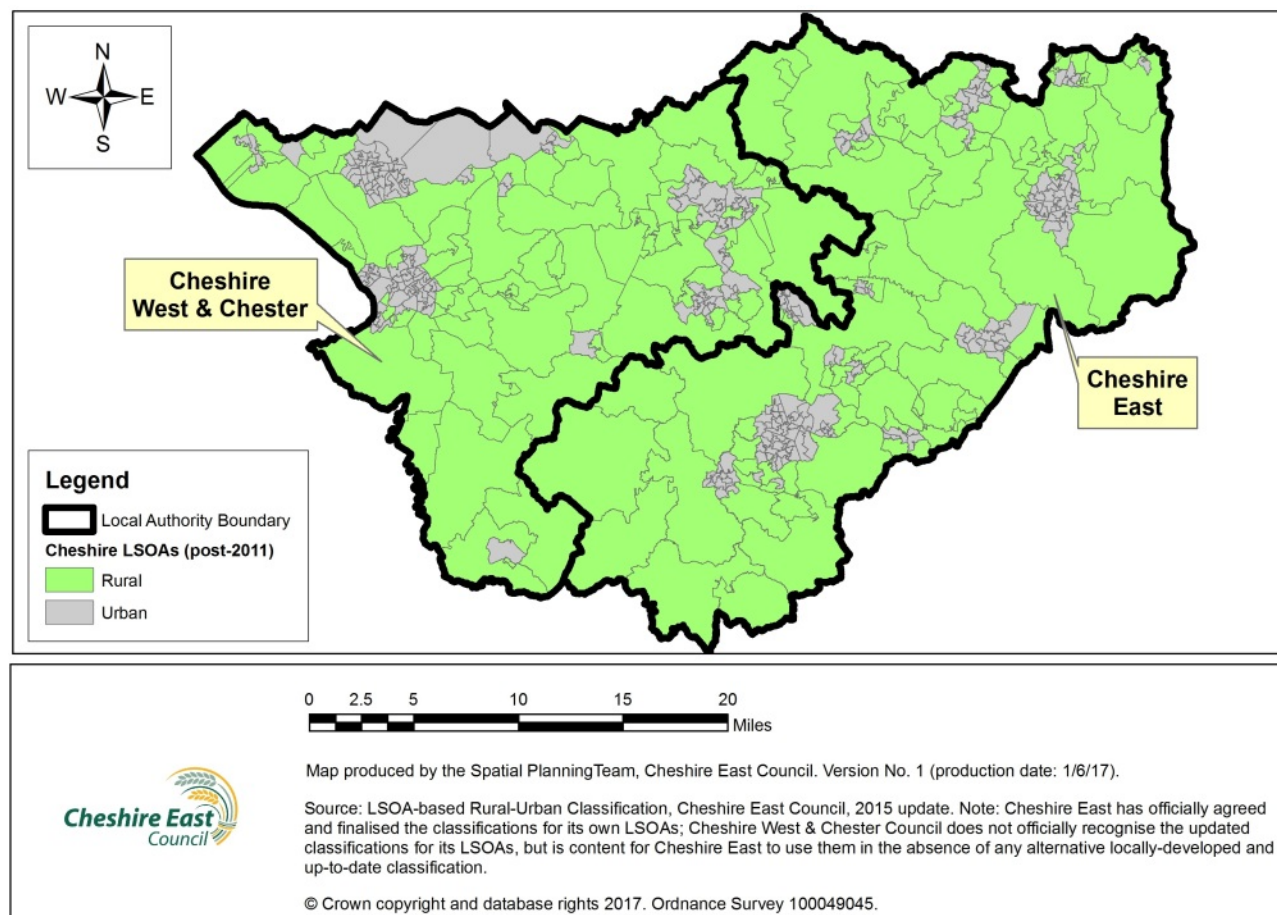
**I.9** Further research undertaken for the 2014-15 update did not highlight the need to exclude any of the original six variables, or to add any new ones. Cheshire East Council therefore considers that this internally-developed classification system makes a more effective distinction between Cheshire East's rural and urban areas than Defra's own definition (which, as set out in its rural proofing guidance,<sup>(156)</sup> is that any settlements with 10,000 or more residents are urban and any smaller settlements are rural).

**I.10** Cheshire East's classification of rural and urban areas is shown in Figure I.1

155 Cheshire East has officially agreed and finalised the classifications for its own LSOAs; Cheshire West & Chester Council does not officially recognise the updated classifications for its LSOAs, but is content for Cheshire East to use them in the absence of any alternative locally-developed and up-to-date classification.

156 'Rural proofing – Practical guidance to assess impacts of policies on rural areas', Defra, March 2017.

Figure I.1 Rural and urban Lower Layer Super Output Areas (LSOAs) in Cheshire East and Cheshire West &amp; Chester



## Local Plan overview

**I.11** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the Local Plan Strategy ("LPS"), was adopted at Council on 27 July 2017. The SADPD will form the second part of the Council's Local Plan. Once adopted the SADPD, along with the LPS, will set out the proposed strategy for meeting the Borough's needs to 2030 and replace the former District Local Plans of Congleton, Crewe and Nantwich, and Macclesfield.

**I.12** The SADPD will:

- allocate additional sites for development, where necessary
- set out more detailed policies to guide planning application decisions in the Borough

**I.13** Strategic planning is only one of the Council's functions, so it is not expected that the Local Plan alone will address all of the challenges that the Borough's rural areas face.

**I.14** The Local Plan has defined rural areas through the consideration of the settlement hierarchy and the definition of Principal Towns, Key Service Centres and Local Service Centres using Lower Layer Super Output Areas. The extents of the Borough outside of these areas are considered to fall in the Other Settlements and Rural Areas "OSRA" tier of the settlement hierarchy.





**I.15** Using the definition highlighted in the 'Justification for use of Cheshire East's 2015 Rural-Urban Classification' section of this Assessment, nearly all the Local Service Centres ("LSCs"), and OSRA fall within rural areas.

**I.16** The LPS contains four Strategic Priorities, many aspects of which have a rural dimension. Point 4 of Strategic Priority 1 is specific to the rural economy:

- Promoting economic prosperity by creating conditions for business growth will be delivered by improving the economy in rural areas by supporting the development of rural enterprise, diversification of the rural economy, sustainable tourism, mineral working, broadband connectivity, and the continued importance of farming and agriculture.

**I.17** The LPS sets out how it sees the development of the LSCs and OSRA in Policy PG 2 'Settlement Hierarchy', whereby:

- LSCs: 'In the Local Service Centres, small scale development to meet the needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.'
- OSRA: 'In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.'

**I.18** The overarching LPS Policy for the OSRA is set out in Policy PG 6 'Open Countryside', which seeks to protect the open countryside from urbanising development.

## Baseline information

**I.19** Baseline information is set out in Appendix B of this Report. Information relevant to rural areas includes:

- Office for National Statistics business counts data<sup>(157)</sup> indicate that, of the 19,575 businesses located in Cheshire East as of 2019, 10,385 (53.1%) were based in Middle Layer Super Outputs ("MSOAs") that were part rural and part urban, 4,445 (22.7%) were in completely rural MSOAs and 4,745 (24.2%) were in completely urban MSOAs.<sup>(158)</sup>
- A breakdown of businesses by industry (see Table I.1<sup>(159)</sup>) shows that agriculture, forestry and fishing accounts for a much greater proportion of the business population in completely rural MSOAs than elsewhere in the Borough. Conversely, wholesale and

157 UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ).

158 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above Middle Layer Super Output Area (MSOA) level. Therefore the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

159 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: these statistics are based on Cheshire East Council's 2015 Rural-Urban Classification of LSOAs and hence the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).



retail firms and businesses in the accommodation and food services sector make up a much larger share of the business population in completely urban MSOAs than they do elsewhere. This reflects the fact that many companies in these latter sectors serve consumers (households) rather than other businesses and so are relatively likely to locate in urban areas because of the higher number of people (potential customers) living in close proximity.

Table I.1 Businesses by rural-urban typology and industry in 2019

SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
A: Agriculture, forestry and fishing	21.3	4.3	0.9	7.3
B: Mining and quarrying	0.1	0.0	0.0	0.1
C: Manufacturing	4.0	4.7	5.7	4.8
D: Electricity, gas, steam and air conditioning supply	0.1	0.1	0.1	0.1
E: Water supply, sewerage, waste management and remediation activities	0.2	0.3	0.3	0.3
F: Construction	9.6	10.2	10.0	10.0
G: Wholesale and retail trade, repair of motor vehicles and motorcycles	11.5	13.0	17.5	13.7
H: Transportation and storage	1.9	2.8	4.8	3.1
I: Accommodation and food service activities	3.8	4.4	7.2	5.0
J: Information and communication	6.0	8.7	7.2	7.7
K: Financial and insurance activities	1.5	2.9	2.7	2.6
L: Real estate activities	4.7	3.6	3.4	3.8
M: Professional, scientific and technical activities	18.2	23.4	18.7	21.0





SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
N: Administrative and support service activities	8.1	9.1	7.9	8.6
O: Public administration and defence, social security	0.7	0.3	0.3	0.4
P: Education	1.0	1.9	1.9	1.7
Q: Human health and social work activities	2.4	3.9	4.0	3.6
R: Arts, entertainment and recreation	2.8	2.3	2.0	2.3
S: Other service activities	2.4	4.0	5.4	4.0

- Rural areas accounted for an estimated 36.8% of Cheshire East's employment total (71,000 jobs out of 197,000) as of 2018. This is slightly lower than the rural areas' share of the Borough's population (37.7% in 2018).<sup>(160)</sup>
- Figure I.2 shows that the average minimum travel times to key services<sup>(161)</sup> is higher in rural areas compared to urban areas, using public transport/walking, cycling and by car.<sup>(162)</sup>

160 [1] Business Register and Employment Survey open access data series for 2018, ONS, NOMIS. Crown Copyright 2019. Note: Figures are for employment and include self-employed people registered for VAT and PAYE schemes as well as employees. [2] ONS 2018 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0. [3] 2015 Rural-Urban Classification for Cheshire East (at Lower Layer Super Output Area level), Research & Consultation Team, Cheshire East Council.

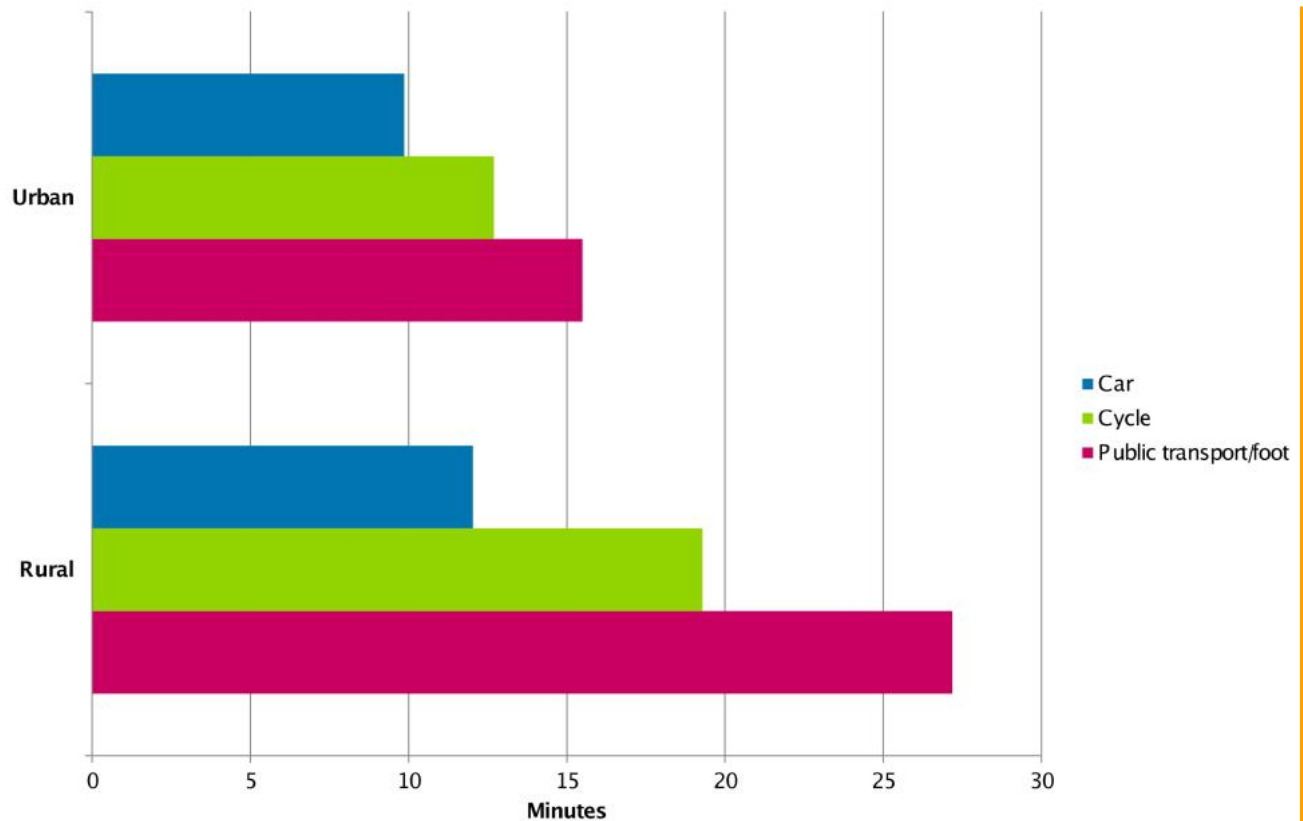
161 Employment centre with 500 to 4,999 jobs, primary school, secondary school, further education college, GP, hospital, food store, town centre.

162 Tables JTS0501 to JTS0508, Journey Time Statistics: 2017 (revised), Department for Transport, December 2019 (<https://www.gov.uk/government/collections/journey-time-statistics>). Notes: [1] The rural and urban statistics in this sheet are based on Cheshire East Council's updated (2015) Rural-Urban Classification. This classification system assigned each of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. [2] The figures shown above are weighted averages, with the travel times for each LSOA weighted according to the number of service users (the population aged 16-74 in the case of employment centres, population aged 5-10 in the case of primary schools, population aged 11-15 in the case of secondary schools, population aged 16-19 in the case of FE colleges and the number of households in the case of GPs, hospitals, food stores and town centres).





Figure I.2 Average minimum travel times to nearest key services, by Cheshire East LSOA and rural-urban typology, 2017



**I.20** A comprehensive evidence base has been produced for the LPS and SADPD. Table I.2 identifies examples of information gathered and used in relation to the rural areas and the SADPD.

Table I.2 Examples of information gathered and used in relation to rural areas and the SADPD

Document	Comment
Ecological network for Cheshire East [ED 09]	This information helped to inform Policy ENV 1 "Ecological network".
Cheshire East landscape character assessment [ED 10]	This information helped to inform Policy ENV 3 "Landscape character".
Cheshire East Local Landscape designation review [ED 11]	This information helped to inform Policy ENV 3 "Landscape character".

## Method

**I.21** Government guidance<sup>(163)</sup> suggests four issues, each with their own considerations, which can be used to carry out the Rural Proofing Assessment. These are set out in Table I.3.

163 Rural Proofing: Practical guidance to assess impacts of policies on rural areas, Department for Environment, Food & Rural affairs, March 2017  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/600450/rural-proofing-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/600450/rural-proofing-guidance.pdf)



Table I.3 Rural issues and considerations

Issue	Consideration
Access to services and infrastructure	Services
	Infrastructure
Living and working in rural areas <sup>(164)</sup>	Business
	Employment
	Housing, planning and education
Environment	Environment (e.g. air and water quality)
Distribution, equality, devolution and funding	Distribution and equality
	Devolution and funding

**I.22** The SADPD has been reviewed to consider the likely impacts of the policies on rural areas. For each consideration, an assessment narrative has been produced that considers whether the SADPD takes account of rural circumstances and needs.

**I.23** The assessment narrative for each consideration highlights the likely impacts (positive, neutral, negative and if they are significant) that the SADPD is likely to have. Where likely significant negative impacts are identified, consideration should be given to reduce or mitigate this through policy amendments. Specific allocations and policies are referred to as necessary. A final section at the end of each consideration summarises the assessment and provides a conclusion for the plan as a whole.

**I.24** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

**I.25** Safeguarded land is not allocated for a specific use at this point in time; it would be the role of a future local plan update and associated evidence base to consider whether any safeguarded land should be allocated for development and for what use. As such, safeguarded land will not be reviewed through this Rural Proofing Assessment.

**I.26** Each of the eight assessment narratives have been broken down under the following headings, which contain reference to policies/proposals where appropriate:

- Planning for growth
- General requirements
- Natural environment, climate change and resources
- The historic environment
- Rural issues
- Employment and economy
- Housing

164 As the impact of Local Plan policies are the same or very similar on business and employment, they have been assessed together.



- Town centres and retail
- Transport and infrastructure
- Recreation and community facilities
- Site allocations

## Rural Proofing findings

### Services

#### Planning for growth

**I.27** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. The more housing developed in an area could potentially mean that there are more opportunities to provide infrastructure (and therefore a positive impact) to make sure that all sections of the community have access to the services and facilities that they require. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a negative impact. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance.

**I.28** The proposed SADPD Policy also has the potential for a positive impact on access to services in those settlements that have services and facilities to meet the day-to-day needs of residents.

#### General requirements

**I.29** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to make sure that developments and spaces can be used safely, easily and with dignity by all by being accessible and inclusive. It also seeks to maintain or improve access in and through development sites and the wider area (including to local services and facilities) for walking and cycling, with the potential for a positive impact on access to services.

#### Natural environment, climate change and resources

**I.30** The theme is considered to have a neutral impact on access to services.

#### The historic environment

**I.31** The theme is considered to have a neutral impact on access to services.

#### Rural issues

**I.32** The theme generally relates to development issues in the open countryside and Green Belt, where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle.



Policies including LPS Policy CO 1 "Sustainable travel and transport", will help to minimise the impact on accessibility to services through the opportunity to use sustainable transport modes.

## Employment and the economy

**I.33** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to services - these being accessibility and public transport; the sites are considered under these headings. Points to note in relation to those sites located in the rural area (EMP 2.5 and EMP 2.6) are:

### Accessibility

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).

### Public transport

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are in walking distance of a commutable bus or rail service.

## Housing

**I.34** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** looks to provide housing that has easy access to services, community and support facilities, including health facilities and public transport, which should have a positive impact on access to services.

**I.35** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**I.36** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of an appropriate level of essential services.

## Town centres and retail

**I.37** Neighbourhood parades of shops (proposed SADPD Policy **RET 6**) play an important role in providing the opportunity for local residents to access shops to meet their day-to-day needs, especially for those residents who have difficulty accessing superstores or the town centre. They can generally be readily accessed on foot and by bicycle, with the policy having the potential for a positive impact on access to services.



## Transport and infrastructure

**I.38** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This could help to maintain access to services for those that travel by sustainable modes of transport, with the policy considered to have positive impact on access to services.

**I.39** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This could help to maintain access to services for those that travel by sustainable modes of transport, with the policy considered to have positive impact on access to services. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.

## Recreation and community facilities

**I.40** Proposed SADPD Policy **REC 4 "Day nurseries"** supports the provision, extension or intensification of day nurseries and play groups (subject to a range of criteria), providing educational opportunities for young children. This policy is likely to have a positive impact on access to services.

**I.41** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, for example elderly persons. Proposed SADPD Policy **REC 5 "Community facilities"** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which enables the retention of opportunities for communities to access them. This policy is likely to have a positive impact on access to services.

## Site allocations

**I.42** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to services – these being accessibility and public transport; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

### Accessibility

- Half of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.



- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however these sites meet the minimum standard for access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.

### Public transport

- Half of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

### Assessment of the SADPD as a whole

**I.43** The proposed policies in the SADPD, along with existing policies in the LPS, look to provide services in appropriate locations around the Borough to provide opportunities for communities to access them, where possible. The assessment found that the SADPD promotes access to, and the retention of, services.

**I.44** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on access to services.



## Infrastructure

**I.45** In this context infrastructure is taken to mean the basic necessities necessary for development to take place, for example roads, electricity, sewerage, water, education and health facilities (LPS, p392).

### Planning for growth

**I.46** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. The more housing an area develops could potentially mean that there are more opportunities to provide infrastructure (and therefore a positive impact) to make sure that all sections of the community have access to the services and facilities that they need. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a negative impact. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance.

### General requirements

**I.47** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of infrastructure. This is likely to have a positive impact on the availability or access to infrastructure.

### Natural environment, climate change and resources

**I.48** The theme is considered to have a neutral impact on the availability of or access to infrastructure.

### The historic environment

**I.49** The theme is considered to have a neutral impact on the availability of or access to infrastructure.

### Rural issues

**I.50** The theme generally relates to development issues in the open countryside and Green Belt, where public transport links are not as widespread as in the urban areas, potentially limiting access to infrastructure. Policies including LPS Policy CO 1 "Sustainable travel and transport", will help to minimise the impact on infrastructure accessibility through the opportunity to use sustainable transport modes.

### Employment and the economy

**I.51** The theme is considered to have a neutral impact on the availability of or access to infrastructure.





## Housing

**I.52** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** looks to provide housing that has easy access to services, community and support facilities, including health facilities and public transport, which should have a positive impact on access to infrastructure.

### Town centres and retail

**I.53** The theme is considered to have a neutral impact on access to infrastructure.

### Transport and infrastructure

**I.54** Proposed SADPD Policy **INF 6 "Protection of existing and proposed infrastructure"** looks to protect existing infrastructure and the delivery of proposals for new and improved infrastructure. This is likely to have a positive impact on the availability of or access to infrastructure.

**I.55** The provision of superfast broadband connection, supported though proposed SADPD Policy **INF 8 "Telecommunication infrastructure"**, is likely to have a positive impact on the availability of or access to infrastructure.

**I.56** Proposed SADPD Policy **INF 9 "Utilities"** aims to make sure that there is sufficient utility infrastructure capacity to meet forecast demands and that appropriate connections can be made. The policy also seeks to protect the utility network. The policy is likely to have a positive impact on the availability of or access to infrastructure.

### Recreation and community facilities

**I.57** The theme is considered to have a neutral impact on the availability of or access to infrastructure.

### Site allocations

**I.58** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There is one area in the assessment that is considered to relate to access to infrastructure – this being public transport; the sites are considered under this heading. Points to note in relation to those sites located in the rural area are:

#### Public transport

- Half of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.



## Assessment of the SADPD as a whole

**I.59** The proposed policies in the SADPD, along with existing policies in the LPS, look to provide infrastructure in appropriate locations around the Borough to support development. The assessment found that the SADPD supports the delivery and retention of infrastructure.

**I.60** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on the availability of or access to infrastructure.



## Business and employment

### Planning for growth

**I.61** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy in the LSC tier of the settlement hierarchy. The 'in the order of' figure is not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs.

**I.62** Proposed SADPD Policy **PG 10 "Infill villages"** looks to support limited infilling in villages, which could provide an opportunity for a small business development and possible employment opportunities, providing the potential for a positive impact.

### General requirements

**I.63** Proposed SADPD Policy **GEN 1 "Design principles"** includes criteria that require developments to achieve high standards of design and contribute positively to local character. The maintenance and enhancement of an attractive environment should help to encourage investment and increase the competitiveness of the Borough, which should have a positive impact on business and employment.

**I.64** The recovery of costs associated with forward funded infrastructure, as required by proposed SADPD Policy **GEN 4 "Recovery of forward funded infrastructure costs"** may reduce the attractiveness of the area to some businesses, which has the potential for negative impact on business. This is also the case for proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"**.

**I.65** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed SADPD Policies **GEN 5 "Aerodrome safeguarding"**, and **GEN 6 "Airport public safety zone"** seek to protect and aid the operation of the Airport, and should have a positive impact on employment.

### Natural environment, climate change and resources

**I.66** Proposed SADPD Policies **ENV 1 "Ecological network"**, **ENV 3 "Landscape character"**, **ENV 4 "River corridors"**, and **ENV 5 "Landscaping"** could have a positive impact on business and employment in terms of attracting businesses who value their surroundings.

**I.67** The use of renewable energy sources can provide economic benefits for businesses through a reduction in energy costs (once the energy sources have been installed). Proposed SADPD Policies **ENV 9 "Wind energy"**, **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** promote access to renewable energy sources and could therefore have a positive impact on businesses.



## The historic environment

**I.68** Proposed SADPD Policies **HER 1 "Heritage assets"**, **HER 3 "Conservation areas"**, **HER 4 "Listed buildings"**, and **HER 7 "Non-designated heritage assets"** allow alterations and changes as long as there is no adverse effect on the building or place. This is important given that some heritage assets are converted successfully into businesses such as restaurants or visitor attractions, therefore having the potential for a positive impact on business and employment. However, it is recognised that small or start-up businesses may struggle to afford the relatively higher cost of maintaining heritage assets such as properties in Conservation Areas, and such buildings may not be suitable for the modern needs of businesses.

## Rural issues

**I.69** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 3 "Agricultural and forestry workers dwellings"**, and **RUR 4 "Essential rural worker occupancy conditions"** can help to support rural businesses and enable them to diversify, with the potential for a positive impact on business and employment.

**I.70** Best and Most Versatile land has economic benefits - it "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]). Proposed SADPD Policy **RUR 5 "Best and most versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should have a positive impact on business and employment.

**I.71** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies contribute to the diversification of the rural economy, and should have a positive impact on business and employment.

**I.72** Proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** contribute to the rural and visitor economy through support for tourism development, providing job opportunities and income from visitors. The proposed policies have the potential for a positive impact on business and employment.

**I.73** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** contributes to the diversification of the rural economy, which should have a positive impact on business and employment.

**I.74** The conversion of non-residential buildings to residential use can be seen as a potential loss of employment space. Therefore proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** could have the potential for a negative impact on business and employment.



## Employment and the economy

**I.75** Proposed SADPD Policy **EMP 1 "Strategic employment areas"** looks to protect named sites (some of which are located in the rural area) for employment use as they are of particular significance for the Borough's economy, which has the potential for a significant positive impact on business and employment.

**I.76** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to business and employment - these being employment loss and employment distance; the sites are considered under these headings. Points to note in relation to those sites located in the rural area (EMP 2.5 and EMP 2.6) are:

- Both of the proposed employment allocations have the potential for a significant positive impact on business through the provision of employment land.

### Employment loss

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 would result in the loss of employment land as all the sites are to be for employment use.

### Employment distance

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are for employment use, and therefore this area of the assessment is not applicable.

## Housing

**I.77** The theme is considered to have a neutral impact on business and employment.

## Town centres and retail

**I.78** Proposed SADPD Policy **RET 3 "Sequential and impact tests"** seeks to direct main town centre uses to designated centres. Development outside of these centres will be restricted in order to protect designated centres, helping to retain their viability, and will have the potential for a positive impact on business and employment.

**I.79** The presence of restaurants, cafes, drinking establishments and hot food takeaways contribute to a balanced provision of facilities in town and village centres. Therefore proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** should have a positive impact on business and employment.



**I.80** Proposed SADPD Policy **RET 7 "Supporting the vitality of town and retail centres"** aims to retain a retail function in town centres, particularly in the primary shopping area, as well as local centres and local urban centres to support a diverse range of main town centres uses and enhance the overall attractiveness of centres in the Borough. This has the potential for a positive impact on business and employment.

### Transport and infrastructure

**I.81** Car parks serving town centres, local shopping areas, housing areas and transport facilities are essential to its residents, workers and visitors, and to the proper functioning and attractiveness of these places. Proposed SADPD Policy **INF 2 "Public car parks"** seeks to retain these facilities, which should have a positive impact on business and employment.

**I.82** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** recognises that the Borough has a wide network of canals, which provide tourism opportunities, and seeks their retention. This has the potential to have a positive impact on business and employment.

### Recreation and community facilities

**I.83** Proposed SADPD Policy **REC 1 "Green/open space protection"** could have a positive impact on business and employment in terms of attracting businesses who value their surroundings.

**I.84** The requirement of the provision of greenspace on site or the payment of a commuted sum for off-site provision through proposed SADPD Policy **REC 3 "Green space implementation"** may reduce the attractiveness of the area to some businesses, which has the potential for a negative impact on business and employment.

### Site allocations

**I.85** All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to business and employment - these being employment loss and employment distance; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

#### Employment loss

- None of the proposed site allocations would result in a complete loss of employment land, with the potential for a positive impact.
- Proposed Sites **CRE 1 "Land at Bentley Motors"**, Crewe, **CRE 2 "Land off Gresty Road"**, Crewe, **CNG 1 "Land off Alexandria Way"**, Congleton and **HCH 1 "Land east of London Road"**, Holmes Chapel would result in the gain of employment land as they are all proposed for employment development.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe has been allocated to aid support further investment by Bentley Motors, a major employer in the Borough.



- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe presents the opportunity for an established and important local company, Morning Foods, to invest in and expand their business.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel would have an emphasis on pharmaceuticals and could include the expansion of the adjacent Recipharm pharmaceutical business enterprise.

### Employment distance

- None of the proposed site allocations are within 500m of an existing employment area, with five sites over 1,000m from an existing employment area. None of these sites are located in the LSCs, with one site located on the edge of Poynton (proposed Site **PYT 2 "Land north of Glastonbury Drive"**, allocated for sports and leisure development). Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"**, which are also located over 1,000m from an existing employment area, are located in OSRA.

### Assessment of the SADPD as a whole

**I.86** The proposed policies in the SADPD, along with existing policies in the LPS, look to encourage economic development through the allocation of sites and providing an attractive environment. They also aim to retain a retail function in designated centres, where possible.

The assessment found that the SADPD supports economic development throughout the Borough including the diversification of agricultural businesses.

**I.87** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on business and employment.





## Housing, planning and education

**I.88** It is assumed that where there is the potential for job creation, there is also the opportunity for apprenticeships and the development of skills through 'on-the-job' training. As employment has already been considered at length under the theme of employment, it is not proposed to revisit this under the housing, planning and education theme. The discussion therefore focuses on the provision of housing and education, such as schools.

### Planning for growth

**I.89** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs and provide new homes.

**I.90** Proposed SADPD Policy **PG 10 "Infill Villages"** looks to support limited infilling in villages, potentially going some way towards meeting identified housing needs.

### General requirements

**I.91** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of education facilities. This is likely to have a positive impact on education provision.

### Natural environment, climate change and resources

**I.92** The theme is considered to have a neutral impact on housing, planning and education.

### The historic environment

**I.93** The theme is considered to have a neutral impact on housing, planning and education.

### Rural issues

**I.94** Proposed SADPD Policy **RUR 3 "Agricultural and forestry workers dwellings"** supports proposals for essential rural workers dwellings in the open countryside to support agricultural and forestry enterprises. This is likely to have a positive impact on housing.

**I.95** Proposed SADPD Policy **RUR 6 "Re-use of rural buildings for residential use"** allows for the residential re-use of rural buildings, which is likely to have a positive impact on housing.

### Employment and the economy

**I.96** The theme is considered to have a neutral impact on housing, planning and education.



## Housing

**I.97** Proposed SADPD Policy **HOU 3 “Self and custom build dwellings”** supports proposals for self-build and custom-build housing in suitable locations, which is likely to have a positive impact on housing.

**I.98** Proposed SADPD Policy **HOU 7 “Subdivision of dwellings”** allows the subdivision of a house into self-contained residential units, which is likely to have a positive impact on housing.

**I.99** Proposed SADPD Policy **HOU 8 “Backland development”** supports tandem or backland development of new homes on sites large enough to accommodate additional dwellings, without adverse effects. This is likely to have a positive impact on housing.

### Town centres and retail

**I.100** The theme is considered to have a neutral impact on housing, planning and education.

### Transport and infrastructure

**I.101** Proposed SADPD Policy **INF 6 “Protection of existing and proposed infrastructure”** looks to protect existing infrastructure and the delivery of proposals for new and improved infrastructure; if this includes schools then the policy likely to have a positive impact on access to education.

### Recreation and community facilities

**I.102** The theme is considered to have a neutral impact on housing, planning and education.

### Site allocations

**I.103** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are no areas in the assessment that are considered to relate to housing, planning and education. Points to note in relation to those sites located in the rural area are:

- Several of the proposed site allocations have been put forward for accommodation for Gypsies, Travellers and Travelling Showpeople.

### Assessment of the SADPD as a whole

**I.104** The proposed policies in the SADPD, along with existing policies in the LPS, look to meet the levels of growth identified in the LPS. Although the SADPD does not specifically reference the delivery of education facilities, the LPS contains several policies that require education provision, for example Policy SD 1 “Sustainable Development in Cheshire East” and Policy IN 1 “Infrastructure”. The assessment found that the SADPD promotes the development of homes throughout the Borough.

**I.105** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on housing, planning and education.



## Environment

**I.106** In relation to air quality, the main focus of the discussion is the consideration of the impacts from atmospheric pollution (which includes transport related CO<sub>2</sub> emissions) and other sources.

### Planning for growth

**I.107** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for LSCs. Development could potentially take place on greenfield sites, potentially impacting on landscapes. This will result in the loss of areas of greenfield and agricultural land and the potential for habitat loss and disturbance to species as a result of development. Development can also lead to an increase in traffic and therefore an increase in atmospheric pollution, which could have a negative impact on the environment. Additional development across the Borough will also lead to an increase in demand for water, and is likely to result in an increase in paved surface areas, which will reduce the ability of water to infiltrate into the ground. There is also likely to be an increase in the amount of waste produced from the additional development. Therefore there is the potential for a negative impact on the environment.

**I.108** The Borough contains a number of Local Landscape Designation areas. Furthermore sites of international, national and local nature conservation designations are located throughout the Borough, with the majority of LSCs having such areas located in and/or adjacent to them. It is thought there is potential for some proposed development to impact on these sites, however, where this could be the case, mitigation measures are proposed through site specific policies and policies in both the LPS and SADPD.

**I.109** The HRA Screening Assessment for the Revised Publication Draft SADPD [ED 04] determined that the SADPD could potentially have significant adverse effects as a result of changes in water levels (due to abstraction) and recreational pressures, both alone and in-combination with other plans, on the River Dee and Bala Lake SAC.

**I.110** An Appropriate Assessment as part of the HRA was then undertaken to assess whether the Revised Publication Draft SADPD has the potential to result in significant adverse effects on the integrity of identified European sites, either alone or in combination with a number of other plans and projects.

**I.111** The Assessment identified that the existing policies and provisions in the LPS, and other plans, in relation to water supply will make sure that the Local Plan will have no adverse effects on site integrity on this European site.

**I.112** Proposed SADPD Policy **PG 10 "Infill Villages"** allows limited infilling (subject to a range of criteria), where the development would be in keeping with the scale, character, and appearance of its surroundings and the local area. The proposed policy also seeks to protect undeveloped land that makes a positive contribution to the character of the area. This should have a positive impact on the environment.

**I.113** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies safeguarded land. Although Green Belt is not a biodiversity or landscape designation, there could be a safeguarding of greenfield land for future development on the edge of



settlements, the landscape of which is valued by local residents and therefore there is potential for a negative impact on the environment. **PG 12** requires compensatory improvements to the environmental quality of remaining Green Belt land. Likewise Strategic Green Gaps are not a biodiversity or landscape designation, however proposed SADPD Policy **PG 13 "Strategic green gaps boundaries"**, in conjunction with LPS Policy PG 5 "Strategic Green Gaps" seeks to protect open areas of space and greenfield land, and has the potential to have a positive impact on the environment. This is also the case for proposed SADPD Policy **PG 14 "Local green gaps"**.

### General requirements

**I.114** Proposed SADPD Policy **GEN 1 "Design principles"** may support the environment through contact with nature and opportunities for food growing. The policy also seeks to support the efficient and effective use of land, and requires appropriate arrangements for recycling and waste management, which is likely to have a positive impact on the environment. The Policy looks to maintain or improve access in and through development sites and the wider area for walking and cycling, which has the potential to reduce travel by private vehicle, reducing atmospheric pollution. **GEN 1** also includes criteria that require developments to achieve high standards of design and contribute positively to local character, as well as interact positively with the natural environment in line with the mitigation hierarchy, which should have a positive impact on the environment.

### Natural environment, climate change and resources

**I.115** Proposed SADPD Policies **ENV 1 "Ecological network"** and **ENV 2 "Ecological implementation"** seek to protect, conserve, restore and enhance the ecological network and introduce a mitigation hierarchy that looks to avoid significant harm to biodiversity and geodiversity; these policies have the potential for positive impact on the environment.

**I.116** Proposed SADPD Policy **ENV 3 "Landscape character"** takes into account the different roles and character of different areas in the Borough, and recognises the intrinsic character and beauty of the countryside to make sure that development is suitable for the local context. The policy is expected to retain and enhance greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off. This proposed policy should have a positive impact on environment.

**I.117** Proposed SADPD Policy **ENV 4 "River corridors"** looks to protect and enhance river corridors. Although the policy is written from a landscape point of view, it is considered that these corridors have also have ecological value; this policy has the potential for a positive impact on the environment. The policy is also expected to retain and enhance greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off

**I.118** Proposed SADPD Policy **ENV 5 "Landscaping"**, is also, as the title suggests, written from a landscape point of view, seeking to integrate new development into the landscape through the consideration of topography, landscape features and existing blue and green infrastructure networks. The policy also requires a balance between open space and built form of development and to utilise plant species, providing the potential for positive impact on the environment.



**I.119** Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect trees, woodland and hedgerows; these are important ecological assets and contribute to the identified landscape and townscapes of the Borough. The retention of trees, hedgerows and woodlands and their proper management is essential to maintaining local distinctiveness. The policy provides the potential for a positive impact on the environment.

**I.120** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including green roofs and walls, trees, green infrastructure and other planting, and opportunities for the growing of local food supplies, which could have a positive impact on the environment. The Policy also seeks to achieve a reduction in CO<sub>2</sub> emissions of 19% below the Target Emission Rate of the 2013 Edition of the Building Regulations (Part L) for new build residential development, and for at least 10% of major residential development's energy needs met from on-site renewable or low carbon energy generation. At least 10% of non-residential developments over 1,000 sqm predicted energy requirements should be met from decentralised, renewable or low carbon sources. These measures should have a long term minor positive effect on biodiversity, flora and fauna. Additional measures incorporated in the policy include reducing the need to travel and the support of sustainable travel initiatives; these measures could improve air quality, which is likely to have a positive impact on the environment, with reduced travel movements likely to reduce noise levels that may disturb wildlife. The policy also requires the provision of appropriate Sustainable Drainage Systems ("SuDS") and measures to minimise and manage surface water runoff and its impacts. The proposed policy also seeks to minimise the generation of waste in the construction, use, and life of buildings. This should have a positive impact on the environment, through minimising the risk from flooding and soil through managing the generation of waste.

**I.121** Proposed SADPD Policy **ENV 9 "Wind energy"** has the potential for a negative impact due to the effect on birds and bats from wind turbines, and the likelihood that sites used for wind energy development would be greenfield. However, the significance of the impact is dependent on the location of development (for example it may be adjacent to a sensitive site), and the species of birds and/or bats involved, as some species are more vulnerable than others to wind energy development. The policy does signpost to ecological factors set out in LPS Policy SE 8 "Renewable and Low Carbon Energy", however the impacts on these are considered against the weight given to wider environmental, social and economic benefits arising from renewable and low carbon energy schemes. The Policy also requires proposals to not adversely affect the integrity of international ecological designations, which includes Special Protection Areas, Special Areas of Conservation and Ramsars. The policy acknowledges the importance of landscape and identifies on the Policies Map areas that are highly sensitive to wind energy development; this has been informed by the 'Landscape Sensitivity to Wind Energy Developments' study (2013)<sup>(165)</sup> and reduces the significance of the negative impact on the environment.

**I.122** Proposed SADPD Policies **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** seek to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the impact on the environment. Best and Most Versatile ("BMV") agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG

165 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/research\\_and\\_evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx)





[ID: 8-026]). The introduction of solar panels and battery energy storage systems into the landscape or townscape can be seen as alien features, although policy **ENV 11** seeks to limit impact by directing development proposals for battery energy storage systems to previously developed land and/or in existing industrial areas, and considers the cumulative impacts of existing and proposed developments on the landscape.

**I.123** Lighting can be used to improve the visual aspect of townscapes, for example highlighting important features. Proposed SADPD Policy **ENV 14 "Light pollution"** seeks to minimise the effect of light pollution on the character of an area, which has the potential for a positive impact on the environment.

**I.124** Proposed SADPD Policies relating to pollution including **ENV 12 "Air quality"**, **ENV 14 "Light pollution"**, and **ENV 17 "Protecting water resources"** should have a positive Impact on the environment through reducing different types of pollution in the wider environment. Policy **ENV 17** also looks to protect groundwater and surface water in terms of their flow and quality. More specifically Policy **ENV 12** seeks to make sure that all development is located and designed so as not to result in a harmful cumulative impact on air quality, leading to a positive impact.

**I.125** Proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** seeks to reduce the risk of flooding, manage surface water runoff, address and mitigate known risks in Critical Drainage Areas, and conserve and enhance watercourses and riverside habits, which should have a positive impact on the environment.

### The historic environment

**I.126** The theme is considered to have a neutral impact on the environment.

### Rural issues

**I.127** The theme generally relates to development issues outside of the settlement boundaries where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle, with a potential increase in atmospheric pollution. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", CO 1 "Sustainable Travel and Transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**I.128** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 7 "Equestrian development outside of settlement boundaries"**, **RUR 8 "Visitor accommodation outside of settlement boundaries"**, **RUR 9 "Caravan and camping sites"**, and **RUR 10 "Employment development in the open countryside"** require odour from developments to not unacceptably affect the amenity of the surrounding area, minimising impact on the environment.

**I.129** Proposed SADPD Policy **RUR 1 "New buildings for agriculture and forestry"** also looks to protect watercourses through the requirement for adequate provision to be made for the disposal of foul and surface water drainage and animal wastes, looking to minimise pollution and the risk of flooding. It also seeks to make the best use of existing infrastructure (as do proposed SADPD Policies **RUR 2 "Farm diversification"**, **RUR 3 "Agriculture and forestry workers dwellings"**, **RUR 6 "Outdoor sport, leisure and recreation outside of**



**settlement boundaries", RUR 8 "Visitor accommodation outside of settlement boundaries", RUR 9 "Caravan and camping sites", and RUR 10 "Employment development in the open countryside")**, minimising the use of resources. This should have a positive impact on the environment.

**I.130** Proposed SADPD Policy **RUR 5 "Best and Most Versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the impact on the environment. BMV agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]).

**I.131** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** should have a reduced impact on the environment through minimising light pollution in the wider environment. The policy also requires integration with the public rights of way network (providing opportunities to access the site by foot rather than private vehicle). This has the potential for a positive impact on the environment.

**I.132** Proposed SADPD Policy **RUR 7 "Equestrian development outside of settlement boundaries"** should have a reduced impact on the environment through minimising light pollution in the wider environment. Policy **RUR 7** also requires a waste management scheme to be submitted as part of any development proposal, which includes horse manure and other waste, as well as seeking to make the best use of existing infrastructure, minimising the use of resources. This has the potential for a positive impact on the environment.

**I.133** Policies that encourage tourism may also increase travel by private transport, therefore proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** may have a negative impact on the environment, however proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**I.134** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** could increase or decrease travel by private transport, depending on where employees travel from, with likely resulting negative or positive impacts on the environment. Proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**I.135** The thematic policies seek to protect the rural nature of the Borough through the provision of appropriate landscaping and screening as part of any development proposals as well as requiring that only the minimum amount of land is to be used for an extension (proposed SADPD Policy **RUR 12 "Residential curtilages outside of settlement boundaries"**), or restricting the size of replacement buildings (proposed SADPD Policy **RUR 13 "Replacement buildings outside of settlement boundaries"**). These policies should have a positive impact on the environment.

**I.136** Proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** permits redundant buildings to be converted to residential use (subject to a range of criteria), which should help to minimise resource use, and have a positive impact on the environment. The Policy also looks to minimise the impact of development proposals on the character of its rural surroundings through the consideration of the impact of domestication and urbanisation of the proposals on the surrounding rural area. This has the potential for a positive impact on the environment.





## Employment and the economy

**I.137** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are 15 areas in the assessment that are considered to relate to the environment - these being ecology, contamination, flooding/drainage, minerals, brownfield/greenfield, agriculture, highways impact, neighbouring uses, Air Quality Management Areas ("AQMAs"), public transport, landscape, settlement character and urban form, Green Belt, Strategic Green Gap and Tree Preservation Orders; the sites are considered under these headings. Points to note in relation to those sites located in the rural area (EMP 2.5 and EMP 2.6) are:

### Ecology

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact on the environment, being assessed as amber. This is due in part to proximity to Sandbach Flashes and Oakhanger Moss Sites of Special Scientific Interest ("SSSIs"), and the presence of vegetation that may have some ecological value.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** will result in the loss of green space that may have biodiversity value; however at this stage the biodiversity value is unknown.

### Contamination

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".

### Flooding/drainage

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 have some flooding or drainage issues, but mitigation is possible through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** will result in the loss of greenspace, which could reduce rainwater infiltration and increase surface water runoff.

### Minerals

- Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** is close (within 250m) to a sand and gravel Mineral Resource Area ("MINRA"). However, it is likely that sand & gravel extraction will not be viable due to the size of the site.



### Brownfield/greenfield

- Site **EMP 2.5 "61MU, Handforth"** is brownfield. There may be potential to increase rainwater infiltration and surface water runoff through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** is greenfield, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a negative impact. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.

### Agriculture

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 appear to contain BMV agricultural land, with the potential for a neutral impact on the environment. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.

### Highways impact

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of employment, leading to a negative impact. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability", and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air.
- There are several committed developments in the vicinity of Site **EMP 2.5 "61MU, Handforth"**; the cumulative traffic impact should be taken into account as part of any development proposals for the site.

### Neighbouring uses

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact with regards to neighbouring uses.

### AQMAs

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in an AQMA.

### Public transport

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.

### Landscape

- Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** could have a negative impact on landscape. Policies including LPS Policy SE 4 "The Landscape"



and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

### Settlement character and urban form

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are located wholly in a settlement or are substantially enclosed by a settlement on three sides.

### Green Belt

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Green Belt.

### Strategic Green Gap

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Strategic Green Gap.

### Tree Preservation Orders

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 have a Tree Preservation Order ("TPO").

## Housing

**I.138** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** requires proposals to have easy access to services, community and support facilities (including public transport), which has the potential to reduce the need to travel by private vehicle, with a positive impact on the environment and a likely decrease in atmospheric pollution.

**I.139** Proposed SADPD Policies **HOU 4 "Houses in multiple occupation"** and **HOU 6 "Subdivision of dwellings"** permit the subdivision of dwellings (subject to a range of criteria), which should help to minimise resource use. Both proposed policies also require adequate provision for recycling storage, which should have a positive impact on the environment. Policy **HOU 4** also requires the provision of covered cycle parking, which could encourage travel by cycle instead of by private vehicle.

**I.140** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**I.141** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of a suitable surface water drainage system, prioritising the use of SuDS, which should have a positive impact on the environment, through reducing the risk of flooding. The policy also requires the provision of soft landscaping and appropriate boundary treatments as part of any development proposals.

**I.142** The Council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need through proposed SADPD Policy **HOU 8 "Backland development"**. The



policy also requires proposals to be sympathetic to the character and appearance of the surrounding area; this should have a positive impact. However, backland development is likely to result in the loss of greenfield land, which has the potential for a negative impact on the environment.

**I.143** Proposed SADPD Policy **HOU 9 "Extensions and alterations"** requires development proposals to be in keeping with the scale, character and appearance of its surroundings and the local area, with the potential for a positive impact on the environment.

**I.144** Proposed SADPD Policy **HOU 10 "Amenity"** seeks to protect the amenities of adjoining or nearby residential properties and sensitive uses from smells, fumes, smoke, dust and pollution. This policy has the potential for a positive impact on the environment.

**I.145** Proposed SADPD Policy **HOU 12 "Housing density"** sets out the Council's expectations on the net density of sites in the Borough and through this seeks to use land efficiently. The policy also takes into account the biodiversity value of sites, and looks to achieve a higher density in settlements that are well served by public transport or close to existing or proposed transport routes/nodes, which should provide a positive impact on the environment.

### **Town centres and retail**

**I.146** Proposed SADPD Policy **RET 4 "Shop fronts and security"** seeks to make sure that the fronts of shops make a positive contribution to their surroundings through the provision of high standard shop fronts that are sensitive to the local area and of the building concerned. This policy should have a positive impact on the environment.

**I.147** Proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** encourages external dining and seating that is screened by measures not detrimental to the character and appearance of the area. This policy should have a positive impact on the environment.

**I.148** Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Neighbourhood parades of shops can generally be readily accessed on foot and by bicycle, allowing the opportunity for travel by means other than private vehicle. This proposed policy is likely to have a positive impact on the environment, with a likely decrease in atmospheric pollution.

### **Transport and infrastructure**

**I.149** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. These measures could improve air quality, which is likely to have a positive impact on the environment, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**I.150** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a positive impact on the



environment, making travel by means other than private vehicles more attractive. It also requires the provision of appropriate charging infrastructure for electric vehicles, which has the potential to provide a decrease in atmospheric pollution. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.

**I.151** The Manchester Airport operational area is located in the Green Belt (proposed SADPD Policy **INF 4 "Manchester Airport"**); although Green Belt is not a landscape designation, there are potential impacts on landscape through development, with potential for a negative impact on the environment. This is also the case for proposed SADPD Policy **INF 5 "Off-airport car parking"**, if it were to be developed on Green Belt land.

**I.152** Proposed SADPD Policy **INF 5 "Off-airport car parking"** clarifies in what instances proposals for off-airport car parking may be permitted. The proposed policy includes a requirement for proposals to make maximum use of permeable materials in parking areas and incorporate on-site attenuation. This could have a positive impact on the environment through reducing runoff rates and increasing infiltration, thereby preventing increased flood risk.

**I.153** Proposed SADPD Policy **INF 8 "Telecommunications infrastructure"** takes into account the impact on visual amenity from such developments, however, development of this type will still have a visual impact and therefore this policy is likely to have a negative impact on the environment.

**I.154** The NPPF (2019) (p69) defines canals as open space, and they should be regarded as green infrastructure. Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** requires development proposals to safeguard and enhance the canal's role as a biodiversity asset and looks to minimise the impact on water resources, which should provide a positive impact on the environment.

### Recreation and community facilities

**I.155** Green and open spaces form an important part of the Borough's landscape and townscape and should be retained, where possible. Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect green/open space from development and proposed SADPD Policy **REC 3 "Green space implementation"** requires housing proposals, and major employment and other non-residential developments to provide green space, which would lead to greater green space provision if the site were brownfield, which should have a positive impact on the environment.

**I.156** Taken together, the policies above are expected to protect and provide greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off, thus having a positive impact on the environment.

### Site allocations

**I.157** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are 15 areas in the assessment that are considered to relate to the environment – these being ecology, contamination, flooding/drainage, minerals, brownfield/greenfield, agriculture, highways impact, neighbouring uses, AQMAs, public transport, landscape, settlement character and



urban form, Green Belt, Strategic Green Gap and Tree Preservation Orders; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

### Ecology

- The majority of proposed site allocations have the potential for a negative impact on the natural environment, being assessed as amber. This is because most of the sites are greenfield, or contain greenfield areas, with accompanying vegetation, which may have ecological value.
- Proposed Site **CRE 1 "Land at Bentley Motors"** Crewe is within 5,000m of Sandbach Flashes SSSI, which is noted for its physiological and biological importance, and 10,000m from Wimboldsley Wood SSSI. However, as the proposed site is some distance from the SSSI, and given the large urban area in between, this is not considered to be an issue. Further to the north of the site is Leighton Brook. The proposed policy requires the playing field and associated area of existing open space to be retained.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe falls within Natural England's IRZ for Sandbach Flashes SSSI and Wybunbury Moss SSSI in relation to air pollution. The high level HRA screening identified that the site could potentially impact on European Sites; it is located within 3.2km of West Midlands Mosses SAC (Wybunbury Moss SSSI) and Midland Meres and Mosses Phase 1 Ramsar. Potential impact pathways may include recreational pressure or hydrological impacts on groundwater levels and/or groundwater contamination. The HRA assessment of likely significant effects identifies that no recreational impacts are anticipated from this site given that it is put forward for employment development. In addition, given the distance of the site from Wybunbury Moss and the lack of hydrological connectivity, no likely significant hydrological effects are identified. The site is put forward for E(q) and B8 uses only and is therefore unlikely to involve industrial or agricultural processes that could lead to air quality impacts upon the SSSI. Traditional orchard is located to the south of the site and is a Priority Habitat listed under Section 41 of the Natural and Rural Communities ("NERC") Act 2006. The proposed policy requires Priority Habitats to be conserved, restored and enhanced, and the existing woodland to be maintained.
- The supporting information for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton requires a botanical survey to consider the ecological value of grassland present. The supporting information suggests that the retention of hedgerows is important.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton is located to the south of Poynton Brook; the wet ditches and woodland associated with the Brook are to be retained and protected through a 15m wide buffer, with an appropriate buffer and/or mitigation to be provided to protect and retain any protected species.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel contains the River Croco and mature trees, both of which the proposed policy requires to be retained. The high level HRA screening assessment identifies that this site has a potential impact on a European site. The site falls within the IRZ for Bagmere SSSI (Midland Meres and Mosses Phase 1 Ramsar), so this site is considered in the screening assessment for air quality impacts. No increased recreational pressure is foreseen as a result of an





employment site and there is no downstream hydrological connectivity to the Ramsar. The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7 km from Bagmere SSSI. The proposed development could be for the expansion of the adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacture and product innovation including formulation, filling and packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI. The site also falls within Natural England's IRZ for the River Dane, however Natural England have no concerns regarding this allocation on the basis that United Utilities have sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.

- The high level HRA screening has identified that proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is within 4.5km of Midlands Meres and Mosses Phase 1 Ramsar (Wybunbury Moss SSSI). However, the HRA concluded that given the small-scale of the site and the distance from any European sites, no impacts are anticipated. There is potential for protected species to be present with the proposed policy requiring the retention of hedgerows.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** is located within 890m of Wimboldsley Wood SSSI, with the supporting information to the proposed policy requiring further assessment, in line with LPS Policy SE 3 "Biodiversity and Geodiversity", to consider the long term management of habitat creation measures on the site and consider any impact on the Wimboldsley Wood SSSI. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** will also help to minimise the impact on the environment.
- Proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** falls within Natural England's IRZ for Sandbach Flashes SSSI. Protected species are also known to occur in the locality, which could be mitigated. The supporting information for the proposed policy requires appropriate evidence regarding any impacts on Sandbach Flashes SSSI to support an application, and appropriate mitigation measures, where needed. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** will also help to minimise the impact on the environment.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** is within 3.1km of Midland Meres and Mosses Phase 1 Ramsar (Component site Bagmere SSSI). The HRA assessment of likely significant effects for recreational pressure identified that the site is located within 3.1 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation





using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.

- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** falls within Natural England’s IRZ for Bagmere SSSI, which is part of the Midland Meres and Mosses Phase 1 Ramsar site. The HRA assessment of likely significant effects for identified that the site is located within 1.3 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. There is potential for protected species to occur on site, with grassland habitats to the north of the existing hardstanding being of potential value. The proposed policy requires the retention of hedgerows, with the supporting information requiring a habitats survey to support any future planning application and to inform mitigation measures, where necessary. Development proposals on grassland habitats should be supported by a botanical survey. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on the environment.
- Proposed Site **TS 3 “Land at former brickworks, A50, Newcastle Road”** is within 1.6km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). The HRA assessment of likely significant effects identified that no effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts, including changes to the water table are anticipated to occur as a result of the proposed development of the site. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows.

### Contamination

- The majority of proposed site allocations have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 “Pollution, Land Contamination and Land Instability”.
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe.



- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed site **TS 3 “Land at former brickworks, A50 Newcastle Road”** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

### Flooding/drainage

- The majority of proposed site allocations have some known flooding or drainage issues, with the potential for negative impacts on water and soil. The majority of sites are also greenfield or contain areas of greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention of the existing open space and playing field, which should help to increase rainwater infiltration and reduce run-off.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe requires the provision of buffer zones, which should help to increase rainwater infiltration and reduce run-off, as can the retention of habitats. Furthermore the proposed policy requires the provision of satisfactory details of proposed foul and surface water drainage. There is also a need to take account of existing water/wastewater pipelines.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention of Poynton Brook and its associated wet ditches and woodland, with the provision of buffers. A gravity sewer runs through the site; development proposals should seek to avoid discharging surface water to this
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. The policy also requires the provision of an undeveloped landscape buffer and buffers to eastern and southern boundaries.
- There is a risk of surface water flooding at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, therefore any proposals to increase the impermeable area or alterations to ground levels may need a drainage strategy to make sure that the proposals do not increase flood risk on or off-site. The proposed policy requires the use of permeable materials as hardstanding and for a drainage strategy to be provided to prevent surface water runoff from the site into the adjacent pond.



- There is a risk of surface water flooding at proposed Sites **G&T 3 “New Start Park, Wettenhall Road”**, **G&T 4 “Three Oakes Site, Booth Lane”**, **G&T 8 “The Oakes, Mill Lane, Smallwood”** and **TS 3 “Land at former brickworks, A50 Newcastle Road”** whereby the proposed policies require the use of permeable materials as hardstanding and the provision of drainage strategies to prevent surface water runoff from the site.
- There is a significant surface water flow path through proposed Site **TS 2 “Land at Fir Farm, Brereton”**; the proposed policy requires the avoidance of any obstructions to the surface water flow path, with any proposed alterations or obstruction modelled and managed appropriately.

## Minerals

- The majority of proposed site allocations/safeguarded land are in a MINRA, within 250m of a MINRA, or in close proximity to an existing Area of Search (“AOS”) in the Cheshire Replacement Minerals Local Plan 1999 (“CRMLP”), or has been promoted as a potential AOS for mineral extraction in the Council’s 2014 Call for Sites exercise by a respondent. This has the potential for a significant negative impact on water and soil through the sterilisation of mineral resources when the site is developed if a MRASS is not undertaken and its recommendations acted upon. However, as it is likely that small sites or sites with other significant constraints will not be viable for extraction of the mineral resource prior to development being undertaken, a MRASS is not being required to be undertaken in these instances.
- Proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource which could be extracted via below ground mining.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource, which could be extracted via below ground mining.
- Proposed Site **CNG 1 “Land off Alexandria Way”**, Congleton is located in a MINRA for salt, sand & gravel, and silica sand (all of which are of local and national importance). Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Proposed Site **PYT 2 “Land north of Glastonbury Drive”**, Poynton is located in a known MINRA for sand & gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.



- Proposed Site **PYT 3 “Land at Poynton High School”**, Poynton is located in a known MINRA for shallow coal. The Coal Authority should be consulted on any planning application for the development of this site.
- Proposed Site **HCH 1 “Land east of London Road”**, Holmes Chapel is located in a known MINRA for salt, sand & gravel and silica sand. The site is promoted as an AOS for mineral extraction in the Council’s 2014 Call for Sites exercise. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”** is located in a known MINRA for salt and within 250m of sand & gravel resources. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable.
- Proposed Site **G&T 3 “New Start Park, Wettenhall Road, Nantwich”** is located in a known MINRA for salt and within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. In addition, development of the site is not considered likely to impact on the wider mineral resource.
- Proposed Site **G&T 4 “Three Oakes Site, Booth Lane, Middlewich”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 8 “The Oaks, Mill Lane, Smallwood”** is located in a known MINRA for salt and silica sand. It is also in close proximity to an allocated AOS for sand and gravel in the CRMLP 1999. However, surface development at this site is not considered to have an impact on below ground salt mining and the development of the site is not considered likely to impact on the wider mineral resource. The site is not being promoted for mineral extraction in the Council’s 2014 Call for Site exercise
- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** is located in a known MINRA for salt and silica sand, as well as being within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large area promoted as an AOS for silica sand by a respondent to the Council’s 2014 Call for Sites exercise. Development of 0.22ha of this site is not considered likely to impact on the wider mineral resource.
- Proposed Site **TS 3 “Former brickworks, A50 Newcastle Road”** is located in known MINRA for salt, silica sand and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. A small extension/reconfiguration for 2 plots at this established travelling showman’s site is not



considered likely to impact on the wider mineral resource, even though it is located within a large area promoted as an AOS for silica sand by a respondent to the Council's 2014 Call for Sites exercise, due to the size of the development.

### Brownfield/greenfield

- The majority of proposed site allocations are on greenfield land or contain areas of greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a negative impact. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.

### Agriculture

- The proposed site allocations do not contain BMV agricultural land, with the potential for a neutral impact on water and soil. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.

### Highways impact

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of housing and employment, leading to a negative impact. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability", and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is adjacent to a traffic controlled bridge and the land level rises with the road set at a higher level than the site.
- Booth Lane has the potential to be severed to the north of the proposed access to Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme, resulting in all traffic associated with proposed Site **G&T 4** turning right and entering the A533 by way of a new priority junction, which is, in principle, acceptable.





- Mill Lane may have sufficient width to accommodate the likely traffic generation from proposed Site **G&T 8 “The Oakes, Mill Lane, Smallwood”**.
- The implementation of a consented access at proposed Site **TS 2 “Land at Fir Farm, Brereton”** would reduce conflict between pedestrians and vehicles.

### Neighbouring uses

- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in disturbance for residents.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 “Three Oakes Site, Booth Lane”** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented. There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS 2 “Land at Fir Farm, Brereton”**, whereby the supporting information to the proposed policy suggests that this should be suitable addressed through planning condition.
- Proposed Site **TS 3 “Land at former brickworks, A50 Newcastle Road”** is adjacent to the A50. LPS Policy SE 12 “Pollution, Land Contamination and Land Instability”, and proposed SADPD Policy **ENV 12 “Air quality”** will help to minimise the impact on air quality.

### AQMAs

- None of the proposed site allocations are located in an AQMA.

### Public transport

- Half of the proposed site allocations are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 “Land off Alexandra Way”**, Congleton, **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”**, **G&T 3 “New Start Park, Wettenhall Road”**, **G&T 8 “The Oakes, Mill Lane, Smallwood”**, **TS 2 “Land at Fir Farm, Brereton”** and **TS 3 “Land at former brickworks, A50 Newcastle Road”** are not in walking distance of a commutable bus or rail service.

### Landscape

- Almost all of the proposed site allocations have an impact on landscape, through their proximity to Local Landscape Designation Areas and visibility from sensitive receptors, for example, leading to a negative impact. Policies including LPS Policy SE 4 “The Landscape” and proposed SADPD Policy ENV 3 “Landscape character” will help to minimise the impact.



- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention existing open space.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe contains woodland, which should be maintained, and a landscape buffer should be provided to screen new development from existing residential properties. A further buffer zone is to be provided to the north of Yew Tree Farm.
- Proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton seeks the retention and enhancement of areas of landscape quality, in line with the North Congleton Masterplan, as well as high quality design.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention and protection of the wet ditches and woodland associated with Poynton Brook, as well as the Brook itself.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. An undeveloped landscape buffer is also needed on the northern section of the site, and appropriate buffers to the eastern and southern boundaries, alongside the retention and protection of any mature trees.
- The presence of additional pitches at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** would impact on the character and appearance of the open countryside, however this could be mitigated by matters of scale (the number of pitches) and controlling conditions relating to siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** also requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- The presence of additional pitches at proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** would impact on the character and appearance of the open countryside, however this could be mitigated by controlling conditions relating to the siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and the incorporation of a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed site **G&T 8 "The Oakes, Mill Lane, Smallwood"** requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- Existing hedgerows must be retained and appropriate boundary treatments provided through a comprehensive landscaping scheme at proposed Sites **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"**.





### Settlement character and urban form

- The majority of the proposed site allocations are located on the edge of the settlement, only adjoining on one side/not adjoining the settlement (assessed as red), or are substantially enclosed by development on two sides (assessed as amber). For the majority of edge of settlement sites there will be a negative impact on the environment. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

### Green Belt

- None of the proposed site allocations are located in the Green Belt, with the exception of Site **PYT 2 "Land off Glastonbury Drive"**, Poynton. Although Green Belt is not a landscape designation, this is an edge of settlement site, giving rise to a potential impact on settlement edge landscapes, which are valued by local residents. This means that there is potential for a long term minor negative effect on landscape. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

### Strategic Green Gap

- None of the proposed site allocations are located in the Strategic Green Gap.

### Tree Preservation Orders

- Only two of the proposed site allocations have protected trees on or immediately adjacent to the site, however they can be readily accommodated in any development with sensitive design and layout. Policies such as LPS Policy SE 5 "Trees, Hedgerows and Woodland" and proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** will help to minimise the impact.

### Assessment of the SADPD as a whole

**I.158** The proposed policies in the SADPD, along with existing policies in the LPS, offer a high level of protection for designated and non-designated sites of biodiversity importance and look to enhance provision, where possible. They also offer a high level of protection for the Borough's landscape and townscape, as well as look to reduce the risk of flooding and management surface water runoff, where possible. The policies, seek to remediate land contamination and protect water quality, provide opportunities for travel by means other than private vehicle and seek to reduce the need to travel, where possible. The assessment found that the SADPD may result in the loss of edge of settlement sites, the loss of greenfield land, the potential loss and fragmentation of habitats, the sterilisation of mineral resources, and an increase atmospheric pollution likely to arise as a result of increased traffic through the delivery of housing and employment.



**I.159** In relation to minerals, the need to undertake a MINASS has been introduced on those proposed sites where mineral resources are likely to be present on site or close (within 250m) to it. It is worth noting that a separate Minerals and Waste Development Plan Document will be produced, which will:

- set out detailed minerals and waste development management policies to guide planning applications in the Borough, excluding those areas in the Peak District National Park Authority.
- contain any site allocations necessary to make sure that the requirements for appropriate minerals and waste needs in the Borough are met for the plan period to 2030
- ensure an adequate and steady supply of aggregate
- ensure the prudent, efficient and sustainable use of mineral resources
- introduce appropriate safeguards to ensure the protection of mineral resources, waste sites and their supporting infrastructure from other development

**I.160** Taking the above into account it is found that the SADPD is likely to have an overall negative impact on the environment.



## Distribution and equality

**I.161** A separate Equality Impact Assessment (“EqIA”) has been carried out, which can be found in Appendix G of this Report. Therefore, it is not considered necessary to reproduce the EqIA here.

### Assessment of the SADPD as a whole

**I.162** The EqIA highlights that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures.

**I.163** The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010.

**I.164** The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.

## Devolution and funding

**I.165** Is it not the role of the SADPD to devolve powers or to produce a funding programme, therefore this issue has been screened out.

## Conclusions and recommendations at this stage

**I.166** The SADPD is likely to have some positive impacts on all of the rural issues considered, the exception being the environment. Policies in the LPS and Revised Publication Draft SADPD provide sufficient mitigation to make sure that there are unlikely to be any significant negative impacts on this issue.

## Conclusion

**I.167** The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.

**I.168** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.

## Appendix J: Sustainability Appraisal consultation responses

### First Draft SADPD Interim Sustainability Appraisal (August 2018)

Table J.1 First Draft SADPD Interim SA Report consultation responses

Consultation point	Summary of issue	Council's response	Proposed change
¶1.7	The SADPD fails to be sustainable because it lacks ambition to grow the community infrastructure in line with employment and housing development. Policies should identify new sites for recreation and community spaces; land should be allocated for new leisure centres, playing pitches and schools etc.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
¶1.15	New and updated evidence documents were only available to the public for one week in August- this goes against the consultation policy. In particular the Green spaces 2018 update should have been highlighted for separate consultation.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
¶13.12	By definition - windfall development is that which has come forward outside of Local plan allocation. This appears to have let medium sized developments off the hook on community infrastructure (sustainable development) e.g. 46 flats in Knutsford - no affordable housing just let off with 106 to a project that doesn't exist.	Noted.	No change proposed.
¶14.35	In many cases we are pleased to see that the SA has recognised potential impacts to SSSI's and priority habitats and policy wording has	Noted. LPS Policy SE 3 'Biodiversity and geodiversity' seeks to protect European Sites. However, the HRA assessment of likely significant effects identifies that no recreational impacts are anticipated from this site given	Any amends made to the policy will be appraised, with the SA updated accordingly.





Consultation point	Summary of issue	Council's response	Proposed change
	<p>been amended accordingly but we have some outstanding concerns in relation to the following sites:</p> <p>CRE 2 Land off Gresty Road – the SA recognises the potential impacts to the SSSI/SAC however, the suggested wording has been added to the supporting text and not the policy itself. Natural England would like to see this wording as a policy requirement.</p>	<p>that it is put forward for employment development. In addition, given the distance of the site from Wybunbury Moss and the lack of hydrological connectivity, no likely significant hydrological effects are identified. The site is put forward for E(q) and B8 uses only and is therefore unlikely to involve industrial or agricultural processes that could lead to air quality impacts upon the SSSI.</p>	
¶14.35	<p>MID 2 Land to east and west Croxton Lane – The SA should consider if there are any pathways for impacts on Sandbach SSSI. If there are no pathways then no wording needs to be added to the policy, if pathways are identified then the policy should include a requirement for applications to be supported by appropriate evidence.</p>	<p>As referred to on pp33 to 34 of the SA [FD 03] the proposal for around 50 homes at Site MID 2 only just triggers the IRZ for rural residential development, and there is also a large urban area between the SSSI and Site MID 2. The high level HRA screening for the proposed sites in Middlewich concluded that all sites being considered for future allocation through the site selection process are at least 7km from the nearest European site (Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)) and no potential impact pathways were identified regarding any European site. LPS Policy SE 3 'Biodiversity and geodiversity' seeks to protect European Sites.</p>	<p>Any amends made to the policy or supporting information will be appraised, with the SA updated accordingly.</p>
¶14.35	<p>HCH1 Land east of London Road – The SA doesn't recognise the Natural England Impact Risk Zone (IRZ) triggers, which may be due to the type of development not leading to the impacts identified in the IRZ.</p>	<p>The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7 km from Bagmere SSSI. The proposed development would be for the expansion of an adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacturing and product innovation, including formulation, filling and</p>	<p>Amend bullet 4, p35 to read <b><u>'The site also falls within Natural England's IRZ for the River Dane, however Natural England have no concerns regarding this allocation on the basis that United Utilities have</u></b></p>

Consultation point	Summary of issue	Council's response	Proposed change
		<p>packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI. Additional advice has been received from Natural England as a result of further information being provided, whereby Natural England have no concerns regarding this allocation on the basis that United Utilities have sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.</p>	<p><u>sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.</u></p>
¶14.35	<p>EMP 2.3 Land east of University Way – The SA doesn't recognise that the IRZ is triggered for Air pollution on Oakhanger Moss SSSI, it is not clear if this has been considered.</p>	<p>Noted. The traffic light form for the site did not recognise the IRZ, and this will be amended and reflected in the supporting information to the policy. In relation to IRZ the SADPD and LPS should be read as a whole, with impacts on SSSIs covered in LPS Policy SE 3 'Biodiversity and Geodiversity'. The high level HRA screening assessment for EMP 2.3 "Land east of University Way, Crewe" identifies that the site has a potential impact on a European site. The site falls within the IRZ for Oakhanger Moss SSSI (Midland Meres and Mosses Phase 2 Ramsar) in relation to agricultural and industrial air pollution. The HRA assessment of likely significant effects for recreation identifies that this employment site is 3.8 km from Oakhanger Moss SSSI. This site has been granted planning permission, for a commercial development of B2 and B8 use (17/0341N). Natural England was consulted as part of the planning process and had no concerns regarding Oakhanger Moss SSSI, and as such no likely significant effect is anticipated.</p>	<p>The traffic light form is to be amended to include reference to the IRZ, wording is to be added to the supporting information of the policy and the appraisal updated accordingly. Please note that the site is not included in the Revised Publication Draft SADPD.</p>







Consultation point	Summary of issue	Council's response	Proposed change
¶4.35	EMP 2.5 – 2.8 Employment Allocations – It is not clear how the environmental impacts to these sites have been assessed or how this will be reflected in policy wording. We have identified IRZ triggers and priority habitats in relation to these sites.	Noted. The environmental impacts for the sites have been assessed through the traffic light forms – the IRZs have been triggered for uses that the sites are not proposed for and therefore it was not considered necessary to report on this in the traffic light forms; the exception being EMP 2.7 (New Farm, Middlewich). In relation to IRZs the SADPD and LPS should be read as a whole, with impacts on SSSIs covered in LPS Policy SE 3 'Biodiversity and Geodiversity', however the impact on IRZs will also be reflected in the supporting information of EMP 2. The high level HRA screening identified that these potential employment sites are located sufficient distance from any European sites that no hydrological or air quality impacts are anticipated as a result of these potential developments. Furthermore, no recreational pressures are anticipated as a result of the increased employment provision.	Wording is to be added to the supporting information of the policy and the appraisal updated accordingly.
¶4.35	G & T 2 Land at Coppenhall Moss – SA does not seem to recognise that the IRZ for discharges to Sandbach Flashes SSSI.	Noted. The SA [FD 03] (p35) recognises the IRZ for Sandbach flashes. No impact pathways were identified in the HRA screening.	No change proposed.
¶4.35	TS1 Lorry Park off Moberley Road – Ensure that this policy is amended in line with the findings of the HRA in due course.	Noted. Any policy amendments will take into account the findings of the HRA.	Any amends made to the policy will be appraised, with the SA updated accordingly.
¶4.38	The 'where possible' caveat should be removed from paragraph 4.5 of the SA as it suggests that biodiversity/natural environment considerations are less important than economic or social ones.	To clarify, paragraph 4.5 of the SA does not contain the caveat 'where possible' in relation to biodiversity; the relevant paragraph is 4.38.  Noted. The words 'where possible' in this instance form part of a concluding recommendation in the SA for development proposals, acknowledging that that there	No change proposed.



Consultation point	Summary of issue	Council's response	Proposed change
	<p>The aim of the planning system is to achieve sustainable development (opening paragraph NPPF 2018). The 3 objectives of the planning system are listed in ¶8. The environmental objective is explicit i.e. 8c) to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>¶170d of the NPPF provides the detailed guidance on achieving this objective, making it absolutely clear that net gains for biodiversity are not an optional add on (i.e. not 'where possible'): Planning policies and decisions should contribute to and enhance the natural and local environment by: d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</p>	<p>may be instances where it is not possible to provide a net gain for biodiversity; it is not formal policy wording. Initial Publication Draft SADPD Policy ENV 2 Ecological Implementation requires all development proposals to deliver an overall measurable net gain for biodiversity, with major developments and developments affecting semi-natural habitats supported by a biodiversity metric calculation.</p>	
¶14.86	<p>Deeply concerning is the statement under Minerals, which states: "All of the proposed employment allocations under the proposed SADPD Policy EMP 2 are in a Minerals Safeguarding Area (including the 250m Buffer Zone) or an Area of Search....."</p>	<p>The SADPD and its accompanying SA takes a balanced approach to minerals planning within the context of achieving the overall vision and strategic priorities of the Local Plan as identified in the Local Plan Strategy (LPS), which was adopted in July 2017. Ultimately, deciding whether this balance has been achieved is a matter of planning judgment.</p>	<p>Amend the SA to identify a significant negative impact regarding the proposed site allocations.</p>





Consultation point	Summary of issue	Council's response	Proposed change
	<p>The Interim SA deeply under values the sterilisation of minerals by suggesting this is a minor negative impact. It is an unsustainable approach to minerals planning and contrary to the requirements of the NPPF 2018.</p>	<p>Following comments on the initial Publication Draft SADPD [PUB 01] in relation to minerals, the Council has amended the SA to identify that some of the proposed allocations may have a "significant negative" impact on minerals resources. As a result the Council has proposed to introduce the need for a Mineral Resource Assessment (MRASS) to be undertaken on those proposed allocated sites that are located in areas identified by BGS as containing a sand resource (sand &amp; gravel and silica sand) or close to such areas, that is, within 250m. This applies to sand resources that are 3ha or greater in size (as any less is not considered likely to be economically viable) or that adjoin a wider sand resource (regardless of the size of the allocated site). The MRASS will enable the Council to better understand the potential impact that the proposed development may have on the mineral resources. This should include whether it is feasible to require prior extraction of the mineral before development proceeds and whether the proposed development has the potential to sterilise any future extraction of the wider mineral resource. Therefore, the requirement for a MRASS will enable the Council to make a more informed planning judgment regarding mineral resource impacts when determining planning proposals on relevant allocated sites.</p>	
¶14.184	<p>We disagree that the proposed policies on the historic environment will have a long term significant positive effect on cultural heritage. As drafted the proposed policies will have a negative impact on the historic environment.</p>	<p>Noted. Any policy amendments will take into account Historic England's responses.</p>	<p>Any amends made to the policies will be appraised, with the SA updated accordingly.</p>

Consultation point	Summary of issue	Council's response	Proposed change
¶H.1	<p>In our response on the local plan, Historic England have suggested some amendments to the policies which would assist in this matter.</p> <p>The section 'Energy, air quality and noise'</p> <p>1 - fails to mention noise in any of the sub-sections</p> <p>2 - Sub-section 'Enhance pollution, prevention and control' what does this mean? Do you mean 'Enhance pollution prevention and control'?</p> <p>Residents of the houses that are located on the B5090, which runs through Bollington, can never open their windows because of the noise and exhaust fumes,</p>	<p>Noted. 1) Impacts to be amended to include reference to noise. 2) Additional comma was a typographical error under Energy, air quality and noise.</p>	<p>1) Amend description of impact under Enhance pollution prevention and control to read 'The SADPD, in conjunction with the LPS, seeks to make sure that development does not result in a cumulative or harmful impact on land, <b>residents</b>, air and water quality ... <b>This may also help to make sure that noise sensitive development, which could lead to harm or is detrimental to amenity, is not close to existing sources that generate noise.</b>'</p> <p>2) Amend issue 4 under Energy, air quality and noise to read 'Enhance pollution; prevention and control'.</p>





## Initial Publication Draft SADPD Sustainability Appraisal (July 2019)

Table J.2 Initial Publication Draft SADPD SA consultation responses

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	Policies set out in Local Plans must be subject to a Sustainability Appraisal (SA), and also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).	Noted. The SADPD has been subject to SA, which incorporates the SEA Regs.	No change proposed.
¶1.1	The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the SADPD proposals on sustainable development when judged against all reasonable alternatives.	The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the SADPD proposals on sustainable development when judged against all reasonable alternatives.	No change proposed
¶1.1	The Council must ensure that the future results of the SA clearly justify its policy choices.	Noted. The policies in the SADPD have been subject to SA.	No change proposed
¶1.1	In meeting development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. This must be undertaken through a comparative and equal assessment of all reasonable alternatives, in the same level of detail for both chosen and rejected alternatives.	Noted. Reasonable alternatives have been appraised and the reasons for progression or non-progression of alternatives clearly set out.	No change proposed

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	The Council's decision making and scoring should be robust, justified and transparent.	Noted. The SA has been carried out in accordance with extant guidance. The SA uses a framework of objectives for sustainability relevant to the Borough and analysis is made using professional judgement and against baseline information	No change proposed
¶1.1	The Equality Act 2010 states that listed Authorities must comply with the Public Sector Equality Duties. There are also specific duties for local authorities.	<p>Noted. The public sector equality duty, which came into force in April 2011, requires public authorities to have due regard to the need to achieve the objectives set out in Section 149 of the Equality Act in carrying out their function. Cheshire East Council must have regard to the need to:</p> <ul style="list-style-type: none"> <li>• eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act</li> <li>• advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it</li> <li>• foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</li> </ul> <p>A revised Equality Impact Assessment ("EqIA") has been published, building on work previously carried out on EqIA, which is compatible with the three main duties of the Equality Act 2010.</p>	The SA is an iterative process; a revised EqIA has been published.
¶1.1	The Equality Impact Assessment (EIA) is not fit for purpose as there is no reference to census data or consultation feedback.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. It includes a section on consultation and contains baseline information. Annex D of the EqIA contains a summary of the main issues raised in relation to the EqIA through consultation on the SADPD and how these issues have been taken into account. Annex B contains a summary of responses of protected characteristics groups made to the SADPD, with comments made in relation to protected characteristics.	The SA is an iterative process; a revised EqIA has been published.





Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	It has not been demonstrated in the SADPD that the development needs of protected characteristics have been met and addressed.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	There is no reference in the SADPD or in the EIA that the Council has based decisions on individual protected characteristics, needs or circumstances.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. Annex B of the EqIA contains a summary of responses made to the SADPD. Policy and text amendments have also been made to the SADPD that demonstrate the Council has paid due regard to one or more of the three public sector equality duties set out in the Equality Act 2010.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	The question hasn't been asked regarding relations between different groups or communities and the consultation does not identify protected characteristics for analysis.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03] that identifies the protected characteristics. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore	The SA is an iterative process; a revised EqIA has been published.



Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	Question 5 of the EIA has not been answered or the response given justified.	compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	With regards to actual or potential impact on specific characteristics there does not appear to be any qualitative or quantitative data to justify this answer, for example age profiles.	All the questions on the form were answered and a revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	The reference to consultation at the end of the EIA is unacceptable.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. It includes a section containing baseline information, which incorporates age profile data.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	Data intelligence should be used to make sure the consultation is accessible to the community.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The SADPD has been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.	No change proposed.







Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
		newspapers and press releases carried in local news outlets (details can be provided on request). The Council notified its Local Plan database (individuals could write to us (in any form) at any time to ask to be put on our local plan database to receive a direct notification of consultations taking place (via e-mail/letter)). The Council also accepted representations (received via online portal, e-mail, and letter) in line with its published Statement of Representations Procedure <sup>(167)</sup> (again available to view in local libraries etc.). The Council also prepared a guidance note to assist those making representations. Officers were also available via telephone (number advertised in the Statement of Representations Procedure available online or in local libraries/council offices) to answer any queries and assist with difficulties in responding to the consultation. There is an issue of proportionality here and the Council's view is that reasonable steps have been taken to notify members of the public and run the consultation in an appropriate manner in line with its Statement of Community Involvement.	
¶3.10	Paragraph 3.10 is not wholly correct as PG7 also focuses upon the Key Service Centres such as Alsager.	Although it is acknowledged that LPS Policy PG 7 contains indicative levels of development for the Key Service Centres, these figures, unlike those for the Local Service Centres, have already been disaggregated. Paragraph 8.77 of the LPS highlights that the PG 7 figure for the Local Service Centres will be further disaggregated in the SADPD and/or Neighbourhood Plans. Paragraph 3.10 of the Initial 'Publication Draft SADPD SA' [PUB 03], in the context of its heading of 'Disaggregation Options', is correct.	No change proposed.
¶3.10	The focus of the SA is upon the LSCs and Other Settlements and Rural Areas; there are other 'reasonable alternatives'	All Alsager sites submitted through the Call for Sites exercise, the First Draft SADPD consultation and the initial Publication Draft SADPD consultation have been considered for their suitability for allocation in the 'Alsager Settlement Report' [ED 22] using the methodology set	No change proposed.

167 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/local-plan-notices/local-plan-public-notices.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/local-plan-notices/local-plan-public-notices.aspx)

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
	that should have been explored, including the options for Land off Fanny's Croft.	out in the 'Site Selection Methodology Report' [ED 07]. Land off Fanny's Croft is located in the Green Belt and further Green Belt release was not considered to be a reasonable alternative by the Council. The SA has clearly set out its approach and reasoning for the identification of reasonable alternatives by topic area. ¶¶4.6 to 4.9 of [ED 22] sets out the decision point – the need for sites in Alsager (Stage 3 of the site selection methodology).	
¶3.38	CFS352 and CFS352a can be used for safeguarded land – there are platforms within the wider site (in combination with BOL 1) that would retain and enhance the landscape and views in and out of the site.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
¶4.8	The lack of reference to the heritage impact assessment in the individual site policies will not ensure that the development is in accordance with the recommendations of these documents, so an amendment to the text is recommended. In view of this, Historic England do not consider the need to provide comments on the SEA on these policies.	Noted.	Any amends made to the policies will be appraised, with the SA updated accordingly.
¶4.89	The SA under values the sterilisation of minerals by suggesting this is a minor negative impact; this is an unsustainable approach to minerals planning.	The SADPD and its accompanying SA takes a balanced approach to minerals planning within the context of achieving the overall vision and strategic priorities of the Local Plan as identified in the Local Plan Strategy (LPS), which was adopted in July 2017. Ultimately, deciding whether this balance has been achieved is a matter of planning judgement.	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources.





Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
		<p>The fact that the SA identifies the effect on mineral resources as being a negative one acknowledges the planning guidance principle of seeking to protect mineral resources from needless sterilisation. The reason for identifying it as a “minor negative” in the Initial Publication Draft SA [PUB 03] was for the following reasons:</p> <ul style="list-style-type: none"> <li>• All the allocated sites are within or on the immediate edge of existing settlements and so are suitably located from a sustainable development perspective;</li> <li>• It is appropriate that some housing and employment provision is made in the smaller settlements to enable them to grow in a proportionate and sustainable way. This links in with the policy requirements of the adopted LPS as well conforming to national planning objectives around achieving sustainable development. For example, the new LSC employment allocation identified in the SADPD is around 6ha. This represents less than 2% of the overall requirement identified in the adopted LPS. It also represents a miniscule proportion of the known mineral resource in Cheshire East as identified by BGS mapping;</li> <li>• None of the identified SADPD allocations are in an allocated site, preferred area or area of search as identified in the Cheshire Minerals Local Plan (1999).</li> </ul> <p>Following comments on the initial Publication Draft SADPD [PUB 01] in relation to minerals, the Council has amended the SA to identify that some of the proposed allocations may have a “significant negative” effect on minerals resources. As a result the Council has proposed to introduce the need for a Mineral Resource Assessment (MRASS) to be undertaken on those proposed site allocation that are located in areas identified by BGS as containing a sand resource (sand &amp; gravel and silica sand) or close to such areas, that is, within 250m. This applies to sand resources that are 3ha or greater in size (as any less is not considered likely to be economically viable) or that adjoin a wider sand resource (regardless of the size of the allocated site).</p>	

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
		The MRASS will enable the Council to better understand the potential impact that the proposed development may have on the mineral resources. This should include whether it is feasible to require prior extraction of the mineral before development proceeds and whether the proposed development has the potential to sterilise any future extraction of the wider mineral resource. Therefore, the requirement for a MRASS will enable the Council to make an more informed planning judgment regarding mineral resource impacts when determining planning proposals on relevant allocated sites.	
¶4.89	Progressing the SADPD in isolation risks the sterilisation of mineral resources.	The Council does not consider this is the case for the reasons set out above.	No change proposed.
Table E.1	Policies set out in Local Plans must be subject to a Sustainability Appraisal (SA), and also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).	Noted. The SADPD has been subject to SA, which incorporates the SEA Regs.	No change proposed.
Table E.1	The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the SADPD proposals on sustainable development when judged against all reasonable alternatives.	Noted. SA has been carried out on the First Draft SADPD, initial Publication Draft SADPD and Revised Publication Draft SADPD.	No change proposed.
Table E.1	The appraisal methodology used in the SA to identify suitable sites for allocation fails to recognise the importance of minerals, which are fundamental in the pursuit of sustainable development.	The consideration of minerals is one of the twenty criteria used in the site selection methodology. The traffic light criteria for minerals against which all the sites are judged has been enhanced as a result of the representations received. All of the considered sites were either classified as red, amber or green against the mineral criterion assessment used in the site selection methodology. Planning	Update mineral site selection criteria.





Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
Table E.1	The approach taken to minerals within the SA is contrary to Paragraph 203 of the NPPF and risks the unnecessary sterilisation of nationally significant mineral resources.	<p>judgment was used to balance the findings of each of the criteria for every site prior to determining which of the sites would be proposed for allocation.</p> <p>The Framework should be read as a whole. The SADPD provides the planning framework for addressing housing needs and other economic, social and environmental priorities in the Borough. The risks of “unnecessary” mineral sterilisation need to be balanced against the need to deliver the wider sustainable development priorities for the Local Service Centres identified in the adopted LPS. As identified in the responses above, the Council has made further changes to the site selection criteria and relevant proposed site policies to ensure that appropriate account is taken of the impact on mineral resources as part of the policy making and site development process.</p>	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources. Update mineral site selection criteria.
Table E.1	The information used to inform the site selection process derives from the Minerals Local Plan adopted in 1999, which is not an ‘up-to-date’ or an appropriate evidence base.	<p>The Cheshire MLP forms part of the statutory development plan. The SADPD has been subject to two rounds of consultation enabling the minerals industry and others to put forward up-to-date minerals related evidence to the Council to explain why any of the small number of allocations that are being proposed is significant in terms of the overall remaining mineral resource in the Borough and why its safeguarding should be given priority over the need for the Council to achieve its wider objectives. While the Council has received no such information, it has made further changes to the site selection criteria and relevant proposed site policies to make sure that appropriate account is taken of the effect on mineral resources as part of the policy making and site development process. Work has also started on the development of a Minerals and Waste Development Plan Document, which will replace the Cheshire MLP. The timetable for which is detailed in the Council’s Local Development Scheme.</p>	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources. Update mineral site selection criteria.



Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
Table E.1	Information from evidence gathering exercises for the Minerals and Waste DPD (e.g. call for sites) has not been referenced in the SA.	The Council's 2014 Call for Sites exercise representations have been considered in the site selection methodology. Whilst further evidence has been undertaken through the Council's 2017 Call for Sites, this has not been published ahead of consultation on the draft MWDPD. Nevertheless, the introduction of the need for a MRASS in relevant allocated SADPD policies will address the issue of prior extraction and mineral sterilisation.	Update mineral site selection criteria.
Table E.1	The SA is contrary to Paragraph 31 as it is not underpinned by relevant and up-to-date evidence. It therefore can't quantify the long-term impact on minerals, or identify whether any of the proposed allocations will result in significant effects.	The SADPD has been subject to two rounds of consultation enabling the minerals industry and others to put forward up-to-date minerals related evidence to the Council to explain why any of the small number of allocations that are being proposed is significant in terms of the overall remaining mineral resource in the Borough and why its safeguarding should be given priority over the need for the Council to achieve its wider objectives. While the Council has received no such information, it has made further changes to the site selection criteria and relevant proposed site policies to make sure that appropriate account is taken of the effect on mineral resources as part of the policy making and site development process. The Council considers its approach is entirely consistent with paragraph 31 of the NPPF by using an adequate and proportionate approach to the use of evidence in plan making.	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources. Update mineral site selection criteria.
Table E.2	BOL 1 is unsuitable for housing development as it is not compatible with sustainable development: it's a Green Belt site with no exceptional circumstances for its release; it's contaminated; it's an important site for habitat distinctiveness.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
Table E.2	The proposal to release Green Belt for housing in Bollington should be withdrawn, complying with NPPF paras	Noted. This is primarily a matter for the plan-making process.	No change proposed.





Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
	136/137. The allocation for Bollington should be reduced to 350 houses over the Plan period and it should be accepted that this will be achieved by completions and commitments.		
Table E.12	Recipharm supports the findings of the Sustainability Appraisal, which concludes that there are no sustainability or technical impediments to the delivery of the site and that it presents an opportunity for high quality employment development.	Noted.	No change proposed.



## **APPENDIX 3**

# **Cheshire East Local Plan Site Allocations and Development Policies Document.**

## **Habitats Regulations Assessment**

### **Revised Publication Draft**

**Final Report (August 2020)**

**[www.jbaconsulting.com](http://www.jbaconsulting.com)**

**Cheshire East Council**





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## Purpose

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## Non-technical Summary

This report contributes to Cheshire East Council's legal obligation under the Conservation of Habitats and Species Regulations 2017 (as amended) to carry out a Habitat Regulations Assessment (HRA) on its plans for effects on European sites.

Before a plan can be adopted, the 'competent authority' (Cheshire East Council) needs to prove that the plan would have no significant effects on European sites' integrity to the satisfaction of Natural England and/or Natural Resources Wales. An uncertain result is not acceptable and is treated as adverse until proven otherwise.

HRA has been undertaken throughout the development of the Cheshire East Local Plan and has informed key stages and assessment work. The Local Plan Strategy (Part 1) was adopted in July 2017 and was supported by a HRA. The second part of the Local Plan, the Site Allocations and Development Policies (SADPD) is now being assessed. The SADPD allocates sites for development (generally non-strategic sites of less than 150 homes or 5 hectares in size) and also sets more detailed policies to guide planning application decisions in the Borough. The initial Publication Draft SADPD was subject to public consultation between August and September 2019. Careful consideration has been given to all of the comments received about the Plan including the need for any further changes to its proposed policies and allocations.

This report details the HRA for the Cheshire East Local Plan Revised Publication Draft SADPD and includes an assessment for the development policies and site allocations.

The first step of the HRA process, was to screen the SADPD to determine whether it could lead to a significant effect on European sites, either directly, or indirectly, alone, or in-combination with other plans.

European sites consist of Special Areas of Conservation (SAC) designated for habitats and animal species, and Special Protection Areas (SPA) designated for bird species. Ramsar sites designated under the Ramsar Convention on Wetlands 1971 are also included following Government policy.

The most likely effects of the Local Plan SADPD on European sites are related to pressures from new development including water abstraction, changes to surface and ground water levels/quality (surface run-off, pollution events), air pollution and increased recreational pressures arising from new housing developments and increased tourism.

The Screening Assessment determined that the Local Plan SADPD could potentially have significant adverse effects as a result of changes in water levels (due to abstraction) and recreational pressures, both alone and in-combination with other plans, on the following sites:

- River Dee and Bala Lake SAC

An Appropriate Assessment was then undertaken to assess whether Cheshire East Council's SADPD has the potential to result in significant adverse effects on the integrity of identified European sites, either alone or in combination with a number of other plans and projects.

The Assessment identified that the existing policies and provisions of the Local Plan, Natural Resources Wales, the Environment Agency and United Utilities in relation to water supply, will ensure that the Local Plan SADPD will have no adverse effects on this European site.

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## Abbreviations

AADT	Annual Average Daily Traffic
CAMS	Catchment Abstraction Management Strategy
CFS	Prefix for potential site allocations
CHAAP	Crewe Hub Area Action Plan
DCLG	Department for Communities and Local Government
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
GTTS	Gypsy Traveller and Travelling Showperson Site
HRA	Habitats Regulations Assessment
HS2	High Speed Two
JNCC	Joint Nature Conservation Committee
LPS	Local Plan Strategy
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
NRW	Natural Resources Wales
pSAC	Possible Special Area of Conservation
pSPA	Possible Special Protection Area
SAC	Special Area of Conservation
SADPD	Site Allocations and Development Policies Document
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SSM	Site Selection Methodology



## **1 Introduction**

### **1.1 The Cheshire East Local Plan**

Cheshire East Council is in the process of developing its Local Plan, which comprises four key documents:

- 1 The Local Plan Strategy (LPS) (Part 1) sets out the vision and overall planning strategy for the Borough and contains planning policies intended to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies the strategic sites and strategic locations that should accommodate most of the new development needed (Cheshire East Council, 2017<sup>a</sup>). JBA undertook the Habitats Regulations Assessment (HRA) for the LPS, which was adopted by the Council in July 2017.
- 2 The Site Allocations and Development Policies Document (SADPD) (Part 2) is the second part of the Local Plan that sets non strategic and detailed policies to guide planning application decisions in the Borough. It also allocates additional sites for development where necessary to do so.
- 3 The Minerals and Waste Development Plan Document (Part 3) will set out planning policies for minerals and waste, including the identification of specific sites for these uses.
- 4 The Crewe Hub Area Action Plan (CHAAP) is being prepared for a focused area around Crewe Railway Station and its vicinity to manage development opportunities likely to arise from investment at Crewe Railway Station, and set out a long term vision to capitalise on the arrival of HS2 to Crewe.

This HRA focuses on the Part 2 Plan, the SADPD. HRA will also be undertaken alongside the development of the Part 3 (Minerals and Waste) Plan and CHAAP and will be reported separately.

A 'call for sites' exercise was conducted for the Part 2 Plan alongside consultation on the Council's SADPD 'Issues Paper' at the end of February 2017 and held until April 2017. Furthermore, consultation on the First Draft of the Site Allocations and Development Policies document (held in September / October 2018) and initial Publication Draft (held in August / September 2019) allowed the submission of further sites to the Council.

The Council reviewed site submissions, in line with its stated site selection methodology (published separately), and those sites identified through stage 4 onwards of that process are the sites that this HRA relates to.

The initial Publication Draft SADPD was subject to public consultation between August and September 2019. Careful consideration has been given to all of the comments received about the Plan including the need for any further changes to its proposed policies and allocations.

This report details the HRA for the Cheshire East Local Plan Revised Publication Draft SADPD and includes an assessment for the development policies and site allocations. All previous consultation with Natural England throughout the local plan process has been considered in this documentation.

This report is produced in conjunction with the Revised Publication Draft of the Cheshire East Local Plan SADPD and should be read alongside that document.

### **1.2 Habitats Regulations Assessment**

European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain

at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.

The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (as amended) (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.

It is a requirement of Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) that *"the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives"*, where the plan is likely to have a significant effect on a European site or a European offshore marine site (either alone or in-combination with other plans or projects), and where it is not directly connected with or necessary to the management of the site. Regulation 105 also requires that *"in the light of the conclusions of the assessment, and subject to regulation 107 (considerations of overriding public interest), the plan-making authority or, in the case of a regional strategy, the Secretary of State must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be)"*.

The HRA process is underpinned by the precautionary principle, especially in the assessment of potential impacts and their resolution. If it is not possible to rule out likely significant effects on the evidence available then it is assumed that a risk may exist and it needs to be addressed in the assessment process, preferably through changes to the proposed measure or through options such as avoidance or control measures. Only once this assessment has been completed can it be concluded that there is no adverse risk to a European site resulting from the plan.

Spatial planning documents are required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the SADPD is not connected with, or necessary to, the management of European sites, it is necessary to undertake a HRA of this strategy.

### **1.3 HRA of the Local Plan Part 2: Site Allocations and Development Policies Document**

This report details the HRA for the Cheshire East Local Plan Part 2, hereafter referred to as the Site Allocations and Development Policies Document (SADPD) within this report. The HRA is written in relation to the Revised Publication Draft version of the SADPD.

#### **1.3.1 Previous Assessment and Reporting**

The HRA previously conducted for the LPS can be accessed at <http://cheshireeast-consult.limehouse.co.uk/portal/>. The final HRA report (examination document SD 004) consolidated all of the work undertaken for the LPS.

The conclusions of the HRA for the LPS remain valid and are not considered further in this assessment, unless directly relevant to the considerations of the SADPD.



## 2 HRA Methodology

### 2.1 Introduction

It is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside the plan development, with the emerging policies, sites or options continually assessed for their possible effects on European sites and modified or abandoned (as necessary) to ensure that the subsequently adopted plan is not likely to result in significant effects on any European sites, either alone or 'in-combination' with other plans. This is undertaken in consultation with Natural England and/or Natural Resources Wales (NRW) and other appropriate consultees.

### 2.2 HRA Process

The HRA will follow a three-stage process as outlined in the Department for Communities and Local Government (DCLG) guidance "Planning for the Protection of European sites: Appropriate Assessment". These stages are described in Table 2-1.

**Table 2-1: HRA Process**

Stage/Task	Description
<b>HRA Task 1 Screening</b>	This process identifies the likely impacts upon a European site of a project or plan, either alone or in-combination with other projects or plans, and determines whether these impacts are likely to be significant.
<b>HRA Task 2 Appropriate Assessment</b>	<p>This assessment determines whether a project or plan would have an adverse impact on the integrity of a European site, either alone or in-combination with other projects or plans.</p> <p>This assessment is confined to the effects on the internationally important habitats and species for which the site is designated.</p> <p>If no adverse impact is determined, the project or plan can proceed.</p> <p>If an adverse impact is identified, Task 3 is commenced.</p>
<b>HRA Task 3 Mitigation and Alternatives</b>	<p>Where a plan or project has been found to have adverse impacts on the integrity of a European site, potential mitigation measures or alternative options should be identified.</p> <p>If suitable mitigation or alternative options are identified that result in there being no adverse impacts from the project or plan on European sites, the project or plan can proceed.</p> <p>If no suitable mitigation or alternative options are identified, as a rule the project or plan should not proceed. However, in exceptional circumstances, if there is an 'imperative reason of overriding public interest' for the implementation of the project or plan, consideration can be given to proceeding in the absence of alternative solutions. In this case, compensatory measures must be put in place to offset negative impacts.</p>

Other guidance documents have been used to help inform the methodology of this assessment including:

- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission 2002)
- The Habitats Regulations Assessment Handbook. DTA Publications

- Managing Natura 2000 sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (European Communities, 2018)
- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC (European Communities, 2007)
- The National Planning Policy Framework (2019) (NPPF) and National Planning Practice Guidance (NPPG)
- The Planning Inspectorate PINS Note 05/ 2018: Consideration of avoidance and reduction measures in Habitats Regulations Assessment: *People over Wind*, Peter Sweetman, v Coillte Teoranta (The Planning Inspectorate, 2018).
- NEA001 Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (Natural England, 2018).

## 2.3 HRA Stage 1: Screening Methodology

The principles of 'screening' are applied to a plan or its components (i.e. policies and site allocations) to allow the assessment stage to focus on those aspects that are most likely to have potentially significant or adverse effects on European sites, as well as shape the emerging strategy. Screening aims to determine whether the plan will have any 'likely significant effects' on any European site as a result of its implementation. It is intended to be a coarse filter for identifying effects (positive and negative) that may occur, to allow the assessment stage to focus on the most important aspects. A plan should be considered 'likely' to have an effect if it is not possible (on the basis of objective information) to exclude the likelihood that the plan could have significant effects on any European site, either alone or in-combination with other plans or projects; an effect will be 'significant' if it could undermine the site's conservation objectives.

Screening can be used to 'screen-out' European sites and plan components from further assessment, if it is possible to determine that significant effects are unlikely (e.g. if sites or interest features are clearly not vulnerable (exposed and/or sensitive) to the outcomes of a plan due to the absence of any reasonable impact pathways).

In order to undertake screening of the Local Plan SADPD, it is necessary to:

- Identify the European sites within and outside the plan area likely to be affected, reasons for their designation and their conservation objectives
- Describe the plan/strategy and their aims and objectives and also those of other plans or projects that in-combination have the potential to impact upon the European sites
- Identify the potential effects on the European sites
- Assess the significance of these potential effects on the European sites.

### 2.3.1 The Precautionary Principle

If there is uncertainty, and it is not possible, based on the information available, to confidently determine no significant effects on a site then the precautionary principle will be applied, and the plan will be subject to an appropriate assessment (HRA Task 2).

### 2.3.2 Mitigation, Avoidance and Protective Measures

Following the *People over Wind & Sweetman v Coillte Teoranta* Case C-323/17, the assessment does not consider protective, avoidance or mitigation measures for

stage 1 Screening. These measures are carried forward and considered as part of the stage 2 Appropriate Assessment.

## **2.4 HRA Stage 2: Appropriate Assessment Methodology**

### **2.4.1 Appropriate Assessment and Mitigation – HRA Tasks 2 and 3**

For those European sites screened into the HRA, it is necessary to undertake an Appropriate Assessment to explore the potential adverse effects on their integrity and develop measures to avoid these effects entirely, or if not possible, to mitigate the impacts sufficiently that effects on the European sites are rendered effectively insignificant.

The stages involved in the Appropriate Assessment are to:

- Explore the reasons for the European designation of the "screened in" European sites
- Explore the environmental conditions required to maintain the integrity of the "scoped in" European sites and become familiar with the current trends in these environmental processes
- Gain a full understanding of the SADPD and consider each within the context of the environmental processes – would the policies lead to an impact on any identified process?
- Decide whether the identified impact will lead to an adverse effect on the integrity of the European site
- In reference to the recent ECJ case C-462/17 (Nov 18) Holohan v An Bord Pleanala, the Appropriate Assessment needs to include all typical habitats and species present within and outside of the boundaries of the European site, if they are necessary for the conservation of the habitats and species listed for the protected area.
- Identify other plans that might affect these European sites in combination with the SADPD and decide whether there are any adverse effects that might not result from the strategy in isolation will do so in-combination.
- Develop measures to avoid the effect entirely, or if not possible, to mitigate the impact sufficiently such that its effect on the European site is rendered effectively insignificant.

In evaluating significance, JBA Consulting has relied on its professional judgement, which will be further reinforced through consultation with Natural England, through the development of the SADPD and its associated appraisal processes.

## **2.5 Consultation**

The HRA documents prepared to support the First Draft SADPD and initial Publication Draft SADPD have been subject to consultation with all statutory consultees and the general public. Any comments have been considered within this HRA for the Revised Publication Draft of the SADPD.

### 3 European Sites

#### 3.1 Introduction

European sites are often collectively known as Natura 2000 sites. Natura 2000 is an EU-wide network of nature protection areas established under the Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened habitats and species.

Natura 2000 consists of:

- *Special Areas of Conservation (SACs)* - these are designated under the Habitats Directive to protect those habitat types listed on Annex I and species listed on Annex II that are considered to be most in need of conservation at a European level (excluding birds).
- *Special Protection Areas (SPAs)* - these are designated under the Birds Directive to protect rare and vulnerable birds, and also regularly occurring migratory species
- *Ramsar sites* - these are wetlands of international importance designated under the Ramsar Convention.

*Possible SACs (pSACs)* and *potential SPAs (pSPAs)* are given the same protection under the National Planning Policy Framework (NPPF, 2019), following a precautionary approach.

All SPAs and terrestrial SACs in England and Wales are also designated as Sites of Special Scientific Interest (SSSIs) under the Wildlife and Countryside Act (1981, as amended).

Although not included in the European legislation, as a matter of Government policy, Ramsar sites in England and Wales are protected as European sites. The clear majority are also classified as SPAs and SSSIs.

#### 3.2 European Sites In and Around Cheshire East

Best practice guidance suggests that sites occurring within a wider area of approximately 10km to 15km from the boundary of the area directly affected by a plan should be identified and assessed, in addition to those sites located within the plan area (Therivel, 2009). However, it is important to consider the possibility of impacts for any European site that might be affected, whatever its location, given the activities included in the plan and their range of influence. This may extend some distance from the area within the immediate influence of a plan.

There are two SACs, one SPA and three Ramsar sites located within Cheshire East. A further eight SACs, three SPAs and three Ramsar sites located adjacent to Cheshire East have been deemed to be within the influence of the Cheshire East Local Plan SADPD. These sites are listed in Table 3-1 and shown at Appendix A.

It should be noted that a number of individual sites (designated as SSSIs) make up the West Midland Mosses SAC, Midland Meres and Mosses Phase 1 Ramsar and Midland Meres and Mosses Phase 2 Ramsar sites (as listed in the table at Appendix B). The map at Appendix A shows those component sites that have been deemed to be within the influence of the SADPD.

**Table 3-1: European Sites Within and Adjacent to Cheshire East**

Designation	Within Cheshire East	Adjacent to Cheshire East and deemed to be within the influence of the Local Plan SADPD
SAC	West Midlands Mosses South Pennines Moors	West Midlands Mosses South Pennine Moors Rixton Clay Pits Brown Moss Manchester Mosses Oak Mere Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses Peak District Dales River Dee and Bala Lake Dee Estuary
SPA	Peak District Moors (South Pennines Moors Phase 1)	Peak District Moors (South Pennine Moors Phase 1) Mersey Estuary Dee Estuary Mersey Narrows and North Wirral Foreshore
Ramsar	Midland Meres and Mosses Phase 1 Midland Meres and Mosses Phase 2 Rostherne Mere	Midlands Meres and Mosses Phase 1 Midlands Meres and Mosses Phase 2 Mersey Estuary Dee Estuary Mersey Narrows and North Wirral Foreshore

Data on the European site interest features, their distribution, and their sensitivity to potential effects associated with the plan were obtained from various sources and reports, including the Joint Nature Conservation Committee (JNCC) and Natural England websites (citations, boundaries, management plans, site improvement plans etc).

Detailed information on these sites, including their qualifying features and conservation objectives are provided in Appendix B.

### 3.3 Potential Hazards to European Sites

#### 3.3.1 Introduction

Development for housing, business and associated infrastructure can potentially have adverse impacts on the habitats and species for which European sites are designated. These impacts can be direct, such as habitat loss, fragmentation or degradation, or indirect such as disturbance or pollution from construction, transportation etc.

This section identifies the potential hazards to European sites within and adjacent to Cheshire East and then goes on to identify the types of hazards to which the qualifying features that are present within the sites are particularly sensitive.



### 3.3.2 Hazards to Sites

The European sites within and adjacent to Cheshire East are mostly comprised of river, estuary and other wetland sites (i.e. meres and mosses) and therefore the hazards identified in Table 3-2 are based on those identified in the Environment Agency's EU Habitats Directive Handbook, however local conditions have also been considered during the hazard identification process.

**Table 3-2: Potential Hazards to European sites**

Potential Hazard	Description
Habitat loss	This is a loss of habitat within the designated boundaries of a European site – it is expected that there would be no direct loss to development as a result of implementation of the SADPD.
Habitat fragmentation	This is where activities result in the separation of available habitats or split extensive areas of suitable habitat. Most likely to affect species.
Changes in physical regime	These are changes to physical process that will alter the present characteristics of the European site e.g. fluvial and geomorphological processes, erosion processes, deposition.
Physical damage	This includes recreational pressures such as trampling and erosion, and where sites are close to urban areas, other damaging activities may occur such as rubbish tipping, vandalism, arson, and predation, particularly by cats.
Habitat/community simplification	Changes to environmental conditions, due to human activities, which result in a reduction and fragmentation of habitats that will reduce biodiversity.
Disturbance (noise, visual)	Activities that result in disturbance, causing sensitive birds and mammals to deviate from their normal, preferred behaviour, such as construction, recreational, traffic.
Competition from invasive non-native species	Activities may cause the introduction or spread of invasive non-native animals and plants, which could result in changes to community composition and even to the complete loss of native communities.
Changes in water levels or tables	Activities that may affect surface and groundwater levels, such as land drainage and abstraction, may have adverse impacts on water dependant habitats and species.
Changes in water quality	Activities that may impact upon water quality, such as accidental pollution spills, run-off from urban areas, nutrient enrichment from agriculture, and discharge from sewage works, may adversely affect wetland habitats and species.
Changes to surface water flooding	Activities that may result in a reduction or increase in the frequency and extent of surface water flooding, which may affect riverine and floodplain habitats
Turbidity and siltation	Increases in turbidity within water environments can impact upon aquatic plants, fish and wildfowl due to sedimentation and reduction in penetrable light.
Pollution	Activities that may lead to the release of pollutants to the air such as oxides of nitrogen, oxides of sulphur or ammonia, or pollutants deposited on the ground through acidification or terrestrial eutrophication via soil (deposition of nitrogen).

### 3.3.3 Qualifying Features and Sensitivity to Hazards

Table 3-3 shows the qualifying features of the European sites within and adjacent to Cheshire East and identifies the hazards to which they are most sensitive. Their



qualifying features have been grouped based on guidance from the Environment Agency (2013) to facilitate the sensitivity assessment.

It must be noted that during the assessment of the potential impacts of the SADPD on a European site, all of the potential hazards will be considered.

**Table 3-3: Sensitivity of Qualifying Features to Potential Hazards**

	Potential Hazards											
	Habitat loss	Habitat fragmentation	Changes in physical regime	Physical damage	Habitat/ community simplification	Disturbance (noise/ visual)	Competition from invasive non-native species	Changes in water levels or table	Changes in water quality	Changes to surface water flooding	Turbidity and siltation	Pollution
<b>SAC/Ramsar Habitat Groups</b>												
Fens and wet habitats	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓
Bogs and wet habitats	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓
Riverine habitats and running water	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓
Standing waters (sensitive to acidification)	✓			✓	✓		✓	✓	✓	✓	✓	✓
Dry woodlands and scrub	✓			✓	✓		✓			✓		✓
Dry grassland	✓			✓	✓		✓			✓		✓
Dry heathland habitats	✓			✓	✓		✓			✓		✓
Upland	✓			✓	✓		✓	✓		✓		✓
Coastal habitats	✓		✓	✓	✓		✓	✓	✓		✓	✓
Coastal habitats (sensitive to abstraction)	✓		✓	✓	✓		✓	✓	✓		✓	✓
Estuarine and intertidal habitats	✓		✓	✓	✓		✓	✓	✓		✓	✓
<b>SAC/Ramsar Species Groups</b>												
Vascular plants of aquatic habitats	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
Vascular plants, lower plants and invertebrates of wet habitats	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
Mosses and liverworts	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
Anadromous fish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Non-migratory fish and invertebrates of rivers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mammals of riverine habitats	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Amphibia	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>SPA/Ramsar Bird Species Groups</b>												
Birds of uplands	✓	✓	✓	✓	✓	✓		✓		✓		✓
Birds of lowland wet grasslands	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
Birds of lowland freshwaters and their margins	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓

	Potential Hazards											
	Habitat loss	Habitat fragmentation	Changes in physical regime	Physical damage	Habitat/ community simplification	Disturbance (noise/ visual)	Competition from invasive non-native species	Changes in water levels or table	Changes in water quality	Changes to surface water flooding	Turbidity and siltation	Pollution
Birds of farmland	✓	✓	✓	✓	✓	✓				✓		✓
Birds of coastal habitats	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
Birds of estuarine habitats	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Birds of open and offshore rocks	✓	✓	✓	✓	✓	✓			✓		✓	✓

### 3.4 Potential Impact Pathways

#### 3.4.1 Introduction

The SADPD and other identified plans have the potential to cause a number of direct and indirect effects on European sites via one or more pathways. Such potential effects include long-term effects associated with the operational phase of proposed developments or general population growth, and short-term effects arising from the development construction phases. The main potential effects are described below.

#### 3.4.2 Recreational Impacts

Increased recreational pressures from urban populations, including dog walking, jogging, cycling, horse riding, motorbike scrambling, boating and other water-based recreational activities are likely to result from new housing developments and population increases.

The population of Cheshire East is expected to grow by around 58,100 people between 2010 and 2030. This is approximately a 15.7% increase in population. During this period, it has been estimated that there will be a significant increase in the proportion of the population above the retirement age (the number of people aged 65 and over will increase by around 65%) (Cheshire East Council, 2017<sup>b</sup>). This is the section of the population with the greatest amount of leisure time.

Improved access to the countryside and increased tourism will also attract more visitors to the area as well as residents. This can lead to significant pressures on sensitive habitats resulting in damage and disturbance to the species they support. Typical impacts of tourism and recreation include:

- Physical damage, for example from trampling and erosion
- Disturbance to species, such as ground-nesting birds and wintering wildfowl, from walking, cycling and water sports, resulting in displacement, increased mortality and impacts on nesting success.
- Air pollution (dealt with under air quality effects below) and disturbance from traffic
- Disturbance from dogs and damage from dog excrement.

In addition, where sites are close to urban areas and new developments, recreational pressures can be exacerbated by other damaging activities such as rubbish tipping, vandalism, arson, and predation, particularly by cats.

Many European sites will be vulnerable to some degree of impact as a result of recreational pressure, although the effects of recreational impacts are complex and very much dependent on the specific conditions and interest features at each site. For example, some bird species are more sensitive to disturbance associated with walkers or dogs than others; some habitats will be more sensitive to trampling than others; and some sites will be more accessible than others.

Most recreational activities with the potential to affect European sites are 'casual' and pursued opportunistically (e.g. walking, walking dogs, riding) which makes it difficult to quantify or predict the impacts of these activities on European sites and harder to control or manage. It also means it is difficult to explore in detail all potential impacts of recreational pressures at the strategic level. However, it is possible for plans and strategies to influence recreational use of European sites through the planning process, for example by increasing the amount of green/open space and leisure/recreational facilities required within or near developments if potentially vulnerable European sites are located nearby.

The screening assessment will consider the potential for recreational pressures on a European site by taking into consideration the vulnerability of their interest features to such pressures, the accessibility of the site to the public, the likely attractiveness of the site and its habitats/species to visitors, and the proximity of the site to sites allocated for development.

### 3.4.3 Hydrological Impacts

New development and population increase can result in hydrological effects to existing watercourses and groundwater resources. Such effects can include changes to surface and ground water flows, quality and levels; this can have subsequent effects on habitats and supported species. The main types of potential hydrological effects are as follows:

- *Water abstraction* – new developments would increase the demand for water resulting in increased levels of water abstraction and subsequently affect surface and/or ground water flow, quality and levels. Any such effects would be more extreme during the summer as water demand will peak at this time. The assessment of potential effects of increased water demand will consider how the public water supply system operates and how it is regulated with other water-resource consents.
- *Water discharges* – new developments could result in an increase in discharges to water via foul and surface water/storm water drainage (flood risk). This could also occur during construction phases (e.g. oil spillage or other pollution incidents from construction plant and machinery) but would be short-term and of reduced significance. Discharges can also occur during the operational phase of works through the increased use of waterways by motor powered boats and oil from a higher number of cars using roads close to the watercourse network. Such discharges can impact on surface water and ground water quality, quantity and flows. The water quality effects of the plan are likely to be either controlled by existing consent regimes (which must undergo HRA) or have diffuse 'in-combination' effects that are difficult to quantify and therefore any assessment must focus on the development of suitable mitigating policy that will minimise the impacts of development on water quality.

The screening assessment will consider the potential for impacts on a European site due to changes in water levels and/or quality by taking into consideration the vulnerability of their interest features to such impacts, and the pathways i.e. the

hydrological connectivity between the site and the areas proposed for development.

In line with the *People over Wind & Sweetman v Coillte Teoranta* Case C-323/1, policy or proposal-level protective and mitigation measures relating to water abstraction and/or water discharges will only be considered at the appropriate assessment stage of this HRA.

#### 3.4.4 Air Quality Effects

New developments and an increase in population have the potential to result in an increased use of the road network by vehicles, which could have adverse effects on air quality. This could have subsequent effects on habitats sensitive to air quality changes and higher deposits of nitrogen dioxide, particulates and sulphur dioxide (diesel trains) such as the West Midlands Mosses SAC, and Midland Meres and Mosses Phase 1 and Phase 2 Ramsar sites. For example, there is the potential for effects on the health of Sphagnum (which is critical to the ability of the degraded raised bog to re-establish actively growing peat within the site).

It should be noted that the likelihood of this effect is greatly reduced as the distance increases between the deposit area (typically the road network) and the European site. The Design Manual for Roads and Bridges (DMRB) LA 105 document on Air Quality (formerly HA 207/07, IAN 170/12, IAN 174/13, IAN 175/13, part of IAN 185/15) states that designated sites within 200m should be included in an air quality assessment; pollution typically falls back to baseline levels beyond this distance from the road network (Highways Agency, 2019).

In addition, the clear majority of new vehicles on the road generally emit fewer emissions than older vehicles. This has become more apparent over the last 5 years as the car industry has responded to increasing climate change (carbon reduction) pressures (SMTT, 2017). Road tax bands were also amended by the Government in 2009 to ensure that the most polluting cars are penalised more heavily than previously. These measures have helped to increase the demand for cleaner more fuel-efficient vehicles; this trend will only increase further in the future as cars continue to become even greener.

This assessment will consider how the potential impact of new development/housing and the associated increase in traffic has the potential to generate increases in atmospheric pollution. This will be considered in relation to the European sites identified, taking into account the vulnerability of their interest features, proximity to proposed development sites and likely associated traffic increases.

This assessment takes into account the High Court judgment in *Wealden v SSCLG* [2017] ('the Wealden Judgment 2017') and Natural England's guidance on significance thresholds in relation to traffic emissions for roads within 200m of European Sites (Natural England, 2018).

## **4 Relevant Plans**

This section gives a brief description of the development policies and site allocations within the SADPD and outlines how these may impact upon the European sites identified in Table 3-1. The HRA should be read in conjunction with the SADPD document where more specific details about the policies and site allocations can be found.

The Habitats Regulations also require that the potential effects of the plan on European sites must be considered 'in-combination with other plans or projects'. The 'in-combination' assessment must also consider within-plan effects (i.e. between policies or strategic sites). Consideration of 'in-combination' effects is not a separate assessment but is integral to the screening and appropriate assessment stages, and the development of avoidance/mitigation measures. There is limited guidance available on the scope of the 'in-combination' element, particularly which plans should be considered. However, the assessment should not necessarily be limited to plans at the same level in the planning hierarchy and there is consequently a wide range of plans that could have potential 'in-combination' effects with the Local Plan SADPD due to its regional scale. This section, therefore, also identifies the other plans and projects that it is considered could potentially act 'in-combination' with the Local Plan SADPD to have 'significant effects' on European sites.

### **4.1 Cheshire East Local Plan**

#### **4.1.1 Introduction**

The Local Plan is the Statutory Development Plan for Cheshire East and is the basis for determining planning applications. The SADPD is the second part of the Local Plan (intended as a 'daughter' document) and follows the strategic lead of the Local Plan Strategy. The SADPD sets non-strategic detailed policies to guide planning application decisions in the Borough and makes allocations, where necessary. The vision for the future of Cheshire East is to deliver sustainable, job-led growth and sustainable, vibrant communities.

The first part of the Local Plan was the LPS, which sets out the overall vision and planning strategy for development in the Borough and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed.

The third aspect of the Local Plan will be the Minerals and Waste Development Plan Document; however, this is still in development and is not yet available for assessment. The Crewe Hub Area Action Plan is being prepared and has been supported by HRA reports, where necessary.

#### **4.1.2 Development Policies**

The SADPD sets out more detailed policies to inform planning application decisions in the Borough, including the establishment and / or revision of boundaries around settlements to guide the location of new development.

#### **4.1.3 Site Allocations**

Local residents, landowners, developers and other parties were invited to put forward sites to the Council for consideration as suitable sites for future development in the Borough. Sites are intended to be allocated in the SADPD to assist in meeting the overall development requirements set by the LPS, where



necessary. Potential Gypsy and Traveller and Travelling Showperson sites are also considered in the SADPD.

There are a number of stages and evidence-based documents utilised to identify the list of sites proposed to be allocated in the SADPD. A site selection methodology [ED 07] has been prepared that sets out the various stages used to select sites, informed by the outcomes of the HRA. Individual settlement reports [ED 21 - ED 46] have been prepared to set out the approach to development and the consideration of sites. A Sustainability Appraisal [ED 03] has also been prepared and includes a summary of the reasons for selection or rejection of each parcel of land from the initial pool of sites considered available for development. Although not the sole basis for progression or non-progression of site allocations, the Sustainability Appraisal has formed part of the evidence base used for the options appraisal (Cheshire East Council, 2020<sup>a</sup>).

## 4.2 Other Relevant Plans and Projects that Might Act In-Combination

A series of individually modest effects may in-combination produce effects that are likely to adversely affect the integrity of one or more European sites. Article 6(3) of the Habitats Directive tries to address this by taking into account the combination of effects from other plans or projects. The Directive does not explicitly define which other plans and projects are within the scope of the combination provision. Guidance in section 4.4.3 of 'Managing Natura 2000 Sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC', published by the European Commission, states:

*'When determining likely significant effects, the combination of other plans or projects should also be considered to take account of cumulative impacts. It would seem appropriate to restrict the combination provision to other plans or projects which have been actually proposed.'*

There is limited guidance available on the scope of the 'in-combination' element, particularly which plans or projects should be considered. The plans identified by the Sustainability Appraisal (Cheshire East Council, 2020<sup>a</sup>) provided the basis for the assessment of 'in-combination' effects for plans. These plans were reviewed to identify any potential effects and these were then considered (as necessary) within this screening report. Attention was focused on those aimed at delivering planned spatial growth with the most significant being those that seek to provide housing, employment and infrastructure. The assessment did not include national plans/strategies, policy or legislation since the Local Plan must be compliant with these. It is considered that in-combination effects are most likely in respect of other regional and sub-regional development plans and strategies.

The review considered the most relevant plans and projects of this nature of Cheshire East and neighbouring authorities, along with relevant Water Resource Management Plans and Catchment Abstraction Management Plans. The largest and most relevant projects are initially with the potential to act in-combination with the SADPD. These include the major infrastructure projects being undertaken in Cheshire East (Cheshire East Council, 2020<sup>b</sup>), as well as HS2 (Gov.UK, 2017). Where relevant, other smaller-scale projects have also been assessed.

The Minerals and Waste Development Plan Document and the Crewe Hub Area Action Plan are still in development and are therefore not yet available for assessment with regards to in-combination effects. However, HRA will be undertaken for these plans and in-combination effects with the SADPD will be considered as part of these assessments.

Table 4-1 lists the relevant plans and projects that have been identified as having the potential to result in adverse effects on European sites in-combination with the

Local Plan SADPD, further detail is provided at Appendix C and Appendix D. It should be noted that the Cheshire East LPS has been through the HRA process. Based on the mitigation measures in place for the LPS, none of the Local Plan Policies or Strategic Sites and locations will have a significant impact upon any European site. Parts 1 and 2 of the Local Plan are designed to complement each other, and no in-combination likely significant effects will result from the two separate parts of the Local Plan.



**Table 4-1: Relevant Plans and Projects**

<b>Other Relevant Plans and Projects</b>	
Strategic Economic Plan. Cheshire and Warrington Matters	
Cheshire East Corporate Plan 2017 to 2020	
Cheshire East Local Transport Plan 2019-2024	
Cheshire East Rights of Way Improvement Plan 2011 – 2026 and Implementation Plan 2015 – 2019	
Cheshire East Green Infrastructure Plan (2019)	
Housing Strategy 2018 to 2023	
Cheshire East Council Environment Strategy 2020-24	
Carbon Neutrality Action Plan 2020-2025	
Local Air Quality Strategy for Cheshire East Council and Action Plan	
Cheshire East Visitor Economy Strategy 2016 – 2020	
Cheshire Replacement Minerals Local Plan 1999	
Cheshire Replacement Waste Local Plan 2007	
Saved Policies from the Congleton Borough Local Plan, Borough of Crewe and Nantwich Local Plan and Macclesfield Local Plan	
The United Utilities Final Water Resources Management Plan 2019	
The Weaver and Dane Catchment Abstraction Management Strategy (CAMS)	
The Dee Catchment Abstraction Management Strategy (CAMS)	
Greater Manchester Spatial Framework Revised Draft – January 2019	
Local Plans and Core Strategies of adjacent Authorities (Cheshire West and Chester; Peak District National Park; High Peak; Manchester; Newcastle-under-Lyme; Stockport; Shropshire; Peak District; Staffordshire Moorlands; Stoke-on-Trent; Trafford and Warrington Councils)	
High Speed Two (HS2)	
Sydney Road Bridge Improvement Crewe	
Congleton Link Road	
Crewe Green Roundabout	
A500 Dualling	
Middlewich Eastern Bypass	
North West Crewe Package (road scheme)	
Poynton Relief Road	

## 5 Screening Assessment

### 5.1 Introduction

This section considers the development policies and site allocations listed in the SADPD and identifies whether or not they are likely to have significant effects on European sites, either alone or in-combination with other plans and projects.

### 5.2 Development Policies

The development policies have initially been screened following the methodology set out in DTA Publications Habitats Regulations Assessment Handbook (DTA, 2019). Each policy is allocated one or more screening category, shown in Table 5-1 below. The results of the initial screening are shown in Table 5-2. Where a number of categories to screen out a policy are applicable, the most relevant categories are listed in the table. Any policies with likely significant effects and any in-combination effects are further discussed in Table 5-3 where appropriate. The screening outcome in Table 5-2 includes any relevant in-combination assessment outcomes. Where the outcome is marked with an asterisk, no in-combination assessment is necessary because the policy has zero impact alone on any European Sites.

**Table 5-1: Screening categories for the development policies (adapted from DTA, 2018)**

Screening Category	Description	Screening Outcome
A	General statement of policy/general aspiration.	Out
B	Policy listing general criteria for testing the acceptability/sustainability of proposals.	Out
C	Proposal referred to but not proposed by the plan.	Out
D	Environmental Protection/site safeguarding policy.	Out
E	Policies or proposals that steer change in such a way as to protect European sites from adverse effects.	Out
F	Policy that cannot lead to development or other change.	Out
G	Policy or proposal that could not have any conceivable effect on a European site.	Out
H	Policy or proposal, the actual or theoretical effects of which cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects).	Out
I	Policy or proposal with a likely significant effect on a site alone.	In
J	Policy or proposal with an effect on a site but not likely to be significant alone, so need to check for likely significant effects in combination.	Dependant on in-combination test
K	Policy or proposal not likely to have a significant effect either alone or in combination.	Screened out after in-combination test
L	Policy or proposal likely to have a significant effect in combination.	Screened in after in-combination test.

**Table 5-2: Screening table for Cheshire East development policies**

\* indicates policies where no in-combination assessment is necessary because there are zero impacts alone resulting from this policy

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
<b>Chapter 2: Planning for Growth</b>			
PG 8	Development at Local Service Centres	<p><b>K</b> Policy or proposal not likely to have a significant effect either alone or in combination.</p> <p>The local service centres are expected to accommodate in the order of 7ha of employment land and 3,500 new homes. The overall level of development for local service centres identified in the LPS (Policy PG 7) can now largely be met from the developments already completed during the plan period as well as proposed developments with planning permission. It is expected that the housing element will be addressed by windfall going forward, in line with other policies in the Local Plan.</p> <p>Please refer to Table 5-3 for analysis of sites considered through the SADPD (in local service centres) that are considered in the initial site screening. With the exception of a potential employment allocation at Holmes Chapel (HCH 1), all other relevant settlements are considered to have no potential impacts upon any European sites. HCH 1 is considered further in the screening assessment (Table 5-5) in relation to potential impacts upon Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI), but no likely significant affects are identified.</p>	Out
PG 9	Settlement boundaries	<p><b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p><b>H</b> Policy or proposal, the actual or theoretical effects of which cannot undermine the conservation objectives (either alone or in-combination with other aspects of this or other plans or projects). This policy specifically refers to not allowing for conflict with any other relevant policy within the local plan. All development will therefore be required to follow the mitigation hierarchy for biodiversity (ENV 2), which is in keeping with the principles of the HRA process.</p> <p><b>K</b> Policy or proposal not likely to have a significant effect either alone or in combination.</p>	Out
PG 10	Infill villages	<p><b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Policy wording looks to limit unacceptable impacts on any potential developments within infill villages.</p> <p><b>K</b> Policy or proposal not likely to have a significant effect either alone or in combination.</p>	Out
PG 12	Green Belt and	<b>K</b> Policy or proposal not likely to have a significant effect either alone or in combination.	Out

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
	safeguarded land boundaries	Please refer to Table 5-3 for the initial screening of sites with proposed safeguarded land. This policy would not give rise to future development close enough to European sites for any foreseeable impacts upon these sites.	
PG 13	Strategic green gaps boundaries	<b>D</b> Environmental protection policy. <b>F</b> Policy that cannot lead to development or other change. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
PG 14	Local green gaps	<b>D</b> Environmental Protection policy. <b>F</b> Policy that cannot lead to development or other change. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
<b>Chapter 3: General Requirements</b>			
GEN 1	Design principles	<b>A</b> General statement of policy. <b>F</b> Policy that cannot lead to development or other change. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*
GEN 2	Security at crowded places	<b>G</b> Policy or proposal that could not have any conceivable effect on a European site. <b>F</b> Policy that cannot lead to development or other change.	Out*
GEN 3	Advertisements	<b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination. No reference to specific developments and locations.	Out
GEN 4	Recovery of forward funded infrastructure costs	<b>A</b> General statement of policy/general aspiration. No reference to specific developments and locations. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
GEN 5	Aerodrome safeguarding	<b>F</b> Policy that cannot lead to development or other change. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
GEN 6	Airport public safety zone	<b>F</b> Policy that cannot lead to development or other change. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
GEN 7	Recovery of planning obligations reduced on viability grounds	<b>A</b> General statement of policy/general aspiration. No reference to specific developments and locations. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
<b>Chapter 4: Natural environment, climate change and resources</b>			
ENV 1	Ecological network	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>D</b> Environmental protection/ site safeguarding policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 2	Ecological implementation	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>D</b> Environmental Protection policy. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 3	Landscape character	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>F</b> Policy that cannot lead to development or other change. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 4	River corridors	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>D</b> Environmental protection/ site safeguarding policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 5	Landscaping	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 6	Trees, hedgerows and woodland implementation	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>D</b> Environmental Protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 7	Climate change mitigation and adaptation	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*
ENV 8	District heating network priority areas	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals <b>G</b> Policy or proposal that could not have any conceivable effect on a European site. Policy relates to Crewe and Macclesfield.	Out*
ENV 9	Wind energy	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>E</b> Policies or proposals which steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 10	Solar energy	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals.	Out

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
		<b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	
ENV 11	Proposals for battery energy storage systems	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 12	Air quality	<b>D</b> Environmental protection policy. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 13	Aircraft noise	<b>F</b> Policy that cannot lead to development or other change. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 14	Light pollution	<b>D</b> Environmental protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 15	New development and existing uses	<b>D</b> Environmental protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 16	Surface water management and flood risk	<b>D</b> Environmental protection policy. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
ENV 17	Protecting water resources	<b>D</b> Environmental protection policy. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
<b>Chapter 5: The historic environment</b>			
HER 1	Heritage assets	<b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*
HER 2	Heritage at risk	<b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*
HER 3	Conservation areas	<b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*



Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
HER 4	Listed buildings	<b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*
HER 5	Registered parks and gardens	<b>D</b> Environmental protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
HER 6	Historic Battlefields	<b>D</b> Environmental protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
HER 7	Non designated heritage assets	<b>D</b> Environmental protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
HER 8	Archaeology	<b>D</b> Environmental protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
HER 9	World heritage site	<b>D</b> Environmental protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
<b>Chapter 6: Rural issues</b>			
RUR 1	New buildings for agriculture and forestry	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
RUR 2	Farm diversification	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
RUR 3	Agricultural and forestry workers dwellings	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
RUR 4	Essential rural worker occupancy conditions	<b>A</b> General statement of policy. General policy regarding change of use conditions to dwellings. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*
RUR 5	Best and most versatile agricultural land	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Any further development on agricultural land will be in consultation with Natural England. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
RUR 6	Outdoor sport, leisure and recreation outside of settlement	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out



Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
	boundaries		
RUR 7	Equestrian development outside of settlement boundaries	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
RUR 8	Visitor accommodation outside of settlement boundaries	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
RUR 9	Caravan and camping sites	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
RUR 10	Employment development in the open countryside	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. Development can only go ahead if other environmental policies within the SADPD are adhered to. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
RUR 11	Extensions and alterations to buildings outside of settlement boundaries	<b>A</b> General statement of policy/ general aspiration. <b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. General policy with no reference to when or where developments would take place and gives no geographical reference to infer potential impacts to any European sites <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
RUR 12	Residential curtilages outside of settlement boundaries	<b>A</b> General statement of policy. General policy with no reference to when or where developments would take place and gives no geographical reference to infer potential impacts to any European sites. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
RUR 13	Replacement buildings outside of settlement boundaries	<b>A</b> General statement of policy. General policy with no reference to when or where developments would take place and gives no geographical reference to infer potential impacts to any European sites. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
RUR 14	Re-use of rural	<b>A</b> General statement of policy.	Out

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
	buildings for residential use	General policy with no reference to when or where developments would take place and gives no geographical reference to infer potential impacts to any European sites. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	
<b>Chapter 7: Employment and economy</b>			
EMP 1	Strategic employment areas	<b>C</b> Proposal referred to but not proposed by the plan. Locations of strategic sites already outlined in LPS. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	Out
EMP 2	Employment allocations	<b>K</b> Policy or proposal not likely to have a significant effect either alone or in combination. All potential employment sites are located sufficient distance from any European sites that no hydrological or air quality impacts are anticipated as a result of these potential developments. Furthermore, no recreational pressures are anticipated as a result of the increased employment provision. Please also refer to Table 5-3 and Table 5-4 for further details.	Out
<b>Chapter 8: Housing</b>			
HOU 1	Housing mix	<b>A</b> General statement of policy. General policy about housing types with no spatial reference. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
HOU 2	Specialist housing provision	<b>A</b> General statement of policy. General policy about housing types with no spatial reference. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
HOU 3	Self and custom-built dwellings	<b>A</b> General statement of policy. General policy about housing allocation and self-build feasibility with no spatial reference. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
HOU 4	Houses in multiple occupation	<b>A</b> General statement of policy/ general aspiration. General policy about housing types with no spatial reference. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
HOU 5a	Gypsy and Traveller Site Provision	<b>K</b> Policy or proposal not likely to have a significant effect either alone or in combination. All potential Gypsy & Traveller sites are located sufficient distance from any European sites that no hydrological or air quality impacts are anticipated as a result of these potential developments. Furthermore, no recreational pressures are anticipated. Refer to Table 5-3 for further details of all sites and Table 5-5 for information in relation to G&T 6 (Midland Meres and Mosses Phase 1 Ramsar).	Out

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
HOU 5b	Travelling Showpeople	<b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination All potential Travelling Showpeople sites are located sufficient distance from any European sites that no hydrological or air quality impacts are anticipated as a result of these potential developments. Furthermore, no recreational pressures are anticipated. Refer to Table 5-3 for further details of all sites and Table 5-5 for information in relation to T&S 1, T&S 2 and T&S 3 (Midland Meres and Mosses Phase 1 Ramsar)	Out
HOU 5c	Gypsy and Traveller and Travelling Showperson Site Principles	<b>B.</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>G.</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*
HOU 6	Accessibility, space and wheelchair housing standards	<b>A</b> General statement of policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out*
HOU 7	Subdivision of dwellings	<b>A</b> General statement of policy.	Out*
HOU 8	Backland development	<b>A</b> General statement of policy. <b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals.	Out*
HOU 9	Extensions and alterations	<b>A</b> General statement of policy. <b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals	Out*
HOU 10	Amenity	<b>A</b> General statement of policy. <b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>D</b> Environmental Protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
HOU 11	Residential standards	<b>A</b> General statement of policy/ general aspiration. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
HOU 12	Housing density	<b>A</b> General statement of policy/general aspiration. <b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
HOU 13	Housing delivery	<b>A</b> General statement of policy.	Out

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
		<b>D</b> Environmental Protection policy. Any masterplans will be written in line with the SADPD and LPS. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	
HOU 14	Small sites	<b>A</b> General statement of policy. General policy for site allocation type with no spatial reference. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
<b>Chapter 9: Town Centres and Retail</b>			
RET 1	Retail hierarchy	<b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination. LPS policies which have been subject to HRA.	Out
RET 2	Planning for retail needs	<b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination. LPS policies which have been subject to HRA; additional retail provisions in the centre of Crewe would be more than 5km from the nearest European site (West Midlands Mosses SAC and Midland Meres and Mosses Phase 1 Ramsar (Wybunbury Moss SSSI)) with no potential impact pathways identified. Any further retail provision in Macclesfield would be more than 7km from the nearest European site (Peak District Moors Phase 1 SPA and South Pennine Moors SAC), with no identifiable impact pathways.	Out
RET 3	Sequential and impact tests	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
RET 4	Shop fronts and security	<b>A</b> General statement of policy/general aspiration. <b>F</b> Policy that cannot lead to development or other change. Design aspects which cannot lead to further development.	Out*
RET 5	Restaurants, cafes, pubs and hot food takeaways	<b>E</b> Policies or proposals which steer change in such a way as to protect European sites from adverse effects. Development must adhere to other policies in SADPD and LPS.	Out*
RET 6	Neighbourhood parades of shops	<b>A</b> General statement of policy/general aspiration. General policy with no spatial reference in relation to European sites.	Out*
RET 7	Supporting the vitality of town and retail centres	<b>A</b> General statement of policy. General policy, no spatial reference.	Out*
RET 8	Residential accommodation in	<b>G</b> Policy or proposal that could not have any conceivable effect on a European site.	Out*

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
	the town centre		
RET 9	Environmental improvements, public realm and design in town centres	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>D</b> Environmental Protection policy.	Out*
RET 10	Crewe town centre	<b>G</b> Policy or proposal not likely to have a significant effect either alone or in-combination. More than 5km from the nearest European site West Midlands Mosses SAC and Midland Meres and Mosses Phase 1 Ramsar (Wybunbury Moss SSSI).	Out
RET 11	Macclesfield town centre and environs	<b>G</b> Policy or proposal not likely to have a significant effect either alone or in-combination. Further retail provision in Macclesfield would be more than 7km from the nearest European site (Peak District Moors Phase 1 SPA and South Pennine Moors SAC, with no identifiable impact pathways).	Out
<b>Chapter 10: Transport and infrastructure</b>			
INF 1	Cycleways, bridleways and footpaths	<b>A</b> General statement of policy/general aspiration. General policy to increase sustainable transport with no spatial reference to European sites. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
INF 2	Public car parks	<b>A</b> General statement of policy/general aspiration. General policy with no spatial reference to European sites. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
INF 3	Highway safety and access	<b>A</b> General statement of policy/general aspiration. <b>F</b> Policy that cannot lead to development or other change. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site Policy itself only relates to design of development proposals and does not lead to further development through the policy itself.	Out*
INF 4	Manchester airport	<b>C</b> Proposal referred to but not proposed by the plan. The planning permission in place for the airport extension is not part of the SADPD. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site. The land to be safeguarded within the SADPD that forms part of the proposed airport development is sufficient distance from any European site that there are no identified impact pathways.	Out*
INF 5	Off-airport car	<b>D</b> Environmental Protection policy.	Out

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
	parking	Any new car parks must adhere to other environmental policies in the SADPD. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination.	
INF 6	Protection of existing and proposed infrastructure	<b>A</b> General statement of policy/-general aspiration. <b>C</b> Proposal referred to but not proposed by the plan. Development only possible when not inhibiting policies for infrastructure (policies not directly part of SADPD). <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
INF 7	Hazardous installations	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
INF 8	Telecommunications infrastructure	<b>A</b> General statement of policy/ general aspiration. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
INF 9	Utilities	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
INF 10	Canals and mooring facilities	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>D</b> Environmental Protection policy. <b>K</b> Policy or proposal not likely to have a significant effect either alone or in-combination	Out
<b>Chapter 11: Recreation and community facilities</b>			
REC 1	Green/ open space protection	<b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals	Out*
REC 2	Indoor sport and recreation implementation	<b>A</b> General statement of policy/general aspiration. General policy with no spatial context to European sites. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
REC 3	Green space implementation	<b>A</b> General statement of policy/general aspiration. <b>E</b> Policies or proposals that steer change in such a way as to protect European sites from adverse effects. General policy with no spatial reference but potential for greenspace provision to direct recreational pressures away from European sites. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*
REC 4	Day nurseries	<b>A</b> General statement of policy/general aspiration. <b>B</b> Policy listing general criteria for testing the acceptability/sustainability of proposals. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*

Policy no.	Policy title	Screening Category/Other notes	Screening Outcome
REC 5	Community facilities	<b>F</b> Policy that cannot lead to development or other change. Reference to the retention of existing facilities rather than any new developments. <b>G</b> Policy or proposal that could not have any conceivable effect on a European site	Out*



### 5.3 Site Allocations

Table 5-3 summarises the sites being considered through stage 4 onwards of the Council's Site Selection Methodology (SSM) and provides a preliminary outline of the potential for each site being considered to impact upon European sites, taking into account the location of the potential site allocation in relation to each of the European sites. This table includes both potential site allocations (prefixed with SUB, FDR or CFS) as well as potential Gypsy and Traveller and Travelling Showperson sites (prefixed with GTTS). Employment allocations, as outlined SADPD Policy EMP 2 are also considered. This is a high-level screening assessment, taking into account the location of the European sites in relation to the sites being considered for allocation. This information is used to support the overall screening assessment (Table 5-5).

Further details of the site allocations can be seen in the Local Plan SADPD as well as settlement reports (ED 21 to 44) & documents ED 12 (employment allocations review) and ED 14 (Gypsy and Traveller and Travelling Showperson site selection report). These documents should be read in conjunction with this HRA. It should be noted that although all the sites that make it to stage 4 of the site selection methodology are considered in this document and within the HRA, not all sites will be carried forward for final selection and development.

Taking into account the location of the European sites in relation to the sites being considered for allocation (Table 5-3 and 5-4), the identified potential hazards and impact pathways associated with the developments, an assessment has been made as to whether the Local Plan SADPD, either alone or in-combination with other plans, will have likely significant effects on any European sites. This assessment is detailed in Table 5-5. Any relevant policies or site allocations that are considered to require further assessment in Table 5-2 or Table 5-3 are identified and considered in this table. For European sites covering several locations, this column also indicates which component SSSI site is considered to potentially be impacted upon.

It should be noted that potential impacts from other plans and projects are only considered in the screening assessment where there is no likely significant effect on a designated site from the Local Plan SADPD alone.

**Table 5-3: Summary of site options and GTTS sites being considered in the development of the Cheshire East Local Plan SADPD and initial screening.**

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
Alderley Edge Settlement						
CFS 130b	Land north of Beech Road				Safeguarded land	No. All sites considered through the site selection process for future allocation are more than 8km from the nearest European site with no potential impact pathways relating to the European sites identified.
CFS 301	Land adjacent to Jenny Heyes				Safeguarded land	
CFS 359	Land to the rear of Congleton Road and south of Lydiat Lane				Safeguarded land	
CFS 370 / FDR 1740	Land east of Heyes Lane				Safeguarded land	
CFS 394	Land south of Netherfields				Safeguarded land	
CFS 404a	Ryleys Farm (plot 1)				Safeguarded land	
CFS 404c	Ryleys Farm (plot 3)				Safeguarded land	
CFS 620	Land to the rear of 40 Congleton Road				Safeguarded land	
FDR2831	Mayfield, Wilmslow Road				Safeguarded land	

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
<b>Bollington Settlement</b>						
CFS 79	Land to east of 41a Shrigley Road				Safeguarded land	<b>No.</b> All sites being considered for allocation through the site selection process are more than 5km from the closest European site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA). No potential impact pathways were identified regarding any European site.
CFS 277	Land at 59 Shrigley Road				Safeguarded Land	
CFS 352a	Land at Greg Avenue/ Ashbrook Road				Safeguarded land	
CFS 352	Land at Hall Hill				Safeguarded land	
CFS557	Cocksheadhey Road				Safeguarded land	
CFS 561	Land at Henshall Road				Safeguarded land	
CFS 567	Land at Oak Lane/ Greenfield Road				Safeguarded land	
FDR855A	Land to the south of Grimshaw Lane				Safeguarded land	
FDR855B	Land between 15 and 17a Jackson Lane				Safeguarded land	
FDR2818A	Overflow car park at Hollin Hall Hotel				Safeguarded land	
FDR2818B	Land south of the				Safeguarded	

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
	overflow car park at Hollin Hall Hotel				land	
Chelford Settlement						
CFS 2/48	Land off Knutsford Road				Safeguarded Land	<b>No.</b> All sites being considered for allocation (safeguarded land) in the site selection process are more than 6km away from the nearest European site (Midland Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.
CFS 427b	Land at Chelford Village – Parcel B				Safeguarded Land	
CFS 427c	Land at Chelford Village – Parcel C				Safeguarded Land	
CFS 427c(i)	Land east of Chelford Railway Station				Safeguarded Land	
Congleton Settlement						
CFS 220	Land north of Congleton Business Park		✓			<b>Yes.</b> CFS 220 is located within 5km of Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI). Potential impacts may occur through increased recreational pressure. All other sites being considered for allocation through the site selection process are located more than 5km from any European Sites and no potential impact pathways were identified for these sites.
CFS 448	Land adjacent to Barn Road/ Viking Way		✓			
CFS 449	HWRC Site, Barn Road		✓	✓		
Cong E2	Land off Alexandria Way		✓			
Crewe Settlement						

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
CFS 594	Land off Gresty Road		✓			<b>Yes.</b> CFS 594 is located within 3.2km of West Midlands Mosses SAC (Wybunbury Moss SSSI) and Midland Meres and Mosses Phase 1 Ramsar. Potential impact pathways may include recreational pressure or hydrological impacts on groundwater levels and/or groundwater contamination. Natural England also recognises CFS 594 as within the Impact Risk Zone for Wybunbury Moss in relation to air pollution. No impact pathways identified for CFS 634
CFS 634	Land at Bentley Motors, Crewe		✓			
Disley Settlement						
CFS 29	Cloughside Farm, Lower Greenshall Lane				Safeguarded Land	<b>No.</b> All sites being considered for allocation (safeguarded land) are more than 6km from the nearest European site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)) with no downstream hydrological connectivity.
CFS 196	Land at Hag Bank Lane				Safeguarded Land	
CFS 199	Greystones Allotment Site, Buxton Road				Safeguarded Land	
CFS 275	Land off Lymewood Drive				Safeguarded Land	
FDR1941	Land off Jacksons Edge Road				Safeguarded Land	

Site Option	Description	Use				Potential Impact on European Sites	
		Residential	Employment	Retail	Other		
Holmes Chapel Settlement							
CFS 423a	Land east of London Road		✓			<b>Yes.</b> This site falls within the Natural England SSSI Impact Risk Zone for Bagmere SSSI (Midland Meres and Mosses Phase 1 Ramsar), so this site is considered in the screening assessment for air quality impacts. No increased recreational pressure is foreseen as a result of an employment site and there is no downstream hydrological connectivity to the Ramsar.	
Middlewich Settlement							
CFS 164	Cledford Lagoon	✓					
CFS 387	Land at Tetton Lane	✓					
CFS 600	East and West of Croxton Lane	✓					
CFS 635A	Land off Centurion Way	✓					
FDR860	Land adjacent to Watersmeet, Nantwich Road	✓					
SUB 1654	Land to the east of Warmingham Lane	✓					

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
Mobberley Settlement						
CFS 168	Grove House	✓				<b>Yes.</b> All sites being considered for allocation are within 2.8km of Midlands Meres and Mosses Phase 1 Ramsar (Tatton Meres SSSI). Identified impact pathways are increased disturbance through recreational pressure and hydrological impacts through changes in groundwater quality and levels.  CFS 354 is also within the Impact Risk Zone for Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar in relation to air pollution and/or combustion.
CFS 354	Land off, Ilford Way, Town Lane	✓	✓			
CFS 355	Land north of Carlilse Close / east of Harman technology	✓				
Poynton Settlement						
CFS 109	Poynton Sports Club	✓				<b>No.</b> All sites being considered for allocation through the site selection process are more than 9km from the nearest European site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were
CFS 110	Land north of Glastonbury Drive				Sports and leisure uses	
CFS 205	Hope Green Cottage	✓				
CFS 412	Land off London Road South	✓				



Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
CFS 636	Land at Poynton High School	✓				identified regarding any European site.
CFS 637	Former Vernon Infants School	✓				
Prestbury Settlements						
CFS 58	Land at Shirleys Drive				Safeguarded Land	No. All sites being considered for allocation (safeguarded land) through the site selection process are at least 8km from the nearest European site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA)). No potential impact pathways were identified regarding any European site.
CFS 154	Land at Bridge Green (area A)				Safeguarded Land	
CFS 155	Land at Bridge Green (area B)				Safeguarded Land	
CFS 197	Land north of Chelford Road and west of Collar House Drive				Safeguarded Land	
CFS 331a	Land at Heybridge Lane (southern site, larger area)				Safeguarded Land	
CFS 391 plot 1	Land at White Gables Farm, south of Cricket Ground				Safeguarded Land	
CFS 391 plot 2	Land at White Gables Farm, north east of cricket ground				Safeguarded Land	

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
CFS 391 plot 3	Land at White Gables Farm, north of cricket ground				Safeguarded Land	
CFS391 plot 4	The Bowery (land at White Gables Farm north of Bollin Grove)				Safeguarded Land	
CFS391 plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)				Safeguarded Land	
CFS391 plot 5b	Butley Heights larger site (land at White Gables Farm off Butley Lanes)				Safeguarded Land	
CFS391 plot 8	Land at White Gables Farm, off Castle Hill				Safeguarded Land	
CFS 574	Land south of Prestbury Lane				Safeguarded Land	
FDR1730	Land off Macclesfield Road				Safeguarded Land	
FDR2001	Land off Heybridge Lane (Northern Site)				Safeguarded Land	
FDR2871	Land at Heybridge Lane (southern site,				Safeguarded Land	

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
	smaller area)					
<b>Additional GTTS sites</b>						
Site GTTS 12	Land east of Railway Bridge Cottages, Nantwich	✓			Potential GTTS site	<b>No.</b> This site is 4.5km from the nearest European site Midland Meres and Mosses Phase 1 Ramsar (Wynbunbury Moss SSSI) and is proposed to provide only eight pitches. Given the small-scale of the site and the distance from any European sites, no impacts are anticipated.
Site GTTS 13	Wybunbury Lane, Stapeley	✓			Potential GTTS site	<b>Yes.</b> This site is within 1.5km of the nearest European site (Midland Meres and Mosses Phase 1 Ramsar (Wynbunbury Moss SSSI).
Site GTTS 14	The Oakes, Mill Lane, Smallwood	✓			Potential GTTS site	<b>Yes.</b> The site is within 3.1km of Midland Meres and Mosses Phase 1 Ramsar (Component site Bagmere SSSI).
Site GTTS 15 (a and b) Three Oakes Caravan Park	Site A & Site B	✓ (24 pitches, an extension to an existing site)			Potential GTTS site	<b>No</b> Both sites being considered for future allocation through the site selection process are over 7km from the nearest European site (Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)) and no potential impact pathways have been identified

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
						regarding any European site.
Site GTTS 17	New Start Park, Wettenhall Road, Reaseheath	✓			Potential GTTS site	<b>No.</b> This site is more than 7km from the nearest European site (Midland Meres and Mosses Phase 1 Ramsar (Wynbunbury Moss SSSI)).
Site GTTS 19	The Old Brickworks, Newcastle Road (A50)	✓			Potential GTTS site	<b>Yes.</b> The site is within 1.6km of Midland Meres and Mosses Phase 1 Ramsar (Component site Bagmere SSSI).
Site GTTS 30	Land at London Road, Bridgemere	✓			Potential GTTS site	<b>Yes.</b> This site is within 3.4km of Midland Meres and Mosses Phase 1 Ramsar (Betley Mere SSSI). It falls within the Natural England Impact Risk Zone for Betley Mere SSSI in relation to discharges.
Site GTTS 31	Land at Coppenhall Moss, Crewe	✓			Potential GTTS site	<b>No.</b> This site is more than 7km from the nearest European site (Midland Meres and Mosses Phase 2 Ramsar (constituent site Oakhanger Moss SSSI)). No impact pathways have been identified.
Site GTTS 64	Arclid Depot, Arclid	✓			Potential GTTS site	<b>Yes.</b> The site is within 1.1km of Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)r.
Site GTTS 66	Lorry Park, off Mobberley Road,	✓			Potential GTTS site	<b>Yes.</b> GTTS 66 is within close proximity (within 850m) of Midland Meres and

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
	Knutsford					Mosses Phase 1 Ramsar (Tatton Meres SSSI). Potential impact pathways may therefore be hydrological, recreational pressures and/or air quality impacts. This site is also within 5km of both Rostherne Mere Ramsar and the Mere, Mere SSSI (constituent of Midlands Meres and Mosses Phase 1 Ramsar).
Site GTTS 67	Cledford Hall, Cledford Lane, Middlewich	✓ (10 pitches)			Potential GTTS site	<b>No.</b> The site is more than 7.5km from the nearest European Site (Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site.
Site GTTS 68	Land at Fir Farm, Brereton	✓			Potential GTTS site	<b>Yes.</b> The site is within 1.3km of Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI).
<b>Policy EMP 2 Employment Allocations N.B. Please refer to document ED 12 for further detail</b>						
EMP 2.1	Weston Interchange, Crewe		✓			<b>No.</b> All potential employment sites are located of sufficient distance from their respective nearest European sites that no hydrological or air quality impacts are anticipated as a result of these potential developments. Furthermore, no recreational pressures are
EMP 2.2	Meadow Bridge, Crewe		✓			
EMP 2.4	Hurdsfield Road, Macclesfield		✓			

Site Option	Description	Use				Potential Impact on European Sites
		Residential	Employment	Retail	Other	
EMP 2.5	61MU, Handforth		✓			anticipated as a result of the increased employment provision.
EMP 2.6	Land rear of Handforth Dean Retail Park, Handforth		✓			
EMP 2.7	New Farm, Middlewich		✓			
EMP 2.8	Land West of Manor Lane, Holmes Chapel		✓			
EMP 2.9	Land at Faulkner Drive, Middlewich		✓			

Table 5-3 (summary of site options) has informed the SADPD site selection process on an iterative and ongoing basis. The high-level HRA screening assessment (taking into account the location of the European sites in relation to the sites being considered for allocation), when considered alongside other suitability and achievability factors in the site selection process, has been used to inform decisions on which allocations are proposed to be brought forward in the SADPD.

Table 5-4 (below) sets out the list of proposed SADPD allocations (including safeguarded land designation), and also highlights those sites where a potential impact on a European site has been identified.

**Table 5-4: Proposed SADPD allocations and potential for impacts on European Sites**

Settlement	Site Allocations and Development Policies Document Reference	Other Site Reference	Site Name	Potential Impact on European Site
Crewe	CRE 1	CFS 634	Land at Bentley Motors	No
	CRE 2	CFS 594	Land off Gresty Green Road	Yes
Congleton	CNG 1	Cong E2	Land off Alexandria Way / Viking Way	No
Middlewich	MID 2	CFS 600	Land East and West of Croxton Lane	No
	MID 3	CFS635A	Land off Centurion Way	No
Poynton	PYT 1	CFS 109	Poynton Sports Club, London Road North	No
	PYT 2	CFS 110	Land north of Glastonbury Drive	No
	PYT 3	CFS 636	Land at Poynton High School, Dickens Lane	No
	PYT 4	CFS 637	Former Vernon Infants School, Bulkeley Road	No
Alderley Edge	ALD 3	CFS404a	Land at Ryleys Farm, Chelford Road	No
Bollington	BOL 1	CFS 561	Land at Henshall Road	No
	BOL 2	CFS 567	Land off Oak Lane and Greenfield Road	No



Settlement	Site Allocations and Development Policies Document Reference	Other Site Reference	Site Name	Potential Impact on European Site
Chelford	CFD 1	CFS 2/48	Land off Knutsford Road	No
	CFD 2	CFS 427 c1	Land east of Chelford Railway Station	No
Disley	DIS 2	FDR1941	Land off Jacksons Edge Road	No
Holmes Chapel	HCH 1	CFS 423a	Land east of London Road	Yes
Prestbury	PRE 2	CFS 574	Land south of Prestbury Lane	No
	PRE 3	Part of CFS 574 / FDR 2001	Land off Heybridge Lane	No
Gypsy and Traveller Site	G&T 1	GTTS 12	Land at Railway Cottages, Nantwich (Baddington Park)	No
	G&T 2	GTTS 31	Land at Coppenhall Moss	No
	G&T 3	GTTS 17	New Start Park, Wettenhall Road	No
	G&T 4	GTTS 15a	Three Oakes Caravan Park, Moston (option a)	No
	G&T 5	GTTS 67	Cledford Hall, Cledford Lane, Middlewich	No
	G&T 8	GTTS 14	The Oakes, Mill Lane, Smallwood	Yes
	TS 1	GTTS 66 (considered for Travelling Showperson use)	Lorry Park, Mobberley Road, Knutsford	Yes
	TS 2	GTTS 68 (considered for Travelling Showperson use)	Land at Fir Farm, Brereton	Yes

Settlement	Site Allocations and Development Policies Document Reference	Other Site Reference	Site Name	Potential Impact on European Site
	TS 3	GTTS 19 (considered for Travelling Showperson use)	The Old Brickworks, Newcastle Road, A50	Yes
Employment Allocations	EMP 2.1		Weston Interchange (Crewe)	No
	EMP 2.2		Meadow Bridge (Crewe)	No
	EMP 2.4		Hurdsfield Road, Macclesfield	No
	EMP 2.5		61MU, Handforth	No
	EMP 2.6		Land rear of Handforth Dean Retail Park, Handforth	No
	EMP 2.7		New Farm, Middlewich	No
	EMP 2.8		Land West of Manor Lane, Holmes Chapel	No
	EMP 2.9		Land at Faulkner Drive, Middlewich	No

Where there has been a potential impact on a European site identified in Table 5-4 (above), the site allocation will be considered in further detail through the remaining stages of the assessment (and outcomes documented in this report).

Table 5-5 (below) highlights the assessment of likely significant effects on European Sites (sites in the borough and within 10-15 km of the borough boundary) taking account of the relevant sites and policies identified in Table 5-2 (summary policy assessment) and tables 5-3 / 5-4 (site assessment).

**Table 5-5: Assessment of Likely Significant Effects on European sites**

N.b. Where this table refers to sites being 'considered for allocation', this describes sites considered for allocation and / or those being considered as safeguarded land.

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
<b>West Midlands Mosses SAC</b>  <i>Qualifying features:</i> Standing waters (sensitive to acidification) Bogs and wet habitats  Wybunbury Moss SSSI	Changes in water quality Changes in water levels or table Pollution (air) Physical damage (due to recreational pressures)	Wybunbury Moss SSSI: CRE 2	CRE 2 is proposed as an owner expansion site for B1 and B8 employment uses. No increased recreational impacts are anticipated as a result of this employment site. <b>No likely significant effect</b>  There are no conceivable recreational impacts upon any other constituent SSSIs within the West Midlands Mosses SAC as a result of the SADPD. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 1.5 km) of the SAC from the closest site being considered for allocation and the lack of hydrological connectivity between any constituent SSSIs forming the European site and any site allocations proposed in the SADPD. <b>No likely significant effect</b>	Some sections of road within the vicinity of West Midlands Mosses SAC (component site Wybunbury Moss SSSI) fall within 200m of the SAC and therefore may impact on air quality at the SAC should vehicle usage increase associated with the potential allocated sites (DMRB LA 105). However, any potential increase in traffic on the main road through Wybunbury as a direct result of the potential site allocation CRE 2 which is 3.2km from the SAC, or any site allocations further afield, are expected to be negligible.  CRE 2 is located 3.2km from Wybunbury Moss SSSI and is within the Natural England Impact Risk Zone for air pollution for any industrial/agricultural development (including: industrial processes, livestock & poultry units with floorspace > 500m <sup>2</sup> , slurry lagoons > 750m <sup>2</sup> & manure stores > 3500t). CRE 2 will be limited to B1 and B8 uses and therefore is not likely to involve industrial or agricultural processes that could lead to air quality impacts upon Wybunbury Moss SSSI.  <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant adverse effects on the West Midlands Mosses SAC in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effect.</b> <i>Screened out.</i>
<b>South Pennine Moors SAC</b>  <i>Qualifying features:</i> Bogs and wet habitats Fens and wet habitats Dry heathland habitats Dry woodlands and scrub	Changes in water quality Changes in water levels or table Pollution (air) Physical damage (due	None	It is unlikely that any sites being considered for potential allocation in the SADPD will result in recreational/disturbance impacts that extend as far as the South Pennine Moors SAC; all potential allocated sites are more than	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 5km) of the SAC from any potential allocated site within the SADPD, and the lack of	The potential for adverse effects on the South Pennine Moors SAC due to air pollution from increased vehicles associated with the potential site allocations using the local road and motorway network is unlikely. This is due to the distance of the SAC from the main	The Local Plan SADPD is unlikely to have significant adverse effects on the South Pennine Moors SAC in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effect.</b> <i>Screened out</i>

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
	to recreational pressures)		5km from this SAC. <b>No likely significant effect</b>	hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	road network, as pollutant levels can be expected to be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b>		
<b>Rixton Clay Pits SAC</b>  <i>Qualifying features:</i> Amphibia (Great Crested Newt <i>Triturus cristatus</i> )	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures)	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as Rixton Clay Pits SAC; the closest site being considered for allocation is more than 13km from the SAC. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 13km) of the SAC from any potential allocated site within Cheshire East, and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	The potential for adverse effects due to air quality changes from increased traffic associated with new development at the potential site allocations is highly unlikely due to the distance of the SAC (more than 13km) from any site being considered for potential allocation within Cheshire East. <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant effects on Rixton Clay Pits SAC in- combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Brown Moss SAC</b>  <i>Qualifying features:</i> Vascular plants of aquatic habitats (Floating Water Plantain <i>Luronium natans</i> )	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures)	None	It is unlikely that development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as Brown Moss SAC; the closest site being considered for allocation is more than 13 km from the SAC. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 13km) of the SAC from any potential site allocation within Cheshire East, and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	The potential for adverse effects due to air quality changes from increased traffic associated with new development is highly unlikely due to the distance of the SAC (more than 13km) from any sites being considered for allocation within Cheshire East and due to the distance of the SAC from the main road network. Pollutant levels can be expected to fall substantially at a distance less than 50m from the source and can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have any significant effects on Brown Moss SAC in- combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Manchester Mosses SAC</b>  <i>Qualifying features:</i> Bogs and wet habitats	Changes in water quality Changes in water levels or table Pollution (air) Physical damage (due to recreational	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as Manchester Mosses SAC; the closest site being considered for allocation is more	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 15km) of the SAC from any potential allocated site within Cheshire East, and the lack of hydrological	The potential for adverse effects on Manchester Mosses SAC due to air pollution from increased vehicles associated with the potential site allocations using the local road and motorway network is unlikely. This is due to the distance of the SAC from the main road network, as pollutant levels can be expected to	Manchester Mosses SAC is considered in the HRA screening report for HS2 (cited in Temple- ERM, 2013). Although the HRA will require future updates, the initial report screens out any likely significant effects upon this SAC. The potential impact mechanisms discussed in the	<b>No likely significant effects.</b> <i>Screened out.</i>



Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
	pressures)		than 15km from the SAC. <b>No likely significant effect</b>	connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	fall substantially at a distance less than 50m from the source and can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b>	sustainability report are considered to be hydrological. Any residual (non-significant) impacts resulting from this scheme would therefore be highly unlikely to impact on the SAC through any similar mechanisms to those impacts associated with the SADPD. No in-combination affects with the Greater Manchester Spatial Framework – draft Jan 2019 have been identified. The Local Plan SADPD is unlikely to have significant adverse effects on Manchester Mosses SAC in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	
<b>Oak Mere SAC</b>  <i>Qualifying features:</i> Standing waters (sensitive to acidification) Bogs and wet habitats	Changes in water quality Changes in water levels or table Pollution (air) Physical damage (due to recreational pressures)	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as Oak Mere SAC; the closest site being considered for allocation is more than 11km from the SAC. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 11km) of the SAC from any potential site allocation within Cheshire East, and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	The potential for adverse effects on Oak Mere SAC due to air pollution from increased vehicles associated with the potential site allocations using the local road and motorway network is unlikely. This is due to the distance of the SAC from the main road network, as pollutant levels can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant adverse effects on Oak Mere SAC in- combination with any other relevant plans. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC</b>  <i>Qualifying features:</i> Bogs and wet habitats	Changes in water quality Changes in water levels or table Pollution (air) Physical damage (due to recreational pressures)	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC; the closest site being considered for allocation is more than 19km from the SAC. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 19km) of the SAC from any site being considered for potential allocation within Cheshire East, and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	The potential for adverse effects on Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC due to air pollution from increased vehicles associated with the potential site allocations using the local road and motorway network is unlikely. This is due to the distance of the SAC from the main road network, as pollutant levels can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant adverse effects on Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No Likely significant effects.</b> <i>Screened out.</i>

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
<b>Peak District Dales SAC</b>  <i>Qualifying features:</i> Fens and wet habitats Dry woodlands and scrub Dry grassland Dry heathland habitats Upland Non-migratory fish and invertebrates of rivers	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Peak District Dales SAC; the closest site being considered for allocation is more than 14km from the SAC, <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 14km) of the SAC from the nearest site being considered for allocation within Cheshire East, and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	The potential for adverse effects due to air quality changes from increased traffic associated with new development at the potential site allocations is highly unlikely due to the distance of the SAC (more than 14km) from any site being considered for allocation within Cheshire East and due to the distance of the SAC from the main road network. Pollutant levels can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105).  <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have any significant effects on the Peak District Dales SAC in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely  significant  effects.</b> <i>Screened out.</i>
<b>River Dee and Bala Lake  SAC</b>  <i>Qualifying features:</i> Riverine habitats and running waters Vascular plants of aquatic habitats Anadromous fish Non-migratory fish and invertebrates of rivers Mammals of riverine habitats	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance	No specific policies or site allocations, but the provision of a limited amount of new housing through the SADPD as a whole is considered.	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the River Dee and Bala Lake SAC; the closest site being considered for allocation is more than 21km from the SAC. <b>No likely significant effect</b>	The potential for direct adverse effects on the River Dee and Bala Lake SAC due to changes in water levels and/or quality is highly unlikely due to the distance (more than 21km) of the SAC from the nearest allocated site within Cheshire East, and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b> Development of new housing and employment land within Cheshire East could lead to increased demand for water. Increased levels of abstraction could significantly affect the levels of flow in the River Dee and hence result in significant effects on qualifying features. <b>Likely significant effect</b>	The potential for adverse effects due to air quality changes from increased traffic associated with new development at the potential site allocations is highly unlikely due to the distance (more than 21km) of the SAC from any site considered to be allocated through the SADPD within Cheshire East and due to the distance of the SAC from the main road network. Pollutant levels can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have any significant effects on the River Dee and Bala Lake SAC in-combination with any other relevant plans or projects, in relation to recreational or air quality impacts. <b>No likely significant effect</b>  In-combination assessment for hydrological impacts undertaken at stage 2 Appropriate Assessment.	<b>Potential for  likely  significant  effects.</b> <i>Screened in.</i>

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
<b>Dee Estuary SAC</b>  <i>Qualifying features:</i> Coastal habitats Coastal habitats (sensitive to abstraction) Estuarine and intertidal habitats Mosses and liverworts Anadromous fish	Changes in water quality Changes in water levels or table Physical loss Physical damage Pollution (air) Disturbance	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Dee Estuary SAC; the closest site being considered for allocation in the SADPD is more than 40km from the SAC. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 40km) of the SAC from the closest potential allocated site within Cheshire East. Any impacts on local watercourses due to development at the site being considered for allocation are unlikely to cause significant effects on water levels/quality of the estuary, that far downstream. <b>No likely significant effect</b>	The potential for adverse effects due to air quality changes from increased traffic associated with new development at the potential site allocations is highly unlikely due to the distance (more than 40km) of the SAC from any site being considered for allocation in the SADPD within Cheshire East. <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant adverse effects the Dee Estuary SAC in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Peak District Moors (South Pennine Moors Phase 1) SPA</b>  <i>Qualifying features:</i> Birds of uplands Birds of lowland wet grasslands Birds of farmland Birds of coastal habitats Birds of estuarine habitats	Changes in water quality Changes in water levels or table Pollution (air) Physical damage (due to recreational pressures) Disturbance	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the that Peak District Moors SPA; all sites being considered for allocation in the SADPD are more than 5km from this SPA. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 5km) of the SPA from any site being considered for allocation within Cheshire East, and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b>	The potential for adverse effects on the Peak District Moors SPA due to air pollution from increased vehicles associated with the potential site allocations using the local road and motorway network is unlikely. This is due to the distance of the SPA from the main road network as pollutant levels can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant adverse effects the Peak District Moors SPA in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Mersey Estuary SPA</b>  <i>Qualifying features:</i> Birds of uplands Birds of lowland wet grasslands Birds of lowland freshwaters and their margins Birds of farmland Birds of coastal habitats Birds of estuarine habitats	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Mersey Estuary SPA, which is more than 23km from the closest site being considered for allocation. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 23km) of the SPA from any potential site allocation within the SADPD. Any impacts on local watercourses due to development at the potential allocated sites are unlikely	The potential for adverse effects due to air quality changes from increased traffic associated with new development at site being considered for allocation is highly unlikely due to the distance (more than 23km) of the SPA from any site being considered for allocation within the SADPD <b>No likely significant effect</b>	No in-combination assessment is necessary because the SADPD alone will have zero impact upon the Mersey Estuary SPA.	<b>No likely significant effects.</b> <i>Screened out.</i>



Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
				to cause significant effects on water levels/quality of the estuary, that far downstream <b>No likely significant effect</b>			
<b>Dee Estuary SPA</b>  <i>Qualifying features:</i> Birds of lowland wet grassland Birds of lowland freshwaters and their margins Birds of farmland Birds of coastal habitats Birds of estuarine habitats Birds of open sea and offshore rocks	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Dee Estuary SPA, which is more than 30km from the closest allocated site. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels is highly unlikely due to the distance (more than 30km) of the SPA from any proposed site allocated within Cheshire East. Any impacts on local watercourses due to development at the allocated sites are unlikely to cause significant effects on water levels/ quality of the estuary, that far downstream <b>No likely significant effect</b>	The potential for adverse effects due to air quality changes from increased traffic associated with new development at the site allocations is highly unlikely due to the distance (more than 30km) of the SPA from any site being considered for allocation in the SADPD within the SADPD. <b>No likely significant effect</b>	No in-combination assessment is necessary because the SADPD alone will have zero impact upon the Dee Estuary SPA.	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Mersey Narrows and North Wirral Foreshore SPA</b>  <i>Qualifying features:</i> Birds of lowland wet grasslands Birds of lowland freshwaters and their margins Birds of farmland Birds of coastal habitats Birds of estuarine habitats Birds of open sea and offshore rocks	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Mersey Narrows and North Wirral Foreshore SPA due to the relative distance of this SPA from the closest potential allocated site, being more than 44km away. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 44km) of the SPA from any potential allocated site within the SADPD. Any impacts on local watercourses due to development at the potential allocated sites are unlikely to cause significant effects on water levels/quality, that far downstream. <b>No likely significant effect</b>	The potential for adverse effects due to air quality changes as a result of increased traffic associated with new development at the potential site allocations is highly unlikely due to the distance (more than 44km) of the SPA from any site being considered for allocation in the SADPD. <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant adverse effects on the Mersey Narrows and North Wirral Foreshore SPA in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Midland Meres and Mosses Phase 1 Ramsar</b>  <i>Qualifying features:</i> Criteria 1 - The site comprises a diverse range of habitats from open water to raised bog.	Changes in water quality Changes in water levels or table Pollution (air) Physical damage (due	Bagmere SSSI: TS 2, TS 3, G&T8 HC 1	Bagmere SSSI: HCH 1 is an employment site so no increases in recreational pressure are expected as a result of this proposed site allocation. TS 2, TS 3 and G&T 8 are located within 1.3km. 1.6km	Bagmere SSSI: TS 2, TS 3, G&T8 and HCH 1 have no downstream hydrological connectivity to Bagmere SSSI, and no hydrological impacts, including changes to the water table, are anticipated	All potential site allocations (road- traffic related air quality impacts):  With the exception of sections of the road network around Tatton Meres SSSI (discussed further below), all component sites of the Ramsar are further than 200m	The Local Plan SADPD is unlikely to have significant adverse effects on the Midland Meres and Mosses Phase 1 Ramsar in- combination with any other relevant plans or projects in relation any potential recreational and hydrological	<b>No likely significant effects.</b> <i>Screened out.</i>

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
<p>Criteria 2 - Supports a number of rare species of plants associated with wetlands including five nationally scarce species together with an assemblage of rare wetland invertebrates (three endangered insects and five other British Red Data Book species of invertebrates).</p> <p>Bagmere SSSI Wybunbury Moss SSSI Tatton Meres SSSI The Mere, Mere SSSI Betley Mere SSSI</p>	to recreational pressures)	<p>Wybunbury Moss SSSI: CRE 2</p> <p>Tatton Meres SSSI: TS 1</p> <p>The Mere, Mere SSSI: TS 1</p>	<p>and 3.1km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI), respectively. No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. <b>No likely significant effect</b></p> <p>Wybunbury Moss SSSI: CRE 2 is planned for employment purposes only. No recreation impacts are therefore anticipated in relation to Wybunbury Moss SSSI. <b>No likely significant effect</b></p> <p>Tatton Meres SSSI: TS 1 is less than 1km from Tatton Meres SSSI. It is unlikely that the development of a single GTTS site would have any significant recreational impact upon this European site. <b>No likely significant effect</b></p> <p>The Mere, Mere SSSI: TS 1 is located approximately 3.8km from The Mere, Mere SSSI. It is unlikely that the development of a single GTTS site would have any significant recreational impact upon this European site. <b>No likely significant effect</b></p> <p>No other component sites of the Midland Meres and Mosses Phase 1 Ramsar will be impacted upon through recreational pressure due to the distances of all sites within the SADPD from these component sites. <b>No likely significant effect</b></p>	<p>to occur as a result of the proposed development in the SADPD. <b>No likely significant effect</b></p> <p>Tatton Meres SSSI: TS 1 has no downstream hydrological connectivity to Midland Meres and Mosses Phase 1 Ramsar (Tatton Meres SSSI) and no change in the water table impacting upon Tatton Meres SSSI is anticipated to result from development of this site. <b>No likely significant effect</b></p> <p>Wybunbury Moss SSSI: The potential development of CRE 2 is unlikely to result in adverse impacts on Wybunbury Moss SSSI, a component site of the Midland Meres and Mosses Phase 1 Ramsar, due to its relative distance from the Ramsar (3.2km) and the lack of hydrological connectivity to the site. <b>No likely significant effect</b></p> <p>The Mere, Mere SSSI: The potential development of TS 1 is unlikely to result in adverse impacts on The Mere, Mere SSSI, a component site of the Midland Meres and Mosses Phase 1 Ramsar, due to its relative distance from the Ramsar (3.8km) and the lack of hydrological connectivity to the site. <b>No likely significant effect</b></p> <p>No other component sites of</p>	<p>from the main road network. Air quality impacts from increased vehicles associated with the potential site allocations using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m (DMRB LA 105). <b>No likely significant effect</b></p> <p>Tatton Meres SSSI: TS 1 is currently a lorry depot. Heavy good vehicles cause greater impacts upon air quality compared to individual cars (Natural England, 2018). The conversion of this site to a GTTS site from a Lorry Park, as well as the overall small size of this proposed site (3 plots), means that it is unlikely that there will be any increases from the baseline in air quality impacts (no increase in AADT) resulting in traffic on the Mobberley Road, where it falls within 200m of Tatton Meres SSSI. <b>No likely significant effect</b></p> <p>Bagmere SSSI: HCH 1 falls within the Natural England SSSI Impact Risk Zone for Bagmere SSSI, in relation to agricultural/industrial air pollution. The site is approximately 2.7km from Bagmere SSSI, a component of Midland Meres and Mosses Phase 1 Ramsar. The proposed development could be for an expansion of the adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacture and product innovation including formulation, filling and packing</p>	<p>impacts. <b>No likely significant effect</b></p> <p>Natural England recommends that air quality impacts in relation to road traffic undergo an in-combination assessment for potential traffic increases relating to plans and projects (Natural England, 2018) However, due to the current use of the TS 1 site as a lorry park, a change in site use to support three GTTS plots will not cause an increase in the baseline AADT. Furthermore, no other plans and projects have been identified that could act in combination with the SADPD to increase traffic along the Mobberley Road. <b>No likely significant effect</b></p>	

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
				the Midland Meres and Mosses Phase 1 Ramsar will be impacted upon through hydrological impact pathways due to the distances of all sites within the SADPD from these component sites. <b>No likely significant effect</b>	activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI.  TS 2 falls within the Impact Risk Zone for Bagmere SSSI zone, but only in relation air pollution from industrial/agricultural developments; combustion processes; landfill; composting; discharges for large infrastructure projects. This is therefore not applicable for these small-scale proposed GTTS sites. <b>No likely significant effect</b>  Wybunbury Moss: CRE 2 is located 3.2km from Wybunbury Moss SSSI and is within the Natural England Impact Risk Zone for air pollution for any industrial/agricultural development (incl: industrial processes, livestock & poultry units with floorspace > 500m <sup>2</sup> , slurry lagoons > 750m <sup>2</sup> & manure stores > 3500t). CRE 2 will be limited to B1 and B8 uses and therefore is unlikely to involve industrial or agricultural processes which could lead to air quality impacts upon Wybunbury Moss SSSI. <b>No likely significant effect</b>		
<b>Midland Meres and Mosses Phase 2 Ramsar</b>  <i>Qualifying features:</i> Criteria 1 - The site comprises a diverse range of habitats from open water to	Changes in water quality Changes in water levels or table Pollution (air) Physical	None	No increases in recreational pressure to any other constituent SSSIs within Midland Mosses Phase 2 Ramsar are anticipated because all residential site allocations within the SADPD are at least 5km	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance of the Ramsar from the nearest site being considered for allocation	The potential for adverse effects due to air quality changes from increased traffic associated with new development is highly unlikely due to the distance of the Ramsar from any potential allocated site within the SADPD (at least	Natural England recommends that air quality impacts in relation to road traffic undergo an in-combination assessment for potential traffic increases relating to plans and projects (Natural England, 2018). It is	<b>No likely significant effects.</b> <i>Screened out.</i>



Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
<p>raised bog.</p> <p>Criteria 2 - Supports a number of rare species of plants associated with wetlands, including the nationally scarce Cowbane and Elongated Sedge. Also present are the nationally scarce bryophytes <i>Dicranum affine</i> and <i>Sphagnum pulchrum</i>. Also supports an assemblage of invertebrates including several rare species. There are 16 species of British Red Data Book insect listed for this site including the following endangered species: the moth <i>Glyphipteryx lathamella</i>, the caddisfly <i>Hagenella clathrata</i> and the sawfly <i>Trichiosoma vitellinae</i>.</p>	<p>damage (due to recreational pressures)</p>		<p>from the Ramsar. <b>No likely significant effect</b></p>	<p>within Cheshire East (4.2km), and the lack of hydrological connectivity with any watercourses that could be affected by development. <b>No likely significant effect</b></p>	<p>4.2km). <b>No likely significant effect</b></p>	<p>not anticipated that the proposed development of EMP 2.3 will cause an increase in traffic on the M6 greater than the threshold for potential impact (1000 AADT) due to the small size of this proposed development. The increase in traffic due to this site alone will be negligible. No other plans and projects have been identified that could act in combination with the SADPD to increase traffic along this section of road. <b>No likely significant effect</b></p> <p>The Local Plan SADPD is unlikely to have significant adverse effects on Midland Meres and Mosses Phase 2 Ramsar in-combination with any other relevant plans or projects. <b>No likely significant effect</b></p>	
<p><b>Rostherne Mere Ramsar</b></p> <p><i>Qualifying features:</i> Criteria 1 - Rostherne Mere is one of the deepest and largest of the meres of the Shropshire-Cheshire Plain. Its shoreline is fringed with common reed.</p> <p>Noteworthy Birds:</p> <ul style="list-style-type: none"> <li>- Great Cormorant</li> <li>- Great Bittern</li> <li>- Water Rail</li> </ul>	<p>Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance</p>	TS 1	<p>TS 1 is located within 4.4 km of Rostherne Mere Ramsar. However, it is unlikely that the development of a single small GTTS site would have any significant recreational impact upon this European site. <b>No Likely significant effect</b></p>	<p>No proposed allocated sites in the SADPD, including TS 1, are located upstream of Rostherne Mere Ramsar and all are sites are at least 4.2km from this European site. Therefore, no hydrological impacts due to changes in water levels and/or quality as a result of the development of the potential allocated sites are anticipated. <b>No Likely significant effect</b></p>	<p>Some sections of road within the vicinity of Rostherne Mere fall within 200m of the Ramsar site and therefore may impact on air quality at the Ramsar should vehicle usage increase associated with the potential allocated sites (DMRB LA 105). However, any potential increase in traffic on the A556 or other roads within 200m of Rostherne Mere as a direct result of TS 1 is considered to be negligible. <b>No likely significant effect</b></p>	<p>Natural England recommends that air quality impacts in relation to road traffic undergo an in-combination assessment for potential traffic increases relating to plans and projects (Natural England, 2018). It is not anticipated that the GTTS proposed development in Knutsford (TS 1 – 3 plots) will cause an increase in traffic on the A556 or other roads within 200m of Rostherne Mere greater than the threshold for potential impact (1000 AADT). The increase in traffic due to this site alone will be negligible due to its small size. No other plans and projects have been identified that could act in combination with the SADPD to increase traffic along the Mobberley Road. <b>No likely significant effect</b></p>	<p><b>No likely significant effects.</b> <i>Screened out.</i></p>

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
						<p>Rostherne Mere Ramsar is considered in the HRA screening report for HS2 (cited in Temple-ERM, 2013). Although the HRA will require future updates, the initial report screens out any likely significant effects upon this Ramsar. The potential impact mechanisms discussed in the sustainability report are considered to be hydrological (ground water regime impacts). Any residual (non-significant) impacts resulting from this scheme would therefore be highly unlikely to impact on the Ramsar through any similar mechanisms to those impacts associated with the SADPD. <b>No likely significant effect</b></p> <p>The Local Plan SADPD is unlikely to have significant adverse effects on the Rostherne Mere Ramsar in-combination with any other relevant plans or projects. <b>No likely significant effect</b></p>	
<p><b>Mersey Estuary Ramsar</b></p> <p><i>Qualifying features:</i> Criteria 5 - Assemblages of international importance: Species with peak counts in winter: 89576 waterfowl (5 year peak mean 1998/99-2002/2003)</p> <p>Criteria 6 - species/populations occurring at levels of international importance.</p> <ul style="list-style-type: none"> <li>- Common Shelduck</li> <li>- Black-tailed Godwit</li> <li>- Common Redshank</li> <li>- Eurasian Teal</li> <li>- Northern Pintail</li> <li>- Dunlin</li> </ul>	<p>Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance</p>	None	<p>It is unlikely that the development of any sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Mersey Estuary Ramsar, which is more than 24km from the closest potential allocated site. <b>No likely significant effect</b></p>	<p>The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 24km) of the Ramsar from any potential site allocation within the SADPD. Any impacts on local watercourses due to development at the potential allocated sites are unlikely to cause significant effects on water levels/quality of the estuary that far downstream. <b>No likely significant effect</b></p>	<p>The potential for adverse effects due to air quality changes from increased traffic associated with new development is highly unlikely due to the distance (more than 24km) of the Ramsar from any potential allocated site within the SADPD. <b>No likely significant effect</b></p>	<p>The Local Plan SADPD is unlikely to have significant adverse effects on the Mersey Estuary Ramsar in-combination with any other relevant plans or projects. <b>No likely significant effect</b></p>	<p><b>No likely significant effects.</b> <i>Screened out.</i></p>

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
<b>Dee Estuary Ramsar</b>  <i>Qualifying features:</i> Criterion 1 - Extensive intertidal mud and sand flats (20km by 9km) with large expanses of saltmarsh towards the head of the estuary.  Criterion 2 - it supports breeding colonies of the vulnerable Natterjack Toad, <i>Epidalea calamita</i>  Criterion 5 - Assemblages of international importance: Species with peak counts in winter: Non-breeding season regularly supports 120,726 individual waterbirds (5 year peak mean 1994/5 - 1998/9).  Criterion 6 - species/populations occurring at levels of international importance: - Redshank - Teal - Shelduck - Oystercatcher - Curlew - Pintail - Grey plover - Dunlin - Black-tailed godwit - Bar-tailed godwit	Changes in water quality Changes in water levels or table Physical damage (due to recreational pressures) Disturbance	None	It is unlikely that development at any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Dee Estuary Ramsar, which is more than 30km from the closest potential allocated site. <b>No likely significant effect</b>	The potential for adverse effects due to changes in water levels is highly unlikely due to the distance (more than 30km) of the Ramsar from any proposed development within the SADPD. Any impacts on local watercourses due to development at the sites being considered for allocation are unlikely to cause significant effects on water levels/quality of the estuary, that far downstream. <b>No likely significant effect</b>	The potential for adverse effects due to air quality changes from increased traffic associated with new development at sites being considered for allocation in the SADPD is highly unlikely due to the distance (more than 30km) of the Ramsar from any potential allocated site within the SADPD. <b>No likely significant effect</b>	The Local Plan SADPD is unlikely to have significant adverse effects on the Dee Estuary Ramsar in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>
<b>Mersey Narrows and North Wirral Foreshore Ramsar</b>  <i>Qualifying features:</i> Criterion 4 - the site regularly supports plant and/or animal species at a	Changes in water quality Changes in water levels or table Physical damage (due to recreational	None	It is unlikely that the development of any of the sites being considered for potential allocation in the SADPD will result in recreational/ disturbance impacts that extend as far as the Mersey Narrows and North Wirral Foreshore	The potential for adverse effects due to changes in water levels and/or quality is highly unlikely due to the distance (more than 44km) of the Ramsar from any potential allocated site within the SADPD. Any	The potential for adverse effects due to air quality changes as a result of increased traffic associated with new development at the potential allocated sites is highly unlikely due to the distance (more than 44km) of the Ramsar from any potential allocated site	The Local Plan SADPD is unlikely to have significant adverse effects on the Mersey Narrows and North Wirral Foreshore Ramsar in-combination with any other relevant plans or projects. <b>No likely significant effect</b>	<b>No likely significant effects.</b> <i>Screened out.</i>

Designated Site (including component SSSIs likely to be impacted upon, where applicable).	Potential Hazards	Relevant Policy / Site being considered in the assessment	Potential hazard impact pathways			Potential in-combination effects with other plans or projects (if applicable) *	Screening assessment
			Recreational	Hydrological	Air quality		
critical stage in their life cycles, or provides refuge during adverse conditions: - supports important numbers of non-breeding little gulls and common terns.  Criterion 5 - the site regularly supports 20,000 or more waterbirds.  Criterion 6 - species /populations occurring at levels of international importance: - Knot - Bar-tailed Godwit - Little Gull - Common Tern	pressures) Disturbance		Ramsar due to the relative distance of this Ramsar from the closest potential allocated site being more than 44km away. <b>No likely significant effect</b>	impacts on local watercourses due to development at the potential allocated sites are unlikely to cause significant effects on water levels/quality that far downstream. <b>No likely significant effect</b>	within the SADPD. <b>No likely significant effect</b>		



## 5.4 Screening Statement and Conclusions

The development policies within the SADPD have been screened out, both alone and in-combination with other plans or projects.

This screening assessment has determined that the SADPD site allocations and development policies are not likely to have significant effects, either alone or in-combination with other plans or projects, on the following European sites:

- South Pennine Moors SAC
- Rixton Clay Pits SAC
- Brown Moss SAC
- Manchester Mosses SAC
- Oak Mere SAC
- Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC
- Peak District Dales SAC
- West Midlands Mosses SAC
- Peak District Moors (South Pennine Moors Phase 1) SPA
- Mersey Estuary SPA and Ramsar
- Dee Estuary SAC, SPA and Ramsar
- Mersey Narrows and North Wirral Foreshore SPA and Ramsar
- Midland Meres and Mosses Phase 1 Ramsar
- Midland Meres and Mosses Phase 2 Ramsar
- Rostherne Mere Ramsar

The SADPD site allocations and development policies could potentially have significant adverse effects, either alone and in-combination with other plans and projects, on the following sites:

- River Dee and Bala Lake SAC

This is due to increased abstraction pressures due to new development. Therefore, an Appropriate Assessment is required to assess in more detail the likely nature of the effects on the integrity of this European site.

## 6 Appropriate Assessment

### 6.1 Introduction

This section describes Tasks 2 and 3 of the HRA of the Cheshire East SADPD, as outlined in Section 2.

Where the potential for significant effects has been identified, the nature and likely scale of effects on the integrity of the individual European sites are reported, excluding those aspects that have been screened out. Additional information and interpretation is provided to allow for a reasonable assessment of the effects, and to identify appropriate mitigation that can be included within the plan to ensure that adverse effects do not occur.

### 6.2 Screening Conclusion

The HRA Task 1 screening assessment identified that the SADPD could potentially have significant adverse effects on the following site:

- River Dee and Bala Lake SAC

### 6.3 Assessment of Effects on Site Integrity

This section details the Appropriate Assessment of the potential effects of the SADPD document on the integrity of the identified European site. This assessment lists and considers all qualifying species in the European sites. Any other typical habitats or species within or outside the boundaries of this protected site that are necessary to the conservation qualifying features are also considered in the assessment.

#### 6.3.1 River Dee and Bala Lake SAC

##### **Qualifying Features**

The River Dee and Bala Lake SAC qualifies as an SAC for the following features:

- Water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation
- Floating Water Plantain *Luronium natans*
- Atlantic Salmon *Salmo salar*
- Sea Lamprey *Petromyzon marinus*
- River Lamprey *Lampetra fluviatilis*
- Bullhead *Cottus gobio*
- Brook Lamprey *Lampetra planeri*
- Otter *Lutra lutra*

##### **Conservation Objectives**

Natural England's conservation objectives for the River Dee and Bala Lake SAC are:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by 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, and,
- The distribution of qualifying species within the site.

### ***Environmental Conditions Sustaining Integrity of Site***

The River Dee and Bala Lake SAC extends from the upland source of the Dee at Bala Lake in Snowdonia, Wales through lowland Shropshire and Cheshire in England, to its outflow into the Dee Estuary, and includes some of the tributaries such as the Ceiriog. The screening assessment identified the potential effects on this SAC due to the increased demand for water.

The Dee is one of the most regulated rivers in the Europe, with flows controlled from the headwater reservoirs Llyn Celyn and Llyn Brenig, as well as Llyn Tegid (a natural lake). Together these secure a yield of around 13.5 cumecs of which 9.3 cumecs is allocated for licenced abstraction close to Chester - most of which is used for potable supply. The remaining 4.2 cumecs forms a statutory minimum flow over Chester Weir, which is maintained in all but the most severe drought conditions. In addition, a further 119 cumec days of storage is available in most years for special release and is utilised for fishery, recreation and water quality purposes (NRW, 2018).

The River Dee and Bala Lake SAC is vulnerable to the following pressures:

- Reduction in water quality
- Changes to quantity and patterns of water flow
- Excessive water abstraction
- Over fishing
- Introduction of non-native species

The screening assessment identifies that the SADPD could lead to increased levels of abstraction could significantly affect the levels of flow in the River Dee and hence result in significant effects on qualifying features.

### ***Assessment of Impacts Upon Site Integrity***

Details for the Appropriate Assessment of the Local Plan SADPD, both alone and in combination with other plans and projects on the integrity of the River Dee and Bala Lake SAC in relation to the impacts identified in the screening assessment are described in Table 6-1.

**Table 6-1: Test of adverse effects of integrity on River Dee and Bala Lake SAC**

Qualifying Feature	Identified Hazard	Adverse Effect of SADPD Alone and In-combination	Avoidance/Mitigation Measures for SADPD impacts	Adverse impact upon Site Integrity
<p>Riverine habitats and running waters</p> <p>Vascular plants of aquatic habitats</p> <p>Anadromous fish</p> <p>Non-migratory fish and invertebrates of rivers</p> <p>Mammals of riverine habitats</p>	<p>Changes in water levels or table</p> <p><i>N.B. Changes in water quality, physical damage due to recreation pressure and disturbance were screened out during stage 1 of the HRA.</i></p>	<p>Development of new housing and employment land within Cheshire East could lead to increased demand for water. Increased levels of abstraction could significantly affect the levels of flow in the River Dee and hence result in significant effects on any of the qualifying features as well as all of the typical habitats and species present which support these qualifying species.</p> <p>No other plans or projects have been identified which could act in-combination with the identified hazards for the River Dee and Bala Lake SAC.</p>	<p>The River Dee Catchment Abstraction Management Strategy (CAMS) 2015 identifies the River Dee as an important resource for public water supply as it is used to supply the homes of more than two million people. In dry periods when the river is being regulated, to protect this supply, more water is not available for abstraction from the River Dee (or its tributaries) upstream of Chester Weir. Additional water may be available during wetter periods, but abstractors are required to stop taking water as soon as the river flow dropped again. Natural Resources Wales may also have to place special conditions on any new licences granted to safeguard the wildlife and conservation interest of the River Dee (NRW, 2015).</p> <p>The secure provision of a water supply is not the statutory responsibility of Cheshire East Council or any other Local Authority; the responsibility lies with the water companies as statutory undertakers for the provision of water. The abstraction of water to provide a water supply is also heavily regulated by the Environment Agency and Natural Resources Wales.</p> <p>United Utilities is the principal water provider for Cheshire East and such provision is covered by the Strategic Resource Zone which serves 7 million people in South and West Cumbria, Lancashire, Greater Manchester, Merseyside and most of Cheshire. The United Utilities Final Water Resources Management Plan 2019 provides a comprehensive statement of their water supply and</p>	<p><b>No adverse impact upon site integrity</b></p>

Qualifying Feature	Identified Hazard	Adverse Effect of SADPD Alone and In-combination	Avoidance/Mitigation Measures for SADPD impacts	Adverse impact upon Site Integrity
			<p>water demand forecasts between 2020 and 2045. It also describes the resulting supply-demand balances and the actions they propose to take as part of their preferred strategy to achieve water supply reliability standards for their customers.</p> <p>The Plan states that the water available for use in the Strategic Resource Zone is expected to meet the projected demand between 2020 and 2040, but there is a very small predicted deficit between 2041 and 2045, due to economic and population growth and climate change. This deficit is addressed through leakage reduction and water efficiency. The plan also considers water supply resilience risks and considers future water trade options with other parts of the UK (although trade is not within the preferred plan but considered for the future). The Plan's HRA does not identify any adverse impacts upon European sites, although acknowledges that project-level HRAs are required.</p> <p>United Utilities abstract water from the River Dee at various locations to supply both potable and non-potable customers, including a supply of raw water from the River Dee to Dŵr Cymru Welsh Water and a non-potable supply of raw water from the River Dee to industrial customers in the Wirral (80. MI/d on average).</p> <p>The River Dee is managed by Natural Resources Wales through a regulation scheme. United Utilities abstractions are governed by the River Dee General Directions (NRW, 2016; United Utilities 2018), which set out rules for abstraction during drought conditions and are approved by the statutory Dee Consultative Committee.</p> <p>Therefore, it is unlikely that the SADPD will result in the need for</p>	

Qualifying Feature	Identified Hazard	Adverse Effect of SADPD Alone and In-combination	Avoidance/Mitigation Measures for SADPD impacts	Adverse impact upon Site Integrity
			further abstraction from the River Dee.	

## 7 Conclusions

Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations') states that if a land-use plan is "(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in-combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site" then the plan-making authority must "...make an appropriate assessment of the implications for the site in view of that site's conservation objectives" before the plan is given effect. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA).

It is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside the plan development, with the emerging policies and sites proposed for development continually assessed for their possible effects on European sites and modified or abandoned (as necessary) to ensure that the subsequently adopted plan is not likely to result in significant effects on any European sites, either alone or 'in combination' with other plans or projects.

HRA has been undertaken throughout the development of the Cheshire East Local Plan and has informed key stages and assessment work, including the selection of sites proposed for development. This report details the HRA for the Revised Publication Draft version Cheshire East Local Plan SADPD.

The most likely effects of the SADPD on European sites are related to pressures from new development including water abstraction, changes to surface and ground water levels/quality (surface run-off, pollution events), air pollution and increased recreational pressures arising from new housing developments and increased tourism.

The Screening Assessment determined that the SADPD is not likely to have significant effects, either alone or in-combination with other plans or projects on the following European sites:

- West Midlands Mosses SAC
- South Pennine Moors SAC
- Rixton Clay Pits SAC
- Brown Moss SAC
- Manchester Mosses SAC
- Oak Mere SAC
- Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC
- Peak District Dales SAC
- Peak District Moors (South Pennine Moors Phase 1) SPA
- Mersey Estuary SPA and Ramsar
- Dee Estuary SAC, SPA and Ramsar
- Mersey Narrows and North Wirral Foreshore SPA and Ramsar
- Midland Meres and Mosses Phase 1 Ramsar
- Midland Meres and Mosses Phase 2 Ramsar
- Rostherne Mere Ramsar

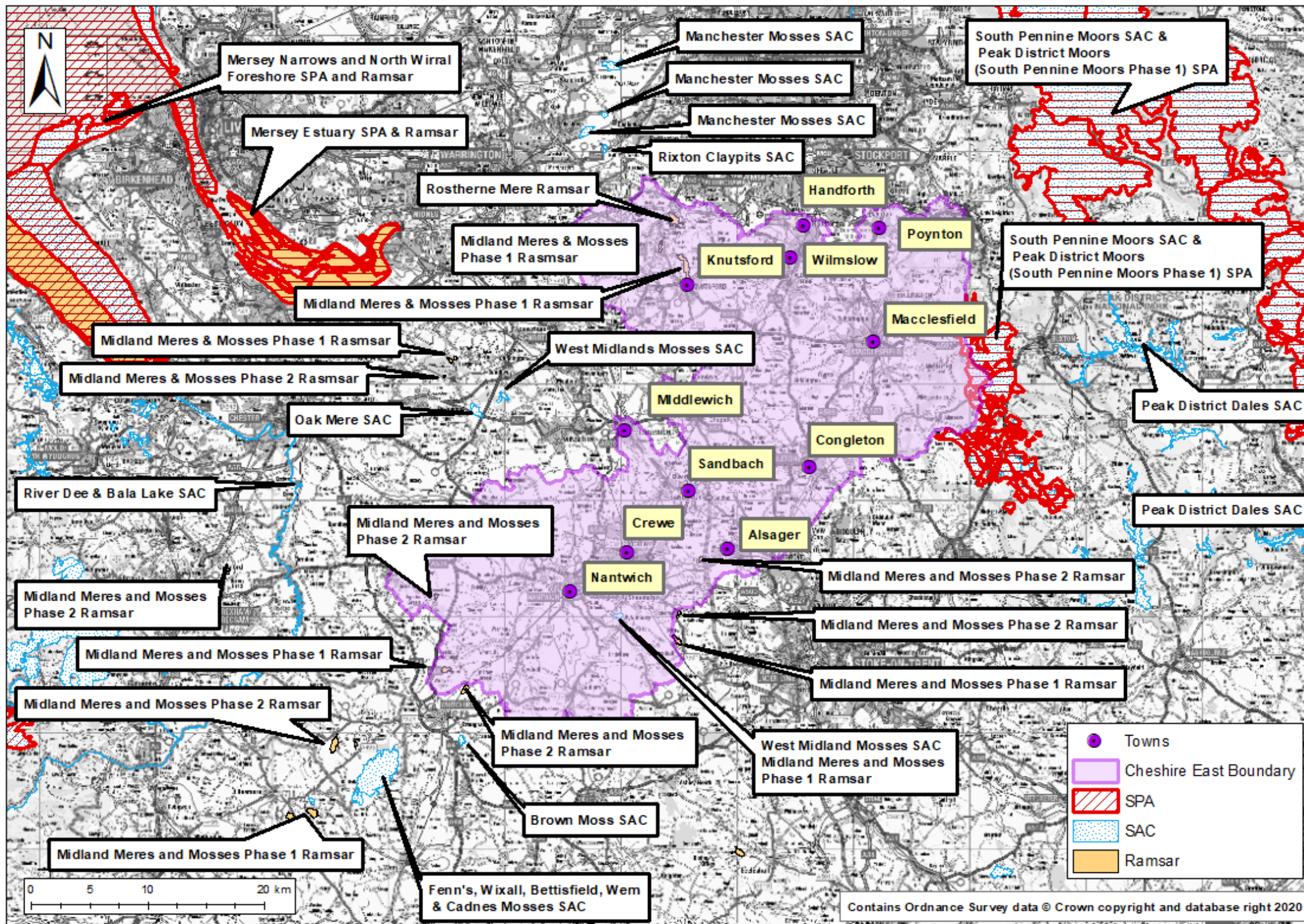


Likely significant effects as a result of changes in water levels (due to abstraction) have been identified for River Dee and Bala Lake SAC.

The Appropriate Assessment identified that the existing policies and provisions of Natural Resources Wales, the Environment Agency and United Utilities, through the Dee Catchment Abstraction Management Plan (2015), the River Dee General Directions (NRW, 2016) and the United Utilities Final Water Resources Management Plan 2019 in relation to water supply, will ensure that the Local Plan SADPD will have no adverse impact on this European site.



**A Map showing distribution of European sites around Cheshire East**



**Figure A-1: Location of European sites within and Adjacent to Cheshire East**



## Appendices

### B Details of European sites within and adjacent to Cheshire East

European Site	Qualifying Feature (Broad Habitat/Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
<b>West Midlands Mosses SAC</b> <i>Site Area 184.18ha</i>  Component SSSI: Abbots Moss SSSI, Chartley Moss SSSI, Clarepool Moss SSSI, Wybunbury Moss SSSI	Standing waters (sensitive to acidification)  Bogs and wet habitats	Natural dystrophic lakes and ponds; Acid peat-stained lakes and ponds  Transition mires and quaking bogs; Very wet mires often identified by an unstable `quaking` surface	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; - The extent and distribution of qualifying natural habitats - The structure and function (including typical species) of qualifying natural habitats, and - The supporting processes on which qualifying natural habitats rely.	Identified threats and pressures are: - Water pollution - Hydrological changes - Air pollution - Inappropriate scrub control - Game management: pheasant rearing - Forestry and woodland management
<b>South Pennine Moors SAC</b> <i>Site Area 64983.13ha</i>	Bogs and wet habitats  Fens and wet habitats  Dry heathland habitats  Dry woodlands and scrub	Blanket bogs  Transition mires and quaking bogs  Northern Atlantic wet heaths with <i>Erica tetralix</i>  European dry heaths  Old sessile oak woods with <i>Ilex</i> and	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; - The extent and distribution of qualifying natural habitats - The structure and function	Identified threats and pressures are: - Hydrological changes - Managed rotational burning - Low breeding success/poor recruitment - Inappropriate management practices - Public Access/Disturbance - Air Pollution - Wildfire/arson

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<i>Blechnum</i> in the British Isles	(including typical species) of qualifying natural habitats, and - The supporting processes on which qualifying natural habitats rely.	<ul style="list-style-type: none"> <li>- Vehicles</li> <li>- Overgrazing</li> <li>- Forestry and woodland management</li> <li>- Changes in species distribution</li> <li>- Disease</li> <li>- Undergrazing</li> <li>- Invasive species</li> <li>- Planning permission</li> </ul>
<b>Rixton Clay Pits SAC</b> <i>Site Area 13.99ha</i>	Amphibia	Great Crested Newt <i>Triturus cristatus</i>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of the habitats of qualifying species</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Direct impact from 3rd party</li> </ul>
<b>Brown Moss SAC</b> <i>Site Area 32.03ha</i>	Vascular plants of aquatic habitats	Floating Water Plantain <i>Luronium natans</i>	Ensure that the integrity of the site is maintained or restored as appropriate, and	Identified threats and pressures are:

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
			<p>ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of the habitats of qualifying species</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Hydrological changes</li> <li>- Water pollution</li> <li>- Invasive species</li> <li>- Siltation</li> <li>- Air pollution</li> </ul>
<p><b>Manchester Mosses SAC</b> <i>Site Area 172.81ha</i></p> <p>Component SSSI: Astley and Bedford Mosses SSSI, Holcroft Moss SSSI, Risley Moss SSSI</p>	Bogs and wet habitats	Degraded raised bogs still capable of natural regeneration.	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats</li> <li>- The structure and function (including typical species) of qualifying natural habitats, and</li> <li>- The supporting processes on which qualifying natural</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Hydrological changes</li> <li>- Air pollution</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
			habitats rely.	
<b>Oak Mere SAC</b> <i>Site Area 68.82ha</i>	Standing waters (sensitive to acidification)  Bogs and wet habitats	Oligotrophic waters containing very few minerals of sandy plains ( <i>Littorelletalia uniflorae</i> ).  Transition mires and quaking bogs.	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats</li> <li>- The structure and function (including typical species) of qualifying natural habitats, and</li> <li>- The supporting processes on which qualifying natural habitats rely.</li> </ul>	Identified threats and pressures are: <ul style="list-style-type: none"> <li>- Water pollution</li> <li>- Invasive species</li> <li>- Hydrological changes</li> <li>- Air pollution</li> </ul>
<b>Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC</b> <i>Site Area 949.2ha</i>	Bogs and wet habitats	Active raised bogs Degraded raised bogs still capable of natural regeneration.	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats</li> <li>- The structure and function (including typical species) of qualifying natural habitats, and</li> <li>- The supporting processes on which qualifying natural</li> </ul>	Identified threats and pressures are: <ul style="list-style-type: none"> <li>- Inappropriate water levels</li> <li>- Water pollution</li> <li>- Air pollution</li> <li>- Inappropriate scrub control</li> <li>- Overgrazing</li> <li>- Planning permission</li> <li>- Peat extraction</li> <li>- Invasive species</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
			habitats rely.	
<b>Peak District Dales SAC</b> <i>Site Area 2326.33ha</i>	Fens and wet habitats  Dry woodlands and scrub  Dry grassland  Dry heathland habitats  Upland  Non-migratory fish and invertebrates of rivers	Alkaline fens  Tilio-Acerion forests of slopes, screes and ravines  Calaminarian grasslands of the <i>Violetalia calaminariae</i>  Semi-natural dry grasslands and scrubland facies: on calcareous substrates ( <i>Festuco-Brometalia</i> ) (*important orchid sites)  European dry heaths  Calcareous and calcshist screes of the montane to alpine levels ( <i>Thlaspietea rotundifolii</i> )  Calcareous rocky slopes with chasmophytic vegetation  White-clawed (or Atlantic stream) crayfish <i>Austropotamobius pallipes</i>  Brook Lamprey <i>Lampetra planeri</i>  Bullhead <i>Cottus gobio</i>	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: - The extent and distribution of the habitats of qualifying species - The structure and function of the habitats of qualifying species - The supporting processes on which the habitats of qualifying species rely - The populations of qualifying species, and, - The distribution of qualifying species within the site.	Identified threats and pressures are: - Inappropriate scrub control - Fertiliser use - Water pollution - Inappropriate weirs, dams and other structures - Overgrazing/undergrazing - Inappropriate water levels - Disease - Invasive species - Climate change - Air pollution - Vehicles - Forestry and woodland management - Direct impact from 3rd party - Public access/disturbance
<b>River Dee and Bala Lake SAC</b> <i>Site Area 1308.93ha</i>	Riverine habitats and running waters  Vascular plants of aquatic	Watercourses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site	Identified threats and pressures are: - Reduction in water quality - Changes to quantity and



European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
	habitats  Anadromous fish  Non-migratory fish and invertebrates of rivers  Mammals of riverine habitats	Floating Water Plantain <i>Luronium natans</i>  Atlantic Salmon <i>Salmo salar</i> Sea Lamprey <i>Petromyzon marinus</i> River Lamprey <i>Lampetra fluviatilis</i>  Bullhead <i>Cottus gobio</i> Brook Lamprey <i>Lampetra planeri</i>  Otter <i>Lutra lutra</i>	contributes to achieving the Favourable Conservation Status of its Qualifying Features, by 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, and, - The distribution of qualifying species within the site.	patterns of water flow - Excessive water abstraction - Over fishing - Introduction of non-native species
<b>Dee Estuary SAC</b> <i>Site Area 15805.89 ha</i>	Coastal habitats  Coastal habitats (sensitive to abstraction)  Estuarine and intertidal habitats  Mosses and liverworts  Anadromous fish	Embryonic shifting dunes  Fixed coastal dunes with herbaceous vegetation (grey dunes)* Priority natural habitat  Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)  Annual vegetation of drift lines	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: - The extent and distribution of qualifying natural habitats and habitats of qualifying species	Identified threats and pressures are: - Public access/disturbance - Changes in species distribution - Invasive species - Climate change - Coastal squeeze - Inappropriate scrub control - Water pollution - Fisheries

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>Humid dune slacks</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts</p> <p>Estuaries</p> <p>Mudflats and sandflats not covered by seawater at low tide</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>)</p> <p><i>Salicornia</i> and other annuals colonising mud and sand</p> <p>Petal wort <i>Petalophyllum ralfsii</i></p> <p>Sea Lamprey <i>Petromyzon marinus</i></p> <p>River Lamprey <i>Lampetra fluviatilis</i></p>	<ul style="list-style-type: none"> <li>- The structure and function (including typical species) of qualifying natural habitats</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Inappropriate coastal management</li> <li>- Overgrazing</li> <li>- Direct impact from 3rd party</li> <li>- Marine litter</li> <li>- Predation</li> <li>- Marine consents and permits</li> <li>- Wildfire/arson</li> <li>- Air pollution</li> <li>- Transportation and service corridors</li> <li>- Physical modification</li> </ul>
<b>Peak District Moors (South Pennine Moors Phase 1) SPA</b> Site Area 45270.52ha	<p>Birds of uplands</p> <p>Birds of lowland wet grasslands</p> <p>Birds of farmland</p> <p>Birds of coastal habitats</p> <p>Birds of estuarine habitats</p>	<p>Merlin <i>Falco columbarius</i> <i>Breeding: 2.3% of the breeding population in Great Britain (Count as at 1990 and 1998)</i></p> <p>European Golden Plover <i>Pluvialis apricaria</i> <i>Breeding: 1.9% of the breeding population in Great Britain (Count, as at 1990 and 1998)</i></p> <p>Short-eared Owl <i>Asio flammeus</i> <i>Breeding: 2.2% of the breeding</i></p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of the habitats of the qualifying features</li> <li>- The structure and function of the habitats of the qualifying features</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Hydrological changes</li> <li>- Managed rotational burning</li> <li>- Low breeding success/poor recruitment</li> <li>- Inappropriate management practices</li> <li>- Public Access/Disturbance</li> <li>- Air Pollution</li> <li>- Wildfire/arson</li> <li>- Vehicles</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p><i>population in Great Britain (Count, as at 1990 and 1998)</i></p> <p>Peregrine Falcon <i>Falco peregrinus</i> <i>Not formally listed at the time of designation, but subsequently identified as a qualifying feature</i></p> <p>Dunlin <i>Calidris alpina</i> <i>Not formally listed at the time of designation, but subsequently identified as a qualifying feature</i></p>	<ul style="list-style-type: none"> <li>- The supporting processes on which the habitats of the qualifying features rely</li> <li>- The population of each of the qualifying features, and,</li> <li>- The distribution of the qualifying features within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Overgrazing</li> <li>- Forestry and woodland management</li> <li>- Changes in species distribution</li> <li>- Disease</li> <li>- Undergrazing</li> <li>- Invasive species</li> <li>- Planning Permission</li> </ul>
<b>Mersey Estuary SPA</b> <i>Site Area 5023.25ha</i>	<p>Birds of uplands</p> <p>Birds of lowland wet grasslands</p> <p>Birds of lowland freshwaters and their margins</p> <p>Birds of farmland</p> <p>Birds of coastal habitats</p> <p>Birds of estuarine habitats</p>	<p>European Golden Plover <i>Pluvialis apricaria</i> <i>Over winter: 1.2% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)</i></p> <p>Common Redshank <i>Tringa totanus</i> <i>On passage: 2.0% of the Eastern Atlantic - wintering population (5 year peak mean, 1987-1991)</i> <i>Over winter: 3.1% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)</i></p> <p>Ringed Plover <i>Charadrius hiaticula</i> <i>On passage: 2.9% of the Europe/Northern Africa - wintering population (Count, as at 1989)</i></p> <p>Dunlin <i>Calidris alpina</i> <i>Over winter: 3.2% of the wintering</i></p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of the habitats of the qualifying features</li> <li>- The structure and function of the habitats of the qualifying features</li> <li>- The supporting processes on which the habitats of the qualifying features rely</li> <li>- The population of each of the qualifying features, and,</li> <li>- The distribution of the qualifying features within the site.</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Changes in species distribution</li> <li>- Invasive species</li> <li>- Public access/disturbance</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>Northern Siberia/Europe/Western Africa population (5 year peak mean 1991/2 - 1995/6)</p> <p>Northern Pintail <i>Anas acuta</i> Over winter: 4.6% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)</p> <p>Common Shelduck <i>Tadorna tadorna</i> Over winter: 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)</p> <p>Eurasian Teal <i>Anas crecca</i> Over winter: 2.9% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)</p> <p>The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl.</p>		
<b>Dee Estuary SPA</b> Site Area 14291.56ha	Birds of lowland wet grassland  Birds of lowland freshwaters and their margins  Birds of farmland  Birds of coastal habitats  Birds of estuarine habitats	<p>Little Tern <i>Sterna albifrons</i> Breeding: 2.9% of the GB breeding population (5 year peak mean 1995-1999)</p> <p>Common Tern <i>Sterna hirundo</i> Breeding: 3.2% of the population in Great Britain (5 year peak mean 1995-1999)</p> <p>Bar-tailed Godwit <i>Limosa lapponica</i></p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of the habitats of the qualifying features</li> <li>- The structure and function</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Public access/disturbance</li> <li>- Changes in species distribution</li> <li>- Invasive species</li> <li>- Climate change</li> <li>- Coastal squeeze</li> <li>- Inappropriate scrub control</li> <li>- Water pollution</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
	Birds of open sea and offshore rocks	<p>Wintering: 2.2% of the GB population (5 year peak mean 1994/95-1998/99)</p> <p>Sandwich Tern <i>Sterna sandvicensis</i> On passage: 2.3% of the population in Great Britain (5 year peak mean 1995-1999)</p> <p>Pintail <i>Anas acuta</i> Over winter: 9.0% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Teal <i>Anas crecca</i> Over winter: 1.3% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Dunlin <i>Calidris alpina alpina</i> Over winter: 2% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Knot <i>Calidris canutus</i> Over winter: 3.5% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Oystercatcher <i>Haematopus ostralegus</i> Over winter: 2.5% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Black-tailed Godwit <i>Limosa limosa</i></p>	<p>of the habitats of the qualifying features</p> <ul style="list-style-type: none"> <li>- The supporting processes on which the habitats of the qualifying features rely</li> <li>- The population of each of the qualifying features, and,</li> <li>- The distribution of the qualifying features within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Fisheries</li> <li>- Inappropriate coastal management</li> <li>- Overgrazing</li> <li>- Direct impact from 3rd party</li> <li>- Marine litter</li> <li>- Predation</li> <li>- Marine consents and permits</li> <li>- Wildfire/arson</li> <li>- Air pollution</li> <li>- Transportation and service corridors</li> <li>- Physical modification</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>Over winter: 2.5% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Curlew <i>Numenius arquata</i> Over winter: 1.1% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Grey Plover <i>Pluvialis squatarola</i> Over winter: 1.1% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Shelduck <i>Tadorna tadorna</i> Over winter: 2.6% of the population (5 year peak mean 1994/95-1998/99)</p> <p>Redshank <i>Tringa totanus</i> Over winter: 3.5% of the population (5 year peak mean 1994/95-1998/99) On passage: 5.9% of the population (5 year peak mean 1994/95-1998/99)</p> <p>In the non-breeding season the area regularly supports: 120726 waterfowl (5 year peak mean 1994/95-1998/99)</p>		
<b>Mersey Narrows and North Wirral Foreshore SPA</b> Site Area 2078.41ha	<p>Birds of lowland wet grasslands</p> <p>Birds of lowland freshwaters and their margins</p>	<p>Bar-tailed Godwit <i>Limosa lapponica</i> Over winter: 5.5% of the GB population (5-year peak mean 2004/05 - 2008/09)</p>	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Public access/disturbance</li> <li>- Changes in species</li> </ul>



European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
	<p>Birds of farmland</p> <p>Birds of coastal habitats</p> <p>Birds of estuarine habitats</p> <p>Birds of open sea and offshore rocks</p>	<p>Little Gull <i>Hydrocoloeus minutus</i> On passage: 213 individuals (no national population estimate)</p> <p>Common Tern <i>Sterna hirundo</i> Breeding: 1.8% of the GB population (2005-2009) On passage: 1,475 individuals (no national population estimate)</p> <p>Knot <i>Calidris canutus</i> Over winter: 2.4% W Europe /Waddensea/ Britain/ Ireland population (5 year peak mean (2004/05 - 2008/09)</p> <p>An internationally important assemblage of birds: in the non-breeding season the area regularly supports: 32,366 individual waterbirds (five year peak mean 2004/05 - 2008/09)</p>	<p>contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of the habitats of the qualifying features</li> <li>- The structure and function of the habitats of the qualifying features</li> <li>- The supporting processes on which the habitats of the qualifying features rely</li> <li>- The population of each of the qualifying features, and,</li> <li>- The distribution of the qualifying features within the site.</li> </ul>	<p>distribution</p> <ul style="list-style-type: none"> <li>- Invasive species</li> <li>- Climate change</li> <li>- Coastal squeeze</li> <li>- Inappropriate scrub control</li> <li>- Water pollution</li> <li>- Fisheries</li> <li>- Inappropriate coastal management</li> <li>- Overgrazing</li> <li>- Direct impact from 3rd party</li> <li>- Marine litter</li> <li>- Predation</li> <li>- Marine consents and permits</li> <li>- Wildfire/arson</li> <li>- Air pollution</li> <li>- Transportation and service corridors</li> <li>- Physical modification</li> </ul>
<p><b>Midland Meres and Mosses Phase 1 Ramsar</b> Site Area 510.88ha</p> <p>Component SSSI: Bagmere SSSI, Berrington Pool, Shropshire SSSI, Betley Mere SSSI, Bomere, Shomere and Betton Pools SSSI,</p>	n/a	<p>Ramsar Convention Criteria:</p> <p>Criteria 1 - The site comprises a diverse range of habitats from open water to raised bog.</p> <p>Criteria 2 - Supports a number of rare species of plants associated with wetlands including five nationally scarce species together with an assemblage of rare wetland invertebrates (three endangered</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats and habitats of qualifying</li> </ul>	<p>The site is vulnerable to:</p> <ul style="list-style-type: none"> <li>- Eutrophication</li> <li>- Introduction of non-native plant species</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
Brown Moss SSSI, Chartley Moss SSSI, Clarepool Moss SSSI, Fenemere SSSI, Flaxmere Moss SSSI, Hatch Mere SSSI, Marton Pool, Chirbury SSSI, Quoisley Meres SSSI, Tatton Meres SSSI, The Mere, Mere SSSI, White Mere SSSI, Wybunbury Moss SSSI		<p>insects and five other British Red Data Book species of invertebrates).</p> <p>Noteworthy flora:</p> <ul style="list-style-type: none"> <li>- Six-stamened Waterwort <i>Elatine hexandra</i></li> <li>- Needle Spike-rush <i>Eleocharis acicularis</i></li> <li>- Cowbane <i>Cicuta virosa</i></li> <li>- Marsh Fern <i>Thelypteris palustris</i></li> <li>- Elongated Sedge <i>Carex elongata</i></li> </ul> <p>Noteworthy fauna:</p> <ul style="list-style-type: none"> <li>- Caddisfly <i>Hagenella clathrata</i></li> <li>- Crane fly <i>Limnophila fasciata</i></li> <li>- Spider <i>Carorita limnaea</i></li> <li>- Rove Beetle <i>Lathrobium rufipenne</i></li> <li>- Reed Beetle <i>Donacia aquatica</i></li> <li>- Crane fly <i>Prionocera pubescens</i></li> <li>- Crane fly <i>Gonomyia abbreviata</i></li> <li>- Spider <i>Sitticus floricola</i></li> </ul>	<p>species</p> <ul style="list-style-type: none"> <li>- The structure and function (including typical species) of qualifying natural habitats</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	
<p><b>Midland Meres and Mosses Phase 2 Ramsar</b></p> <p><i>Site Area 1588.24ha</i></p> <p>Component SSSI: Abbots Moss SSSI, Aqualate Mere SSSI, Black Firs &amp; Cranberry Bog SSSI, Brownheath Moss SSSI, Chapel Mere SSSI, Cole Mere</p>	n/a	<p>Ramsar Convention Criteria:</p> <p>Criteria 1 - The site comprises a diverse range of habitats from open water to raised bog.</p> <p>Criteria 2 - Supports a number of rare species of plants associated with wetlands, including the nationally scarce Cowbane <i>Cicuta virosa</i> and, Elongated Sedge <i>Carex elongata</i>. Also present are the nationally scarce</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats and habitats of qualifying species</li> </ul>	<p>The site is vulnerable to:</p> <ul style="list-style-type: none"> <li>- Eutrophication</li> <li>- Introduction of non-native plant species</li> <li>- Pollution from pesticides, agricultural run-off</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
SSSI, Cop Mere SSSI, Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses SSSI, Hencott Pool SSSI, Linmer Moss SSSI, Morton Pool and Pasture SSSI, Oak Mere SSSI, Oakhanger Moss SSSI, Oss Mere SSSI, Sweat Mere and Crose Mere SSSI		<p>bryophytes <i>Dicranum affine</i> and <i>Sphagnum pulchrum</i>.</p> <p>Also supports an assemblage of invertebrates including several rare species. There are 16 species of British Red Data Book insect listed for this site including the following endangered species: the moth <i>Glyphipteryx lathamella</i>, the caddisfly <i>Hagenella clathrata</i> and the sawfly <i>Trichiosoma vitellinae</i>.</p> <p>Noteworthy flora:</p> <ul style="list-style-type: none"> <li>- Narrow Small-reed <i>Calamagrostis stricta</i></li> <li>- Elongated Sedge <i>Carex elongata</i></li> <li>- Cowbane <i>Cicuta virosa</i></li> <li>- Marsh Fern <i>Thelypteris palustris</i></li> <li>- Golden Bog-moss <i>Sphagnum pulchrum</i></li> <li>- Undulate Dicranum Moss <i>Dicranum undulatum</i></li> </ul> <p>Noteworthy Birds:</p> <ul style="list-style-type: none"> <li>- Northern Shoveler <i>Anas clypeata</i></li> <li>- Great Cormorant <i>Phalacrocorax carbo</i></li> <li>- Great Bittern <i>Botaurus stellaris stellaris</i></li> <li>- Water Rail <i>Rallus aquaticus</i></li> </ul> <p>Noteworthy invertebrates:</p> <ul style="list-style-type: none"> <li>- True fly <i>Limnophila heterogyna</i></li> <li>- True fly <i>Atylotus plebeius</i></li> </ul>	<ul style="list-style-type: none"> <li>- The structure and function (including typical species) of qualifying natural habitats</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<ul style="list-style-type: none"> <li>- Caddisfly <i>Hagenella clathrata</i></li> <li>- Cranefly <i>Limnophila fasciata</i></li> <li>- Spider <i>Carorita limnaea</i></li> <li>- Micro-moth <i>Glyphipteryx lathamella</i></li> <li>- Sawfly <i>Trichiosoma vitellinae</i></li> <li>- Moth <i>Eilema sericea</i></li> <li>- Sawfly <i>Brachythops wuesteneii</i></li> <li>- <i>Pachinematus xanthocarpus</i></li> <li>- Spider <i>Sitticus floricola</i></li> <li>- Moth <i>Lampronia fuscata</i></li> <li>- Horse fly <i>Hybomitra lurida</i></li> </ul>		
<b>Rostherne Mere Ramsar</b> <i>Site Area 79.76ha</i>	n/a	<p>Ramsar Convention Criteria:</p> <p>Criteria 1 - Rostherne Mere is one of the deepest and largest of the meres of the Shropshire-Cheshire Plain. Its shoreline is fringed with common reed <i>Phragmites australis</i>.</p> <p>Noteworthy Birds:</p> <ul style="list-style-type: none"> <li>- Great Cormorant <i>Phalacrocorax carbo carbo</i></li> <li>- Great Bittern <i>Botaurus stellaris stellaris</i></li> <li>- Water Rail <i>Rallus aquaticus</i></li> </ul>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats and habitats of qualifying species</li> <li>- The structure and function (including typical species) of qualifying natural habitats</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Eutrophication</li> <li>- Introduction of non-native plant species</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
			<ul style="list-style-type: none"> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	
<b>Mersey Estuary Ramsar</b> <i>Site Area 5023.35ha</i>	n/a	<p>Ramsar Convention Criteria:</p> <p>Criteria 5 - Assemblages of international importance:  Species with peak counts in winter:  89576 waterfowl (5 year peak mean 1998/99-2002/2003)</p> <p>Criteria 6 - species/populations occurring at levels of international importance.  Qualifying Species/populations (as identified at designation):  Species with peak counts in spring/autumn:  Common Shelduck - 12676 individuals, representing an average of 4.2% of the population (5 year peak mean 1998/9-2002/3).</p> <p>Black-tailed Godwit - 2011 individuals, representing an average of 5.7% of the population (5 year peak mean 1998/9-2002/3).</p> <p>Common Redshank - 6651 individuals, representing an average of 2.6% of the population (5 year peak mean 1998/9-2002/3).</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats and habitats of qualifying species</li> <li>- The structure and function (including typical species) of qualifying natural habitats</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Changes in species distribution</li> <li>- Invasive species</li> <li>- Public access/ disturbance</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>Species with peak counts in winter:</p> <p>Eurasian Teal - 10613 individuals, representing an average of 2.6% of the population (5 year peak mean 1998/9-2002/3).</p> <p>Northern Pintail - 565 individuals, representing an average of 2% of the GB population (5 year peak mean 1998/9-2002/3).</p> <p>Dunlin - 48364 individuals, representing an average of 3.6% of the population (5 year peak mean 1998/9-2002/3).</p> <p>Noteworthy birds:</p> <ul style="list-style-type: none"> <li>- Ringed Plover <i>Charadrius hiaticula</i></li> <li>- Eurasian Curlew <i>Numenius arquata arquata</i></li> <li>- Spotted Redshank <i>Tringa erythropus</i></li> <li>- Common Greenshank <i>Tringa nebularia</i></li> <li>- Eurasian Wigeon <i>Anas penelope</i></li> </ul>		
<b>Dee Estuary Ramsar</b> Site Area 14302.02ha	n/a	<p>Ramsar Convention Criteria:</p> <p>Criterion 1 - Extensive intertidal mud and sand flats (20km by 9km) with large expanses of saltmarsh towards the head of the estuary. Habitats Directive Annex I features present on the SAC include:</p> <p>H1130 Estuaries</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution</li> </ul>	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Public access/disturbance</li> <li>- Changes in species distribution</li> <li>- Invasive species</li> <li>- Climate change</li> <li>- Coastal squeeze</li> <li>- Inappropriate scrub control</li> </ul>



European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>H1140 Mudflats and sandflats not covered by seawater at low tide</p> <p>H1210 Annual vegetation of drift lines</p> <p>H1230 Vegetated sea cliffs of the Atlantic and Baltic coasts</p> <p>H1310 Salicornia and other annuals colonising mud and sand</p> <p>H1330 Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>)</p> <p>H2110 Embryonic shifting dunes</p> <p>H2120 Shifting dunes along the shoreline with ("white dunes") <i>Ammophila arenaria</i></p> <p>H2130 Fixed dunes with herbaceous vegetation ("grey dunes")</p> <p>H2190 Humid dune slacks</p> <p>Criterion 2 - it supports breeding colonies of the vulnerable Natterjack Toad <i>Epidalea calamita</i></p> <p>Criterion 5 - Assemblages of international importance: Species with peak counts in winter: Non-breeding season regularly supports 120,726 individual waterbirds (5 year peak mean 1994/5 - 1998/9).</p> <p>Criterion 6 - species/populations occurring at levels of international importance: Qualifying Species/populations (as identified at designation): Species with peak counts in</p>	<p>of qualifying natural habitats and habitats of qualifying species</p> <ul style="list-style-type: none"> <li>- The structure and function (including typical species) of qualifying natural habitats</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Water pollution</li> <li>- Fisheries</li> <li>- Inappropriate coastal management</li> <li>- Overgrazing</li> <li>- Direct impact from 3rd party</li> <li>- Marine litter</li> <li>- Predation</li> <li>- Marine consents and permits</li> <li>- Wildfire/arson</li> <li>- Air pollution</li> <li>- Transportation and service corridors</li> <li>- Physical modification</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>spring/autumn: Redshank <i>Tringa totanus</i> 8,795 individuals, representing an average of 5.9% of the Eastern Atlantic population (5 year peak mean 1994/95 - 1998/99)</p> <p>Species with peak counts in winter: Teal <i>Anas crecca</i> NW Europe 5,251 individuals, representing an average of 1.3% of the population (5 year peak mean 1994/95 - 1998/99)</p> <p>Shelduck <i>Tadorna tadorna</i> NW Europe 7,725 individuals, representing an average of 2.6% of the population (5 year peak mean 1994/95 - 1998/99)</p> <p>Oystercatcher <i>Haematopus ostralegus</i> Europe &amp; W Africa 22,677 individuals, representing an average of 2.5% of the population (5 year peak mean 1994/95 - 1998/99)</p> <p>Curlew <i>Numenius arquata</i> Europe/NW Africa 3,899 individuals, representing an average of 1.1% of the Europe population (5 year peak mean 1994/95 - 1998/99)</p> <p>Pintail <i>Anas acuta</i> NW Europe 5,407 individuals, representing an average of 9.0% of the population (5 year peak mean 1994/95 - 1998/99)</p>		

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>Grey plover <i>Pluvialis squatarola</i> E Atlantic 1,643 individuals, representing an average of 1.1% of the GB population (5 year peak mean 1994/95 - 1998/99)</p> <p>Dunlin <i>Calidris alpina alpina</i> Europe (breeding) 27,769 individuals, representing an average of 2.0% of the population (5 year peak mean 1994/95 - 1998/99)</p> <p>Black-tailed godwit <i>Limosa limosa islandica</i> Iceland (breeding) 1,747 individuals, representing an average of 2.5% of the population (5 year peak mean 1994/95 - 1998/99)</p> <p>Bar-tailed godwit <i>Limosa lapponica</i> W European (wintering) 1,150 individuals, representing an average of 1.2% of the Europe population (5 year peak mean 1994/95 - 1998/99)</p> <p>Redshank <i>Tringa totanus</i> Eastern Atlantic 5,293 individuals representing an average of 3.5% Eastern Atlantic population (5 year peak mean 1994/95 - 1998/99)</p>		
<b>Mersey Narrows and North Wirral Foreshore Ramsar</b> <i>Site Area 2708.41ha</i>	n/a	<p>Ramsar Convention Criteria:</p> <p>Criterion 4 - the site regularly supports plant and/or animal species</p>	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site	<p>Identified threats and pressures are:</p> <ul style="list-style-type: none"> <li>- Public access/disturbance</li> <li>- Changes in species</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>at a critical stage in their life cycles, or provides refuge during adverse conditions:</p> <p>During 2004/05 - 2008/09 the Mersey Narrows and North Wirral Foreshore Ramsar site supported important numbers of non-breeding little gulls and common terns.</p> <p>Criterion 5 - the site regularly supports 20,000 or more waterbirds:</p> <p>During the winters 2004/05 - 2008/09, the Mersey Narrows and North Wirral Foreshore Ramsar site supported an average peak of 32,402 individual waterbirds.</p> <p>Criterion 6 - species /populations occurring at levels of international importance:</p> <p>Qualifying Species/populations (as identified at designation):</p> <p>Species with peak counts in winter:</p> <p>Knot <i>Calidris canutus</i> W Europe/Waddensea /Britain/Ireland (non-breeding) 10,655 individuals representing 2.4% of the population (5 year peak mean (2004/05 - 2008/09)</p> <p>Bar-tailed Godwit <i>Limosa lapponica</i> W Europe/NW Africa (non-breeding) 3,344 individuals representing 2.8% of the population (5 year peak mean</p>	<p>contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>- The extent and distribution of qualifying natural habitats and habitats of qualifying species</li> <li>- The structure and function (including typical species) of qualifying natural habitats</li> <li>- The structure and function of the habitats of qualifying species</li> <li>- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</li> <li>- The populations of qualifying species, and,</li> <li>- The distribution of qualifying species within the site.</li> </ul>	<p>distribution</p> <ul style="list-style-type: none"> <li>- Invasive species</li> <li>- Climate change</li> <li>- Coastal squeeze</li> <li>- Inappropriate scrub control</li> <li>- Water pollution</li> <li>- Fisheries</li> <li>- Inappropriate coastal management</li> <li>- Overgrazing</li> <li>- Direct impact from 3rd party</li> <li>- Marine litter</li> <li>- Predation</li> <li>- Marine consents and permits</li> <li>- Wildfire/arson</li> <li>- Air pollution</li> <li>- Transportation and service corridors</li> <li>- Physical modification</li> </ul>

European Site	Qualifying Feature (Broad Habitat/ Species Groupings)	Qualifying Feature	Conservation Objectives	Threats and Pressures
		<p>(2004/05 – 2008/09)</p> <p>Little Gull <i>Hydrocoloeus minutus</i> (non-breeding) 213 individuals No national population estimate (5 year peak mean 2004/05 – 2008/09)</p> <p>Common Tern <i>Sterna hirundo</i> (non-breeding) 1,475 individuals. No national population estimate (5 year peak mean 2004 – 2008)</p>		

## C Other Relevant Plans

Document	Summary of content, objectives and targets	Potential for in-combination effects on European sites
Strategic Economic Plan. Cheshire and Warrington Matters	This is a ten year strategic economic plan to support growth and economic development. It sets out intervention priorities and investment proposals. In Cheshire East, an outcome is to improve the connectivity between Crewe, the M6 and mid-Cheshire towns for the development of Crewe High Growth City.	This strategy could potentially have adverse in-combination effects if it proposes developments in close proximity to European sites.
Cheshire East Corporate Plan 2017 to 2020	The Corporate Plan consists of six outcomes that demonstrate how Cheshire East Council will put the residents of Cheshire East first in the way that services are provided. Outcome numbers 1-5 focus on activities directly affecting residents and local businesses. Outcome number 6 focuses on maximising value for money in the way the Council operates.	The outcomes of the Corporate Plan are compatible with those of the Local Plan and are unlikely to result in in-combination effects.
Cheshire East Local Transport Plan 2019-2024	This Local Transport Plan is a strategic plan for the development of transport within Cheshire East over the period 2019 to 2024, outlining how transport will contribute to and support the longer-term aspirations of the Borough.	The Local Plan supports schemes outlined within the Transport Plan and promotes sustainable transport. The majority of actions within this plan would not give rise to any potential impacts upon European sites. However, development supported by the actions in this plan, such as upgrades to railway lines and the investment in road infrastructure, could potentially lead to adverse in combination impacts, should any developments occur within proximity to any European sites.



Document	Summary of content, objectives and targets	Potential for in-combination effects on European sites
Cheshire East Rights of Way Improvement Plan 2011-2026 and Implementation Plan 2015 - 2019	<p>The Cheshire East Rights of Way Improvement Plan was developed to assess: the extent to which the local rights of way network meets the present and future needs of the public; the opportunities provided by the local rights of way network for exercise and other forms of open-air recreation and the enjoyment of the Local Authority's area; and the accessibility of local rights of way for blind or partially sighted persons and others with mobility problems.</p> <p>The plan also contains a statement of the actions that the authority proposes to take for the management of local rights of way, and for securing an improved network of local rights of way.</p>	<p>The aim of this plan is to maintain and improve the provision of green infrastructure within the county, the connectivity of the network, the provision for cyclists and horse riders and the network's accessibility for all users, including those with a disability. Improvements to, and expansion of, the Rights of Way network, if located in close proximity to European sites, could result in in-combination effects through increased visitor numbers which may result in adverse impacts such as disturbance (i.e. noise, visual) or physical damage (i.e. vandalism, trampling). However, these initiatives are Borough-wide and therefore would also increase accessibility to other areas and routes away from European sites.</p>
Housing Strategy: 2018 to 2023	<p>This Housing Strategy sets out Cheshire East's long term housing vision for the Borough.</p> <p>The housing vision of the document is that housing supports the creation of balanced and sustainable communities, where all residents can achieve independent living in good quality, affordable homes that are appropriate to their needs.</p>	<p>The objectives of the Housing Strategy are compatible with those of the Local Plan and are unlikely to result in in-combination effects.</p>
Local Air Quality Strategy for Cheshire East Council and Action Plan	<p>This strategy outlines high level, broad commitments across the Council aimed at improving air quality.</p> <p>The Action Plan outlines measures to make sure that air quality work undertaken within the Borough is coordinated at a strategic level. The current action plan addresses poor air quality in the following areas: M6 Cranage; West Road,</p>	<p>This Strategy and Action Plan aims to improve air quality across the County and identifies specific areas where poor air quality is to be addressed. In general, the Local Plan is compatible with this Strategy and Action Plan as it aims to reduce travel by improving connectivity, public transport and green infrastructure, which should reduce traffic emissions. This strategy may therefore reduce the impact of atmospheric deposition on European sites.</p>

Document	Summary of content, objectives and targets	Potential for in-combination effects on European sites
	Congleton; A34 to A54, Rood Lane, Congleton; A534 Hospital Street, Nantwich; A34 Lower Heath, Congleton; A5022/A534, Sandbach; and A556 Chester Road, Mere. The Action Plan focuses on these areas and the impact of nitrogen dioxide from transportation sources.	
Cheshire East Visitor Economy Strategy 2016-2020	A visitor economy strategy for Cheshire East was first adopted in February 2011 to cover a five year period. This has now been updated for the period 2016-20, providing an approach to maintaining growth. It sets out the Council's aspirations to continue to enhance and grow Cheshire East's visitor economy for the benefit of the current residents, its future residents and its visitors.	<p>The ambition of the Strategy is focussed around maximising growth of the visitor economy whilst ensuring greater prosperity across the widest number of communities and encouraging participation that will lead to greater wellbeing for both residents and visitors. This includes developing a distinctive rural tourism offering.</p> <p>Promotion of the countryside as part of the visitor economy by this strategy and the Local Plan SADPD could therefore result in adverse in-combination effects on nearby European sites as a result of increased visitor pressure. For example, the Tatton/Knutsford/Jodrell area is identified as a key hub for developing the visitor economy and being located in close proximity to Rostherne Mere Ramsar and Tatton Meres SSSI (part of the Midland Meres and Mosses Phase 1 Ramsar) may suffer from increased visitor pressure. This strategic framework however, does recognise that the protection and enhancement of the County's natural assets, such as the Meres and Mosses is a fundamental requirement in defining the quality of experience that visitors seek.</p>
Cheshire Replacement Minerals Local Plan 1999	<p>This Plan provides planning advice on where mineral development can take place. It covers both Cheshire East and Cheshire West &amp; Chester Boroughs. Together, these Boroughs contain a variety of minerals including salt, construction sand and silica sand which are important to the regional and national economy.</p> <p>A philosophy of sustainable development underpins</p>	<p>Both the Local Plan Strategy and the Minerals Local Plan identify the need for Cheshire East to provide an adequate and steady supply of minerals in support of sustainable economic growth.</p> <p>The Local Plan has recognised that, for all mineral extraction, it is essential that workings do not give rise to any unacceptable adverse impacts on the natural environment and therefore detailed policies will be brought forward through the SADPD and the Minerals and Waste Development Plan Document, setting out criteria against</p>

Document	Summary of content, objectives and targets	Potential for in-combination effects on European sites
	<p>the Cheshire Replacement Minerals Local Plan. This philosophy looks at conserving the County's environment and natural resources for the benefit of future generations.</p> <p>The Plan proposes that future working of salt, silica sand and sand and gravel should come from limited areas of the County and that detailed policies will minimise the impact of all mineral working by enabling rigorous monitoring of site operations and ensuring a positive restoration of sites on set timescales for both phasing and completion.</p>	<p>which all mineral related planning proposals will be assessed, consistent with national policy and guidance.</p>
Cheshire Replacement Waste Local Plan 2007	<p>This Replacement Waste Local Plan attempts to achieve a more sustainable approach to waste management within Cheshire. The Plan aims to fulfil this purpose in two ways:</p> <p>a) by establishing policies against which planning applications for the development of waste management facilities will be assessed.</p> <p>b) by identifying sites which are considered suitable 'in principle' for a waste management use in order to enable the development of an adequate network of waste management facilities.</p>	<p>The Cheshire East LPS states that to achieve the sustainable management of waste in Cheshire East, the Council will prepare a Waste Development Plan Document (DPD) consistent with national waste planning policy. Policy will be set by the Minerals and Waste DPD to ensure that the environment is protected through the prevention or reduction of the adverse impacts of the generation and management of waste.</p>
Saved Policies from the Congleton Borough Local Plan First Review, Borough of Crewe and Nantwich Local Plan and Macclesfield Local	<p>Saved policies are planning policies from local plans that remain part of the statutory development plan for Cheshire East and can still be used in determining planning applications.</p> <p>Currently, these Local Plans have saved policies that apply within part of the Cheshire East area.</p> <p>Saved policies in these documents will continue to be used until they are replaced by new policies in</p>	<p>The saved policies of these Local Plans are compatible with those of the Local Plan Strategy and SADPD and are unlikely to result in in-combination effects.</p>

Document	Summary of content, objectives and targets	Potential for in-combination effects on European sites
Plan	the Cheshire East Local Plan.	
The United Utilities Final Water Resources Management Plan 2019	This plan describes in detail United Utilities' assessment of the available water supplies and the demand for water by their customers over the 2020-2045 period. The plan also sets out their proposed strategy for water resources and demand management to ensure they have adequate water supplies to serve their customers.	<p>United Utilities is the principal water provider for Cheshire East and such provision is covered by the Strategic Resource Zone which serves 7 million people in South Cumbria, Lancashire, Greater Manchester, Merseyside and most of Cheshire.</p> <p>Development of new housing and employment land within Cheshire East, as outlined in the LPS and SADPD, could lead to increased demand for water. Increased levels of abstraction could significantly affect the levels of flow in the River Dee and hence result in significant effects on qualifying features.</p>
The Weaver and Dane Catchment Abstraction Management Strategy (CAMS)	This Strategy sets out how water resources are managed by the Environment Agency in the Weaver and Dane area. It provides information about where water is available for further abstraction and an indication of how reliable a new abstraction licence may be.	<p>Development of new housing and employment land within Cheshire East, as outlined in the Local Plan SADPD, could lead to increased demand for water abstractions.</p> <p>However, as stated in the CAM, the Environment Agency has assessed the effects of existing abstraction licences and will assess all new applications to make sure they are not impacting on internationally important nature conservation sites.</p>
The Dee Catchment Abstraction Management Strategy (CAMS)	This Strategy sets out how water resources are managed by the Environment Agency in the Dee catchment. It provides information about how much and where water is available for further abstraction.	<p>Development of new housing and employment land within Cheshire East, as outlined in the Local Plan SADPD, could lead to increased demand for water abstractions.</p> <p>The River Dee is an important resource for public water supply and used to supply the homes of more than two million people. Because of the over-riding need to protect this supply, more water is not available for abstraction from the River Dee (or its tributaries) upstream of Chester Weir, when the river is being regulated. Some additional water may be available during wetter periods, but abstractors would be required to stop taking water as soon as the river flow dropped again. The Environment Agency may also have to place special conditions on any new licences granted to safeguard</p>

Document	Summary of content, objectives and targets	Potential for in-combination effects on European sites
		the wildlife and conservation interest of the River Dee.
Greater Manchester Spatial Framework Revised Draft- January 2019	A joint plan to manage the supply of land for jobs and new homes across Greater Manchester up to 2035, along with identifying new infrastructure. The key themes are: Garden City Suburbs; Greener Growth; Opportunity for all; homes you can afford and local benefits.	Site allocations for this strategy are located around Greater Manchester. Some of the allocations for the Stockport area are within the vicinity of the site allocations at the Poynton Settlement. This allocation is, however, more than 10km from the nearest European site, as are the other allocations to the east of Manchester Airport. The proposed Heald Green allocation for Greater Manchester is within the vicinity of the Alderley Edge proposed allocations within the SADPD. However, there are no effects identified for these SADPD proposed site allocations due to the distance of Alderley Edge from any European sites. No in-combination effects are therefore anticipated between the SADPD and the Greater Manchester Spatial Framework Revised Draft 2019.
Local Plans and Core Strategies of adjacent Authorities (Cheshire West and Chester; Peak District National Park, High Peak; Manchester; Newcastle-under-Lyme; Stockport; Shropshire; Staffordshire Moorlands; Stoke-on-Trent; Trafford; and Warrington Council's)	These documents contain the development plan for the relevant adjacent area. They will specify a vision, objectives and policies for each area.	There is the potential for adverse in-combination effects, particularly in boundary areas. If projects (i.e. developments, infrastructure construction) proposed in the Local Plan Strategy are located in relatively to close proximity to those proposed by the Local Plans and Core Strategies of neighbouring authorities, adverse effects may arise if there are cross-boundary or nearby European sites.
Cheshire East Green	This plan is a road map for a comprehensive and connected Green Infrastructure across Cheshire	Although sustainability underpins this plan, improving the multifunctionality of greenspaces could lead to conflicts with

Document	Summary of content, objectives and targets	Potential for in-combination effects on European sites
Infrastructure Plan 2019 (Cheshire East, 2019 <sup>c</sup> )	East as a framework for residents, partners, landowners and developers to develop projects that deliver net gain in green infrastructure.	European sites. For example, a target activity of the plan is 'Getting Outdoors Easily', which could increase recreational activity at European sites vulnerable to disturbance.
Cheshire East Council Environment Strategy (2020 – 2024)	This document has been developed to ensure that all emerging strategies, plans and projects in Cheshire East consider the environment and climate change.	This strategy supports the SADPD and will not give rise to any in-combination effects on European sites because it is a general framework for sustainability.
Carbon Neutrality Action Plan 2020 – 2025	This plan provides actions for Cheshire East Council to consider in support of its carbon neutral 2025 target.	This plan supports sustainable development for the long-term decarbonisation of Cheshire East Council. None of the actions outlined in this plan would give rise to impacts upon any European sites.



## D Other Relevant Projects

Project Name	Summary of Project	Potential In-combination Effect on European Sites
Congleton Link Road	A new 5.5km bypass is proposed for Congleton. Site under construction. Works are anticipated to be completed by 2020	This proposed road is within 3km of Midland Meres and Mosses Ramsar (Bagmere SSSI). No aspect of the Cheshire East SADPD will impact upon this constituent site of the Ramsar.
HS2	A new high-speed railway line connecting London, Birmingham, the East Midlands, Leeds and Manchester. HS2b will pass through Cheshire East, from Crewe to Manchester	The proposed new railway route will pass within the vicinity of European sites including Midland and Mosses Phase 1 Ramsar (The Mere, Mere SSSI), Rostherne Mere Ramsar and Manchester Mosses SAC. The sustainability report (Temple ERM, 2013), makes reference to the HRA screening exercise, which is not publicly accessible at present. The HRA screening rules out likely significant effects of the scheme on the three European sites.
A500 Dualling	Upgrade the section of the A500 between Meremoor Moss roundabout and M6 junction 16 to dual carriageway standard.	This proposed project is located within 2km of Midland Meres and Mosses Phase 2 Ramsar constituent sites Oakhanger Moss SSSI and Black Firs & Cranberry Bog SSSI. No aspect of the Cheshire East SADPD will impact upon these constituent sites of the Ramsar. No in-combination effects are therefore anticipated.
Middlewich Eastern Bypass	This project has planning permission. The current programme (subject to planning and final funding approvals) is for main works to start in 2021 with an estimated 30 month construction period.	All sites considered for allocation in the SADPD in the Middlewich area are at least 7km from the nearest European site (Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)) and no potential impact pathways were identified regarding any European site. As there will be no impacts on any European sites, no pathways can interact in-combination with this proposed project.
North West Crewe Package (road scheme)	Proposed road scheme adjacent to Leighton Hospital (north-west Crewe).	Impacts relating to proposed sites for the SADPD in the Crewe area relate to potential impacts upon the Midlands Meres and Mosses Phase 1 Ramsar (Wynbunbury Moss SSSI) (in relation to CFS 594). The proposed road scheme is located more than 5.8km from Wynbunbury Moss SSSI. Due to the distance of this road scheme from the

Project Name	Summary of Project	Potential In-combination Effect on European Sites
		European site, no potential impact pathways have been identified that could act in-combination with the proposed site allocation, CFS 594.
Poynton Relief Road	Single carriageway 3km in length being developed by Cheshire East Council in partnership with Stockport Council, running to the west of Poynton. This project has planning permission and a tender was recently awarded for the roads construction.	There are sites proposed for allocation in the SADPD within Poynton, but all of these are located more than 9km from the nearest European site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA). As the SADPD will have zero impact upon any European sites alone, no in-combination effects with Poynton Relief Road can occur.

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## Schedule of changes to the initial Publication Draft SADPD 2019

The full detail of all changes is shown in the Revised Publication Draft SADPD (tracked changes version).

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
Chapter 1: Introduction	2	Update references to refer to the Revised Publication Draft SADPD; add reference to Jodrell Bank Observatory World Heritage Site and Buffer Zone to the list of designations shown on the policies map.	To reflect the updated document and to confirm that the World Heritage Site confirmed in 2019 is shown on the policies map.
Chapter 2: Planning for growth (introductory paragraphs 2.1-2.2)	6	No material changes proposed.	
Policy PG 8 'Spatial distribution of development: local service centres'	6	Rename policy as Policy PG 8 'Development at local service centres'; amend policy and supporting information to confirm the approach to housing and employment development in the Local Service Centres ("LSCs"); amend supporting information regarding indicative levels of development for the LSCs and Other Settlements and Rural Areas ("OSRA"); update related documents list.	To reflect the revised approach to development at the LSCS and to clarify the indicative levels of development for LSCs and OSRA.
Policy PG 9 'Settlement boundaries'	7	Amend policy and footnotes to confirm the approach to defining settlement boundaries in neighbourhood plans.	For clarity and to confirm where existing neighbourhood plan settlement boundaries will be brought forwards through the SADPD.
Policy PG 10 'Infill villages'	8	Amend policy to remove Weston from the list of infill villages and remove references to neighbourhood plan settlement boundaries, which are now addressed in Policy PG 9. Update supporting information to confirm that other forms of development outside infill boundaries are still supported in line with other policies in the plan.	Weston has a settlement boundary as defined in its neighbourhood plan; the approach to neighbourhood plan settlement boundaries is best addressed in the settlement boundaries policy.



Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
Policy PG 11 'Green Belt boundaries'	9	Delete Policy PG 11 'Green Belt boundaries' and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres.
Policy PG 12 'Safeguarded land boundaries'	10	Rename policy as Policy PG 12 'Green Belt and safeguarded land boundaries'; update the list of sites to reflect the final site selection; and insert a new criterion 4 to set the approach to environmental improvements in the future.	To reflect the revised approach to development and site allocations in Local Service Centres.
Policy PG 13 'Strategic green gaps boundaries'	11	No material policy changes proposed. Please note that detailed boundary changes are proposed and these are reflected on the draft adopted policies map.	To reflect the latest to reflect position in respect of completions and commitments at 31/03/20.
Policy PG 14 'Local green gaps'	11	No material changes proposed.	
Chapter 3: General requirements (introductory paragraph 3.1)	14	No material changes proposed.	
Policy GEN 1 'Design principles'	14	Insert a new criterion 13 to make appropriate reference to the mitigation hierarchy set out in Policy ENV 2 'Ecological Implementation'; include additional wording in the supporting text to the National Design Guide (2019); make appropriate reference in the supporting text to relevant environmental policies in the LPS / SADPD; and provide additional text on inclusive design. Add National Design Guide to the list of related documents.	To make reference to the National Design Guide and provide additional guidance on the importance of inclusive design. Criterion 13 added in response to consultation comments received from the Environment Agency.
Policy GEN 2 'Security at crowded places'	16	Update list of supporting documents.	To reflect the current status of supporting documents.
Policy GEN 3 'Advertisements'	17	Amend criterion 6 to reflect Policy ENV 14 'Light pollution'.	To avoid repeated policy in the SADPD.
Policy GEN 4 'The recovery of	18	Split policy into two separate policies: GEN 4	To address confusion between the two separate

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
infrastructure costs and planning obligations reduced on viability grounds'		'Recovery of forward-funded infrastructure costs' and GEN 7 'Recovery of planning obligations reduced on viability grounds' and policy wording and supporting information reviewed and re-worded.	aims of the differing parts of the policy and to reflect updated guidance on planning obligations and viability published in September 2019.
Policy GEN 5 'Aerodrome safeguarding'	20	No material changes proposed.	
Policy GEN 6 'Airport public safety zone'	21	No material changes proposed.	
Chapter 4: Natural environment, climate change and resources (introductory paragraphs 4.1-4.2)	24	Amend text of paragraph 4.2 concerning the Green Infrastructure Plan to add further detail around the content of the plan.	To update the information about the Green Infrastructure Plan now that the document has been completed.
Policy ENV 1 'Ecological network'	24	Add Cheshire Green Infrastructure Plan to list of related documents. Update date of Green Space Strategy.	Addition of completed documents to evidence base.
Policy ENV 2 'Ecological implementation'	27	Add Cheshire Green Infrastructure Plan to list of related documents.	Addition of completed document to evidence base.
Policy ENV 3 'Landscape character'	28	Add Cheshire Green Infrastructure Plan to list of related documents. Update date of Green Space Strategy.	Addition of completed documents to evidence base.
Policy ENV 4 'River corridors'	29	Add Cheshire Green Infrastructure Plan to list of related documents. Update date of Green Space Strategy.	Addition of completed documents to evidence base.
Policy ENV 5 'Landscaping'	30	Add new supporting evidence about tree planting as part of soft landscaping. Add Cheshire Green Infrastructure Plan to list of related documents. Update date of Green Space Strategy.	To emphasise the role of trees in landscaping; links to the Council's Environment Strategy and to comments made by the Environment Agency and United Utilities. Addition of completed documents to evidence base.
Policy ENV 6 'Trees,	31	No material changes proposed.	

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
hedgerows and woodland implementation'			
Policy ENV 7 'Climate change mitigation and adaptation'	34	<p>Rename policy to ENV 7 'Climate Change' and restructure the numbering of the policy.</p> <p>Move criterion 7 on energy efficiency measures to a new criterion 2 which requires improvements to the energy efficiency of new residential dwellings unless demonstrated as not viable or feasible.</p> <p>Insert new criterion 3 to require non residential development over 1,000 sqm and 'major' residential development schemes to secure at least 10% of its predicted energy needs from decentralised, renewable or low carbon generation unless not viable or feasible.</p> <p>Insert section in supporting information on the practical considerations attached to the implementation of new criteria 2 and 3 in policy ENV 7.</p> <p>Insert section in supporting information relating to the publication of the Council's Environment Strategy.</p> <p>Add CEC Environment Strategy (2020) to related documents</p>	To reflect some of the broad intentions of the CEC Environment Strategy (2020); provisions included in the 2008 Planning and Energy Act and updated evidence in the SADPD Viability Assessment [ED 52].
Policy ENV 8 'District heating network priority areas'	35	Insert reference to CEC Carbon Neutrality Action Plan (2020-2025) in related documents	To make reference to the CEC Carbon Neutrality Action Plan, recently published by the Council.
Policy ENV 9 'Wind energy'	36	<p>To refer to 'air traffic' rather than 'aircraft' safety in policy ENV 9 and its supporting text.</p> <p>Criterion 2 has been deleted and moved to the supporting information of the policy.</p> <p>Reference to the World Heritage site status of Jodrell Bank added to the supporting text.</p>	<p>To avoid duplication in policy wording between the SADPD and the LPS.</p> <p>To update the supporting text to refer to policy HER 9 'World Heritage Site'.</p> <p>To make reference to the CEC Carbon Neutrality Action Plan, recently published by the Council.</p>
Policy ENV 10 'Solar energy'	39	To refer to 'air traffic' rather than 'aircraft' safety in	To reflect updated evidence and refer to policy

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
		policy ENV 10 and its supporting text. Additional text added to criterion 7 to make reference to maximising solar gain. Reference to the World Heritage site status of Jodrell Bank added to the supporting text. Insert reference to CEC Carbon Neutrality Action Plan (2020-2025) in related documents	HER 9 'World Heritage Site' and the World Heritage site status at Jodrell Bank.
Policy ENV 11 'Proposals for battery energy storage systems'	40	Reference to the World Heritage site status of Jodrell Bank added to the supporting text. Insert reference to CEC Carbon Neutrality Action Plan (2020-2025) in related documents	To reflect updated evidence and refer to policy HER 9 'World Heritage Site' and the World Heritage site status at Jodrell Bank. .
Policy ENV 12 'Air quality'	41	Update text in the supporting information section to refer to the new number of AQMA's that the Council have declared and insert additional information on mitigation measures. Update the related documents section to refer to revised documents.	To provide up-to-date information and to also provide additional guidance.
Policy ENV 13 'Aircraft noise'	42	Add introductory text explaining noise contours are shown on the policies maps plus mitigation requirements of the policies. Policy largely reworked to explain how Significant Observed Adverse Effect Level (SOAEL) and Lowest Observed Adverse Effect Level (LOAEL) will be used in determining permission for dwelling houses and other types of development. The introduction of internal ambient noise levels being achieved without the use of mechanical ventilation. The addition of noise level requirements for private gardens, sitting out areas and balconies not to exceed 55dB $L_{Aeq,16hour}$ across a reasonable proportion of them. Removal of reference to mitigating adverse external amenity	To ensure that planning decisions are based on the latest technical and statutory evidence and that development opportunities are realised where advice can be followed and optimum, sustainable solutions achieved. To prevent decisions being made based on atypically low aircraft noise levels.

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
		<p>areas through access to nearby external amenity space.</p> <p>Removal of noise restrictions specifically for outdoor recreational developments.</p> <p>Addition of Noise Impact Assessments for applications.</p> <p>Reference to the 2019 (pre corona pandemic) noise contours being used until the number of air transport movements return to, or exceed, that recorded in 2019.</p> <p>Reference to technical background documents regarding carbon neutrality and ventilation of buildings.</p>	
Policy ENV 14 'Light pollution'	44	<p>Add additional text to criterion 4 to include specialist facilities, and individuals and groups.</p> <p>Amend text in the supporting information section to refer to 'lighting schemes'.</p> <p>Add additional text in the supporting information section to refer to the 'angle of lights' as a possible condition to mitigate any impact; and add reference to dark locations and rural areas.</p> <p>Add an additional paragraph in the supporting information section to state what specialist facilities, and individuals and groups include.</p> <p>Add CPRE dark skies document to the list of related documents.</p>	To accord with updated guidance and for clarification purposes.
Policy ENV 15 'New development and existing uses'	45	Amend policy to add further clarification about not impacting on existing businesses and add additional information in the supporting information section on what business and community facilities include.	For clarification purposes.
Policy ENV 16 'Surface water	46	Amend supporting information to refer to sufficient	For clarification purposes.

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
management and flood risk'		levels of treatment.	
Policy ENV 17 'Protecting water resources'	48	Update the title of the Environment Agency document referenced.	To refer to the latest guidance.
Chapter 5: The historic environment (introductory paragraph 5.1)	52	No material changes proposed.	
Policy HER 1 'Heritage assets'	52	Refer to heritage assets (instead of historic asset) in both criterion 1 and supporting information. Criterion 2: Refer to heritage asset (instead of listed building)	So that the terms used in the policy wording are consistent and unambiguous.
Policy HER 2 'Heritage at risk'	53	Criterion 1: Change wording order Criterion 2 :refer to applications for the positive re-use of heritage assets (instead of applications that enable the positive reuse of heritage assets) Supporting information: add new paragraph to confirm that 'enabling development' is not policy compliant.	To confirm that 'enabling development' is not policy-compliant but may be a material consideration where the resulting benefits outweigh harm.
Policy HER 3 'Conservation areas'	54	No material changes proposed.	
Policy HER 4 'Listed buildings'	56	Delete criterion 4 (iii) requiring the proposed change of use of a listed building to be necessary to ensure its long term preservation. Refer to "significance" of a building, rather than "setting".	So that the requirements for change of use are not overly-prescriptive. To add clarity.
Policy HER 5 'Historic parks and gardens'	57	Amend the policy title to refer to Registered Parks and Gardens (instead of Historic Parks and Gardens). Add policy wording to confirm that the list of matters to be taken into account is not exhaustive. Add reference to The Gardens Trust as a statutory consultee.	To reflect the policy content, only addresses designated assets. To show it is not an exhaustive list. To highlight the need for statutory consultation.
Policy HER 6 'Historic battlefields'	58	No material changes proposed.	



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Policy HER 7 'Non-designated heritage assets'	58	Supporting information minor amendments to include parks and gardens	To include non registered parks and gardens now not covered in HER 5
Policy HER 8 'Archaeology'	59	No material changes proposed.	
Policy HER 9 'World heritage site'	60	Additional paragraph added to Supporting information 5.35	To confirm that the World Heritage Site and its buffer zone are shown on the policies map.
Chapter 6: Rural issues (introductory paragraph 6.1)	62	No material changes proposed.	
Policy RUR 1 'New buildings for agriculture and forestry'	62	No material changes proposed.	
Policy RUR 2 'Farm diversification'	63	No material changes proposed.	
Policy RUR 3 'Agricultural and forestry workers dwellings'	64	No material changes proposed.	
Policy RUR 4 'Essential rural worker occupancy conditions'	66	No material changes proposed.	
Policy RUR 5 'Best and most versatile agricultural land'	67	No material changes proposed.	
Policy RUR 6 'Outdoor sport, leisure and recreation outside of settlement boundaries'	68	No material changes proposed.	
Policy RUR 7 'Equestrian development outside of settlement boundaries'	69	Confirm that ancillary development should be well-related to "any" existing buildings.	To account for circumstances where there are no existing buildings.
Policy RUR 8 'Visitor accommodation outside of settlement boundaries'	71	Amend policy and supporting text to refer to scale appropriate to the location and setting (instead of small scale). Amend policy to confirm that the allowance for additional buildings refers to the existing or planned operation of the accommodation.	So that the decision-maker is able properly consider proposals on a case by case basis, taking into account the relevant factors and to allow for the growth of rural businesses.
Policy RUR 9 'Caravan and	72	Amend policy refer to scale appropriate to the	So that the decision-maker is able properly

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camping sites'		location and setting (instead of small scale). Amend policy to confirm that the allowance for additional buildings refers to the existing or planned operation of the facility.	consider proposals on a case by case basis, taking into account the relevant factors and to allow for the growth of rural businesses.
Policy RUR 10 'Employment development in the open countryside'	73	Amend policy to confirm that the allowance for additional buildings refers to the existing or planned operation of the business. Amend supporting information to refer to the latest use classes set out in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.	To allow for the growth of rural businesses; and to refer to the most up to date use classes.
Policy RUR 11 'Extensions and alterations to buildings outside of settlement boundaries'	74	Amend policy to delete the reference to the openness of the Green Belt.	Under the NPPF (¶145c) and LPS Policy PG 3 'Green Belt', there is no test of openness where an extension is not disproportionate.
Policy RUR 12 'Residential curtilages outside of settlement boundaries'	75	No material changes proposed.	
Policy RUR 13 'Replacement buildings outside of settlement boundaries'	76	Amend the policy to allow floorspace from detached outbuildings to be taken into account in certain circumstances.	So that the decision-maker is able properly consider proposals on a case by case basis, in line with the judgment in Tandridge DC v SoSCLG, [2015] EWHC 2503 (Admin)
Policy RUR 14 'Re-use of rural buildings for residential use'	77	Update the supporting text to confirm that modern agricultural buildings are not often capable of conversion for residential re-use (instead of not generally capable).	Appeal decisions have shown that modern agricultural buildings are sometimes capable of conversion.
Chapter 7: Employment and economy (introductory paragraph 7.1)	80	No material changes proposed.	
Policy EMP 1 'Strategic employment areas'	80	Amend the policy to qualify that the support for employment uses in these areas is subject to	To clarify that whilst there is support for proposals for further investment in these strategic

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
		other policies in the development plan.	employment areas, the plan must be read as a whole and other policies also remain applicable.
Policy EMP 2 'Employment allocations'	81	Amend policy and supporting information to delete reference to Site EMP 2.3 'Land east of University Way, Crewe'. Update policy to information to refer to the latest use classes set out in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Update supporting information to refer to minerals issues where sites may contain mineral resources.	Site EMP 2.3 is now under construction for retail purposes and has been lost to employment uses. Minerals information added to confirm that consideration of future applications will take full account of minerals issues. Use classes updated to refer to the most up to date use classes.
Chapter 8: Housing (general issues)	84	Amend introduction to refer to the policy coverage of the housing chapter of the SADPD.	To emphasise the policy focus and intention of the housing chapter in the SADPD.
Policy HOU 1 'Housing mix'	84	Amend policy to provide an appropriate cross reference to policy HOU 3 'self and custom build dwellings' in the SADPD. Reference added to 'demand' in point 1 of the policy. Minor amendment made to the supporting text to highlight the intention of table 8.1 of the policy.	To provide further clarification relating to the application of the policy.
Policy HOU 2 'Specialist housing provision'	86	Amend policy to add reference to supported and specialist housing development being responsive to changing needs over the lifetime of the development. Reference to the Care Quality Commission added to the supporting information to policy HOU 2.	To provide further clarification relating to the application of the policy.
Policy HOU 3 'Self and custom build dwellings'	88	Updated to clarify that on sites of 30+ dwellings, only unmet demand for self/custom-build needs to be considered as part of housing mix.	Updated evidence shows the council is currently comfortably meeting its self-build duties through windfall.
Policy HOU 4 'Houses in multiple occupation'	89	The policy has been amended to provide additional criteria regarding the assessment of planning applications for new or extended HMOs. This includes the requirement that the number of	To provide further clarification relating to the application of the policy.

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		<p>existing HMOs within 50m of the application site does not exceed 10% of all residential properties. Exceptions to the policy may be considered where the number of dwellings within a group remaining in C3 use is now so low (1 or 2 dwellings) that the loss of the remaining C3 uses would not cause further harm to the character of the area and the proposal is supported by evidence to show there is no reasonable demand for the existing C3 use.</p> <p>Supporting text is amended to refer to possible introduction of Article 4 Directions in parts of Crewe and the preparation of additional Supplementary Planning Guidance to provide further detail about assessing density and exceptions to this.</p>	
Policy HOU 5 'Gypsy, Traveller and Travelling Showpersons provision'	90	<p>Split policy into three separate policies: HOU 5a 'Gypsy and Traveller site provision'; HOU 5b 'Travelling Showperson site provision'; and HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'.</p> <p>Policy HOU 5a now relates to Gypsy and Traveller site provision. The policy includes details of the overall requirement for pitches; an updated list of proposed allocations and a new policy provision (revised criterion 3) which sets out the policy approach for new pitches in the open countryside outside of the Green Belt. The supporting text has been updated to provide more detail on the application of the policy.</p> <p>Policy HOU 5b is a new policy which sets out the policy approach to the provision of Travelling</p>	To reflect the outcomes of the site selection report [ED 14] and the GTAA (2018) [ED 13].

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
		Showperson Plots in the borough. Policy HOU 5c is a new policy which sets out site principles to be considered for Gypsy and Traveller pitches and Travelling Showperson plots in the borough.	
Policy HOU 6 'Accessibility, space and wheelchair housing standards'	92	Reference added in the supporting text to policy ENV 7 'Climate Change'	To provide further clarity and to assist in the interpretation of the policy.
Policy HOU 7 'Subdivision of dwellings'	93	No material changes proposed.	
Policy HOU 8 'Backland development'	94	No material changes proposed.	
Policy HOU 9 'Extensions and alterations'	94	No material changes proposed.	
Policy HOU 10 'Amenity'	95	No material changes proposed.	
Policy HOU 11 'Residential standards'	95	No material changes proposed.	
Policy HOU 12 'Housing density'	97	Additional text added to criterion 3 (ii) and the supporting information of the policy to highlight that parts of the borough have an established low density character.	To highlight, in policy text, the importance of factors including low density character in the consideration of schemes in the borough.
Policy HOU 13 'Housing delivery'	98	Deletion of criterion 4 (ii) in the policy.	To reflect the intention of national planning policy and clarify the operation of the policy.
Policy HOU 14 'Small and medium-sized sites'	98	No material changes proposed.	
Chapter 9: Town centres and retail (introductory paragraph 9.1)	102	No material changes proposed.	
Policy RET 1 'Retail hierarchy'	102	Revise the supporting text of policy RET 1 to remove references to the 2016 Retail Study.	To reflect updated evidence taken from the Retail Study Partial Update (2020) [ED 17]

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
		Delete reference to local urban centres in paragraph 9.6 Add the Retail Study Partial Update (2020) to the list of related documents.	
Policy RET 2 'Planning for retail needs'	104	Update policy RET 2 so that the policy refers to up to the end of the Plan period rather than 2018 – 2030 time period. Update the supporting text and table 9.2 to reflect revised convenience floorspace requirements at a town level up to 2030.	To reflect the SADPD Plan base date of the 31.03.2020 and update the policy in line with the recommendations of the Retail Study Partial Update (2020) [ED 17]
Policy RET 3 'Sequential and impact tests'	106	Delete reference to Local Urban Centres in criterion 1 and include Local Urban Centres in the list of defined centres in footnote 24 of the policy. Update the 'use class' references included in the policy and supporting text. Introduce additional text in the supporting information as to how the impact threshold in policy RET 3 will apply. Include and update references to reflect the publication of the Retail Study Partial Update (2020)	To reflect updated evidence taken from the Retail Study Partial Update (2020) [ED 17] To ensure the policy reflects recent changes in the Use Class Order (Town and Country Planning (use classes) (amendment) (England) regulations 2020 (SI 2020 no.757)
Policy RET 4 'Shops fronts and security'	108	Add new criteria under the policy to include 'any existing features of historic or architectural interest are retained'.	To ensure policy protects historic features.
Policy RET 5 'Restaurants, cafés, pubs and hot food takeaways'	109	Include principal town, town centres and local centres as exemptions to the approach under criterion 3. Insert additional text in the supporting information section about obesity and hot food takeaways and add new evidence under related documents.	For clarification purposes and to provide further supporting evidence.
Policy RET 6 'Neighbourhood parades of shops'	110	Update the 'use class' references included in the policy and supporting text.	To ensure the policy reflects recent changes in the Use Class Order (Town and Country Planning (use



Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
			classes) (amendment) (England) regulations 2020 (SI 2020 no.757
Policy RET 7 'Supporting the vitality of town and retail centres'	111	Update the 'use class' references included in the policy and supporting text. Delete last sentence of criterion 4 of the policy. This is to reflect the view that Local Urban Centres are now included as a defined centre in policy RET 3.	To reflect updated evidence taken from the Retail Study Partial Update (2020) [ED 17] To ensure the policy reflects recent changes in the Use Class Order (Town and Country Planning (use classes) (amendment) (England) regulations 2020 (SI 2020 no.757
Policy RET 8 'Residential accommodation in the town centre'	112	Introduction of an additional paragraph in the supporting text to the policy noting appropriate cross reference to policy RET 7 and other policies in the development plan.	To ensure that the policy is read alongside other policy provisions included in the SADPD.
Policy RET 9 'Environmental improvements, public realm and design in town centres'	113	Additional text added to the policy / supporting text to emphasise the importance of inclusive and accessible design alongside active travel opportunities in town centre environments.	To support the accessibility of town centre environments by all users.
Policy RET 10 'Crewe town centre'	115	Additional text added to the supporting information of the policy on walking / cycling linkages between key development opportunities across the town centre.	To support the accessibility of Crewe town centres by all users.
Policy RET 11 'Macclesfield town centre and environs'	119	Add additional supporting information to paragraph 9.57 about the Macclesfield Town Centre Strategic Regeneration Framework.	To provide additional information following additional engagement with the regeneration team and to reflect the aims of the Macclesfield Town Centre SRF (Cabinet approval October 2019).
Chapter 10: Transport and infrastructure (introductory paragraph 10.1)	124	No material changes proposed.	
Policy INF 1 'Cycleways, bridleways and footpaths'	124	Remove the reference to diverting canal towpaths, add a reference to development providing links to towpaths.	To clarify that canal towpaths are not moveable.
Policy INF 2 'Public car parks'	125	Refer to offsetting the loss of a car park (rather	For clarity.

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		than mitigating) and confirm that the requirement relates to improvements to nearby transport facilities (rather than just those that will serve the development).	
Policy INF 3 'Highway safety and access'	125	Add new text to the policy relating to electric vehicle points. Add a new paragraph to the supporting information section in reference to electric vehicles points.	To provide additional policy guidance on this matter.
Policy INF 4 'Manchester Airport'	126	No material changes proposed.	
Policy INF 5 'Off-airport car parking'	127	No material changes proposed.	
Policy INF 6 'Protection of existing and proposed infrastructure'	128	Remove reference to the Poynton Relief Road from the policy and supporting information. Amend the supporting information to include reference to the investment plans of the council; update the latest information on the status of each scheme; update the related documents.	Protection of the Poynton Relief Road route is no longer necessary given the advanced stage of the scheme towards construction; to provide the latest information and to reflect the latest evidence base.
Policy INF 7 'Hazardous installations'	130	No material changes proposed.	
Policy INF 8 'Telecommunications infrastructure'	131	Amend policy text to read "there will be no detrimental impact on air traffic safety".	To add clarity.
Policy INF 9 'Utilities'	131	Refer to major schemes (instead of larger schemes) Criterion 2 Delete word 'generally'	To add clarity by using the properly-defined term. To better explain the policy approach.
Policy INF 10 'Canals and mooring facilities'	132	Amend criterion 1 from 'adjacent' to 'affecting' the Boroughs canal. Amend criterion 2 to 'new mooring facilities'. Delete repeated wording in Criterion 2(ii), (iv) and (vi). Delete criterion 2(i)	To better explain the policy approach.

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		and (viii) and insert as separate criterion. In the supporting information section provide further information on contributions and cross-reference to policy RUR 8 (Visitor accommodation outside settlement boundaries).	
Chapter 11: Recreation and community facilities (introductory paragraph 11.1)	136	No material changes proposed.	
Policy REC 1 'Green/open space protection'	136	Update date of Green Space Strategy in list of related documents.	Updated Green Space Strategy completed.
Policy REC 2 'Indoor sport and recreation implementation'	137	No material changes proposed.	
Policy REC 3 'Green space implementation'	138	Paragraph 11.2 - update document title of Green Infrastructure Plan. Update date of Green Space Strategy in list of related documents. Add Cheshire Green Infrastructure Plan to list of related documents.	To reflect completed document's final title. Updated Green Space Strategy completed. Addition of completed document to evidence base.
Policy REC 4 'Day nurseries'	139	No material changes proposed.	
Policy REC 5 'Community facilities'	140	No material changes proposed.	
Chapter 12: Site allocations (introductory paragraphs 12.1-12.12)	142	Amend section to refer to confirm that the SADPD does not allocate sites for housing in Local Service Centres; and allocates one Local Service Centre employment site at Holmes Chapel. Add reference to the employment site allocations listed in Policy EMP 2 'Employment allocations'; update references to the amended Gypsy, Traveller and Travelling Showperson policies; confirm which settlements have safeguarded land as listed in Policy PG 12 'Green Belt and safeguarded land	To reflect the revised approach to development and site allocations in Local Service Centres. To cross-refer to employment sites, Gypsy, Traveller and Travelling Showperson sites, and safeguarded land.

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		boundaries'; update the related documents section.	
Site CRE 1 'Land at Bentley Motors'	143	No material changes proposed.	
Site CRE 2 'Land off Gresty Road'	144	Policy amended to refer to Use Class E(g).	To ensure the policy reflects recent changes in the Use Class Order (Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 no.757)
Site CNG 1 'Land off Alexandria Way'	146	To reduce the site area referenced in the policy to reflect an existing commitment on part of the site. To include reference to the preparation of a Minerals Resource Assessment for the site.	To reflect the outcomes contained in the updated Congleton Settlement Report [ED 27]
Site MID 1 'Land off St. Ann's Road'	147	Delete Site MID 1 'Land off St. Ann's Road' and all its supporting information.	The site is now under construction.
Site MID 2 'East and west of Croxton Lane'	148	No material changes proposed.	
Site MID 3 'Centurion Way'	149	To include reference to the preparation of a Minerals Resource Assessment for the site.	To reflect the likelihood that the site contains minerals.
Site PYT 1 'Poynton Sports Club'	150	No material changes proposed.	
Site PYT 2 'Land north of Glastonbury Drive'	151	Update policy to refer to 15m buffer being either side of bank tops and regarding the requirement for a Mineral Resource Assessment; update supporting information to refer to minerals issues and document reference numbers.	For clarification purposes and to increase protection to wildlife. To reflect the likelihood that the site contains minerals.
Site PYT 3 'Land at Poynton High School'	152	Amend policy to reduce the number of dwellings and add new criterion regarding a buffer to the watercourse; update supporting information to refer to consultation with the Coal Authority, confirm that the 3G should be on land not classed as a playing field and to reflect the culverted	To make sure that the policy acknowledges the presence of a culverted watercourse and the approach taken to it. For clarification purposes after discussion with Sport England. Minerals information added to confirm that consideration of future applications will take full account of minerals

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
		watercourse.	issues.
Site PYT 4 'Former Vernon Infants School'	153	Delete criteria 1, 5 and 6 and supporting information referring to sports facilities and the playing field, and a culverted watercourse.	The area of playing field to be lost is minimal, with the intention of the policy to enhance the retained playing field and provide drainage, and parking facilities. The culvert appears to be outside of the development site and of the 8m buffer required by the Cheshire East Land Drainage Byelaws
Site ALD 1 'Land adjacent to Jenny Heyes'	154	Delete Site ALD 1 'Land adjacent to Jenny Heyes' and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Alderley Edge.
Site ALD 2 'Ryleys Farm, north of Chelford Road'	155	Delete Site ALD 2 'Ryleys Farm, north of Chelford Road' and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Alderley Edge.
Safeguarded land ALD 3 'Ryleys Farm (safeguarded)'	156	Delete Safeguarded land ALD 3 'Ryleys Farm (safeguarded)' and all its supporting information.  Please note that this safeguarded land remains listed in Policy PG 12 'Green Belt and safeguarded land boundaries'.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Alderley Edge.
Site ALD 4 'Land north of Beech Road'	156	Delete Site ALD 4 'Land north of Beech Road' and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Alderley Edge.
Site AUD 1 'Land South of Birds Nest'	157	Delete Site AUD 1 'Land South of Birds Nest' and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres.
Site BOL 1 'Land at Henshall Road'	158	Delete Site BOL 1 'Land at Henshall Road' and all its supporting information.  Please note that this site is now listed as	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Bollington.

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		safeguarded land in Policy PG 12 'Green Belt and safeguarded land boundaries'.	
Site BOL 2 'Land at Oak Lane/Greenfield Road'	159	Delete Site BOL 2 'Land at Oak Lane/Greenfield Road' and all its supporting information.  Please note that this site is now listed as safeguarded land in Policy PG 12 'Green Belt and safeguarded land boundaries'.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Bollington.
Site BOL 3 'Land at Jackson Lane'	159	Delete Site BOL 3 'Land at Jackson Lane' and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Bollington.
Site CFD 1 'Land off Knutsford Road'	160	Delete Site CFD 1 'Land off Knutsford Road' and all its supporting information.  Please note that this site is now listed as safeguarded land in Policy PG 12 'Green Belt and safeguarded land boundaries'.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Chelford.
Safeguarded land CFD 2 'Land east of Chelford Railway Station'	160	Delete Safeguarded land CFD 2 'Land east of Chelford Railway Station' and all its supporting information.  Please note that this safeguarded land remains listed in Policy PG 12 'Green Belt and safeguarded land boundaries'.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Chelford.
Site DIS 1 'Greystones Allotments'	161	Delete Site DIS 1 'Greystones Allotments' and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres.
Safeguarded land DIS 2 'Land off Jacksons Edge Road'	161	Delete Safeguarded land DIS 2 'Land off Jacksons Edge Road' and all its supporting information.  Please note that this safeguarded land remains listed in Policy PG 12 'Green Belt and	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Disley.



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		safeguarded land boundaries’.	
Site HCH 1 ‘Land east of London Road’	162	Update policy to refer to 15m buffer being either side of bank tops and regarding the requirement for a Mineral Resource Assessment; update supporting information to refer to minerals issues.  See detailed amendments to Policy HCH 1 and its supporting information.	For clarification purposes and to increase protection to wildlife. To reflect the likelihood that the site contains minerals.
Site MOB 1 ‘Land off Ilford Way’	163	Delete Site MOB 1 ‘Land off Ilford Way’ and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres.
Safeguarded land MOB 2 ‘Land north of Carlisle Close’	164	Delete Safeguarded land MOB 2 ‘Land north of Carlisle Close’ and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Mobberley.
Site PRE 1 ‘Land south of cricket ground’	164	Delete Site PRE 1 ‘Land south of cricket ground’ and all its supporting information.	To reflect the revised approach to development and site allocations in Local Service Centres.
Site PRE 2 ‘Land south of Prestbury Lane’	165	Delete Site PRE 2 ‘Land south of Prestbury Lane’ and all its supporting information.  Please note that this site is now listed as safeguarded land in Policy PG 12 ‘Green Belt and safeguarded land boundaries’	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Prestbury.
Safeguarded land PRE 3 ‘Land off Heybridge Lane’	166	Delete Safeguarded land PRE 3 ‘Land off Heybridge Lane’ and all its supporting information.  Please note that this safeguarded land remains listed in Policy PG 12 ‘Green Belt and safeguarded land boundaries’.	To reflect the revised approach to development and site allocations in Local Service Centres, and the findings of the site selection process for Prestbury.
Site G&T 1 ‘Land east of Railway Cottages, Nantwich’	166	Update the site name the site policy / supporting information to reflect a recent planning permission issued on the site for six pitches (ref 19/5261N)	To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14] and a recent planning permission

Policy / Chapter in the initial Publication Draft SADPD	Page	Summary of proposed change	Reason
			issued on the site for six pitches (ref 19/5261N).
Site G&T 2 'Land at Coppenhall Moss, Crewe'	167	Update the supporting information of the policy to cross refer to policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and confirm the position re the implementation of occupancy conditions on the site.	To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14]
Site G&T 3 'New Start Park, Wettenhall Road, Nantwich'	168	Update the supporting information of the policy to cross refer to policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and confirm the position re the implementation of occupancy conditions on the site.	To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14]
Site G&T 4 'Three Oakes Site, Booth Lane, Middlewich'	168	Update the supporting information of the policy to cross refer to policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' and confirm the position re the implementation of occupancy conditions on the site. To refer to the Heritage Impact Assessment (CEC 2019) prepared for the site.	To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14]. To respond to comments received from Historic England to the initial publication draft SADPD.
Site G&T 5 'Cledford Hall, Cledford Lane, Middlewich'	169	Update the supporting information of the policy to cross refer to policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' Include additional text in the supporting information to refer to the Middlewich Eastern Bypass.	To provide an update to the Middlewich Eastern Bypass and reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14].
Site G&T 6 'Land at Thimswarra Farm, Moston'	170	Delete Site G&T 6 'Land at Thimswarra Farm, Moston' and all its supporting information.	To reflect updated information on commitments and completions up to the 31 March 2020.
Site G&T 7 'Land at Meadowview, Moston'	170	Delete Site G&T 7 'Land at Meadowview, Moston' and all its supporting information.	To reflect updated information on commitments and completions up to the 31 March 2020.
N/A	N/A	Insert new site G&T 8 'The Oakes, Mill Lane, Smallwood' and supporting information.	To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14].

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Site TS1 'Lorry Park, off Mobberley Road, Knutsford'	171	Update the supporting information of the policy to cross refer to policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles' Delete criterion 3 and paragraph 12.167 regarding the need for a project level Habitats Regulations Assessment on the Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar site.	To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14] and the Habitats Regulations Assessment [ED 04].
Site TS2 'Land at Firs Farm, Brereton'	172	To refer to the Heritage Impact Assessment (CEC 2019) prepared for the site. Update the supporting information of the policy to cross refer to policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'	To respond to comments received from Historic England to the initial publication draft SADPD. To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14].
N/A	N/A	Insert new site TS 3 'Land at former brickworks, A50 Newcastle Road' and supporting information.	To reflect the outcomes of the updated Gypsy and Traveller and Travelling Showperson Site Selection Report [ED 14].
Chapter 13: Monitoring and implementation	174	Update related documents.	To reflect the updated evidence base.
Chapter 14: Glossary	176	Update definition of 'Employment land' to refer to the latest use classes set out in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.	To reflect the most up to date use classes.
Appendix A: Related documents and links	184	Update related documents and links section.	To refer to the latest available evidence base.

Appendix 5: List of Revised Publication Draft SADPD policies and site allocations

**Planning for growth**

Policy PG 8 Development at local service centres

Policy PG 9 Settlement boundaries

Policy PG 10 Infill villages

Policy PG 12 Green Belt and safeguarded land boundaries

- Safeguarded land ALD 3 'Land at Ryleys Farm, west of Sutton Road', Alderley Edge;
- Safeguarded land BOL 1 'Land at Henshall Road', Bollington
- Safeguarded land BOL 2 'Land at Greenfield Road', Bollington
- Safeguarded land CFD 1 'Land off Knutsford Road', Chelford
- Safeguarded land CFD 2 'Land east of Chelford Railway Station', Chelford
- Safeguarded land DIS 2 'Land off Jacksons Edge Road', Disley
- Safeguarded land PRE 2 'Land south of Prestbury Lane', Prestbury
- Safeguarded land PRE 3 'Land off Heybridge Lane', Prestbury

Policy PG 13 Strategic green gaps boundaries

Policy PG 14 Local green gaps

**General requirements**

Policy GEN 1 Design principles

Policy GEN 2 Security at crowded places

Policy GEN 3 Advertisements

Policy GEN 4 Recovery of forward-funded infrastructure costs

Policy GEN 5 Aerodrome safeguarding

Policy GEN 6 Airport public safety zone

Policy GEN 7 Recovery of planning obligations reduced on viability grounds

**Natural environment, climate change and resources**

Policy ENV 1 Ecological network

Policy ENV 2 Ecological implementation

Policy ENV 3 Landscape character

Policy ENV 4 River corridors

Policy ENV 5 Landscaping

Policy ENV 6 Trees, hedgerows and woodland implementation

Policy ENV 7 Climate change

Policy ENV 8 District heating network priority areas

Policy ENV 9 Wind energy

Policy ENV 10 Solar energy

Policy ENV 11 Proposals for battery energy storage systems

Policy ENV 12 Air quality

Policy ENV 13 Aircraft noise

Policy ENV 14 Light pollution

Policy ENV 15 New development and existing uses

Policy ENV 16 Surface water management and flood risk

Policy ENV 17 Protecting water resources

### **The historic environment**

Policy HER 1 Heritage assets

Policy HER 2 Heritage at risk

Policy HER 3 Conservation areas

Policy HER 4 Listed buildings

Policy HER 5 Registered parks and gardens

Policy HER 6 Historic battlefields

Policy HER 7 Non-designated heritage assets

Policy HER 8 Archaeology

Policy HER 9 World heritage site

### **Rural issues**

Policy RUR 1 New buildings for agriculture and forestry

Policy RUR 2 Farm diversification

Policy RUR 3 Agricultural and forestry workers dwellings

Policy RUR 4 Essential rural worker occupancy conditions

Policy RUR 5 Best and most versatile agricultural land

Policy RUR 6 Outdoor sport, leisure and recreation outside of settlement boundaries

Policy RUR 7 Equestrian development outside of settlement boundaries

Policy RUR 8 Visitor accommodation outside of settlement boundaries

Policy RUR 9 Caravan and camping sites

Policy RUR 10 Employment development in the open countryside

Policy RUR 11 Extensions and alterations to buildings outside of settlement boundaries

Policy RUR 12 Residential curtilages outside of settlement boundaries

Policy RUR 13 Replacement buildings outside of settlement boundaries

Policy RUR 14 Re-use of rural buildings for residential use

### **Employment and economy**

Policy EMP 1 Strategic employment areas

Policy EMP 2 Employment allocations

- Site EMP 2.1 'Weston Interchange, Crewe'
- Site EMP 2.2 'Meadow Bridge, Crewe'
- Site EMP 2.4 'Hurdsfield Road, Macclesfield'
- Site EMP 2.5 '61MU, Handforth'
- Site EMP 2.6 'Land rear of Handforth Dean Retail Park, Handforth'
- Site EMP 2.7 'New Farm, Middlewich'
- Site EMP 2.8 'Land west of Manor Lane, Holmes Chapel'
- Site EMP 2.9 'Land at British Salt, Middlewich'

### **Housing**

Policy HOU 1 Housing mix

Policy HOU 2 Specialist housing provision

Policy HOU 3 Self and custom build dwellings

Policy HOU 4 Houses in multiple occupation

Policy HOU 5a Gypsy and Traveller site provision

Policy HOU 5b Travelling Showperson site provision

Policy HOU 5c Gypsy and Traveller and Travelling Showperson site principles

Policy HOU 6 Accessibility, space and wheelchair housing standards

Policy HOU 7 Subdivision of dwellings

Policy HOU 8 Backland development

Policy HOU 9 Extensions and alterations



Policy HOU 10 Amenity

Policy HOU 11 Residential standards

Policy HOU 12 Housing density

Policy HOU 13 Housing delivery

Policy HOU 14 Small and medium-sized sites

**Town centres and retail**

Policy RET 1 Retail hierarchy

Policy RET 2 Planning for retail needs

Policy RET 3 Sequential and impact tests

Policy RET 4 Shop fronts and security

Policy RET 5 Restaurants, cafés, pubs and hot food takeaways

Policy RET 6 Neighbourhood parades of shops

Policy RET 7 Supporting the vitality of town and retail centres

Policy RET 8 Residential accommodation in the town centre

Policy RET 9 Environmental improvements, public realm and design in town centres

Policy RET 10 Crewe town centre

Policy RET 11 Macclesfield town centre and environs

**Transport and infrastructure**

Policy INF 1 Cycleways, bridleways and footpaths

Policy INF 2 Public car parks

Policy INF 3 Highway safety and access

Policy INF 4 Manchester Airport

Policy INF 5 Off-airport car parking

Policy INF 6 Protection of existing and proposed infrastructure

Policy INF 7 Hazardous installations

Policy INF 8 Telecommunications infrastructure

Policy INF 9 Utilities

Policy INF 10 Canals and mooring facilities

**Recreation and community facilities**

Policy REC 1 Green/open space protection

Policy REC 2 Indoor sport and recreation implementation

Policy REC 3 Green space implementation

Policy REC 4 Day nurseries

Policy REC 5 Community facilities

**Site allocations**

Site CRE 1 Land at Bentley Motors, Crewe

Site CRE 2 Land off Gresty Road, Crewe

Site CNG 1 Land off Alexandria Way, Congleton

Site MID 2 East and west of Croxton Lane, Middlewich

Site MID 3 Centurion Way, Middlewich

Site PYT 1 Poynton Sports Club, Poynton

Site PYT 2 Land north of Glastonbury Drive, Poynton

Site PYT 3 Land at Poynton High School, Poynton

Site PYT 4 Former Vernon Infants School, Poynton

Site HCH 1 Land east of London Road, Holmes Chapel

Site G&T 1 Land east of Railway Cottages, Nantwich (Baddington Park)

Site G&T 2 Land at Coppenhall Moss, Crewe

Site G&T 3 New Start Park, Wettenhall Road, Nantwich

Site G&T 4 Three Oakes Site, Booth Lane, Middlewich

Site G&T 5 Cledford Hall, Cledford Lane, Middlewich

Site G&T 8 The Oakes, Mill Lane, Smallwood

Site TS 1 Lorry park, off Mobberley Road, Knutsford

Site TS 2 Land at Fir Farm, Brereton

Site TS 3 Land at former brickworks, A50 Newcastle Road

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## Appendix 6: List of documents published in connection with the Revised Publication Draft SADPD

- Revised Publication Draft Site Allocations and Development Policies Document (version showing tracked changes) (2020, Cheshire East Council) [ED 01a]
- Revised Publication Draft Site Allocations and Development Policies Document ('clean' version) (2020, Cheshire East Council) [ED 01b]
- Schedule of Changes to the Initial Publication Draft SADPD (2020, Cheshire East Council) [ED 01c]
- Initial Publication Draft Site Allocations and Development Policies Document (2019, Cheshire East Council) [ED 01d]
- Draft adopted policies map (2020, Cheshire East Council) [ED 02]
- Revised Publication Draft SADPD Sustainability Appraisal (2020, Cheshire East Council) [ED 03]
- Revised Publication Draft SADPD Sustainability Appraisal Non-technical Summary (2020, Cheshire East Council) [ED 03a]
- SADPD Habitats Regulations Assessment (Revised Publication Version) (2020, JBA Consulting) [ED 04]
- The Provision of Housing and Employment Land and the Approach to Spatial Distribution (2020, Cheshire East Council) [ED 05]
- Settlement and Infill Boundaries Review (2020, Cheshire East Council) [ED 06]
- Site Selection Methodology Report (2020, Cheshire East Council) [ED 07]
- Strategic Green Gaps Boundary Definition Review (2020, Cheshire East Council) [ED 08]
- Ecological Network for Cheshire East (2017, Total Environment) [ED 09]
- Cheshire East Landscape Character Assessment (2018, LUC) [ED 10]
- Cheshire East Local Landscape Designation Review (2018, LUC) [ED 11]
- Employment Allocations Review (2020, Cheshire East Council) [ED 12]
- Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018, Opinion Research Services) [ED 13]
- Gypsy, Traveller and Travelling Showpeople Site Selection Report (2020, Cheshire East Council) [ED 14]
- Aircraft Noise Policy Background Report (2020, Jacobs) [ED 15]
- Threshold Policy for Main Town Centres Uses Impact Test: Evidence and Justification Report (2018, WYG) [ED 16]
- Cheshire East Retail Study Update (2020, WYG) [ED 17]
- Green Space Strategy Update (2020, Cheshire East Council) [ED 18]
- Cheshire East Playing Pitch Strategy and Action Plan (2019, Knight, Kavanagh & Page) [ED 19]
- Playing Pitch Strategy Assessment Report Update (2019, Knight, Kavanagh & Page) [ED 19a]
- Cheshire East Indoor Built Facilities Strategy (2017, Knight, Kavanagh & Page) [ED 20]
- Indoor Built Facilities Strategy Progress and Evidence Review (2019, Cheshire East Council) [ED 20a]
- Alderley Edge Settlement Report (2020, Cheshire East Council) [ED 21]
- Alsager Settlement Report (2020, Cheshire East Council) [ED 22]
- Audlem Settlement Report (2020, Cheshire East Council) [ED 23]
- Bollington Settlement Report (2020, Cheshire East Council) [ED 24]
- Bunbury Settlement Report (202, Cheshire East Council) [ED 25]
- Chelford Settlement Report (2020, Cheshire East Council) [ED 26]

- Congleton Settlement Report (2020, Cheshire East Council) [ED 27]
- Crewe Settlement Report (2020, Cheshire East Council) [ED 28]
- Disley Settlement Report (2020, Cheshire East Council) [ED 29]
- Goostrey Settlement Report (2020, Cheshire East Council) [ED 30]
- Handforth Settlement Report (2020, Cheshire East Council) [ED 31]
- Haslington Settlement Report (2020, Cheshire East Council) [ED 32]
- Holmes Chapel Settlement Report (2020, Cheshire East Council) [ED 33]
- Knutsford Settlement Report (2020, Cheshire East Council) [ED 34]
- Macclesfield Settlement Report (2020, Cheshire East Council) [ED 35]
- Middlewich Settlement Report (2020, Cheshire East Council) [ED 36]
- Mobberley Settlement Report (2020, Cheshire East Council) [ED 37]
- Nantwich Settlement Report (2020, Cheshire East Council) [ED 38]
- Poynton Settlement Report (2020, Cheshire East Council) [ED 39]
- Prestbury Settlement Report (2020, Cheshire East Council) [ED 40]
- Sandbach Settlement Report (2020, Cheshire East Council) [ED 41]
- Shavington Settlement Report (2020, Cheshire East Council) [ED 42]
- Wilmslow Settlement Report (2020, Cheshire East Council) [ED 43]
- Wrenbury Settlement Report (2020, Cheshire East Council) [ED 44]
- Call for Sites Report (2020, Cheshire East Council) [ED 45]
- Other Settlements and Rural Areas Report (2020, Cheshire East Council) [ED 46]
- Cheshire East Green Infrastructure Plan (2019, The Environment Partnership) [ED 47]
- Heritage Impact Assessments of Sites in Local Plan Site Selection (2019, Hinchliffe Heritage) [ED 48]
- Cheshire East Residential Mix Assessment (2019, Opinion Research Services) [ED 49]
- Restaurants, Cafés, Pubs and Hot Food Takeaways Background Report (2020, Cheshire East Council) [ED 50]
- SADPD Duty to Co-operate Statement of Common Ground (2020, Cheshire East Council) [ED 51]
- Local Plan Site Allocations and Development Policies Viability Assessment (2020, HDH Planning and Development) [ED 52]
- Local Service Centres Safeguarded Land Distribution Report (2020, Cheshire East Council) [ED 53]
- Local Plan Monitoring Framework (2020, Cheshire East Council) [ED 54]
- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [ED 55]
- SADPD Consultation Statement (2020, Cheshire East Council) [ED 56]
- Nationally Described Space Standards (2019, Cheshire East Council) [ED 57]
- The Approach to Small Sites (2020, Cheshire East Council) [ED 58]

# Cheshire East Local Plan

## **Draft Adopted Policies Map [ED 02]**

(Revised Publication  
Draft SADPD Version)  
August 2020





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## **Principal Towns**

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## **Key Service Centres**

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### **Other inset maps**




























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### **Borough Wide Policies for Cheshire East**








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## Legend for mapped data

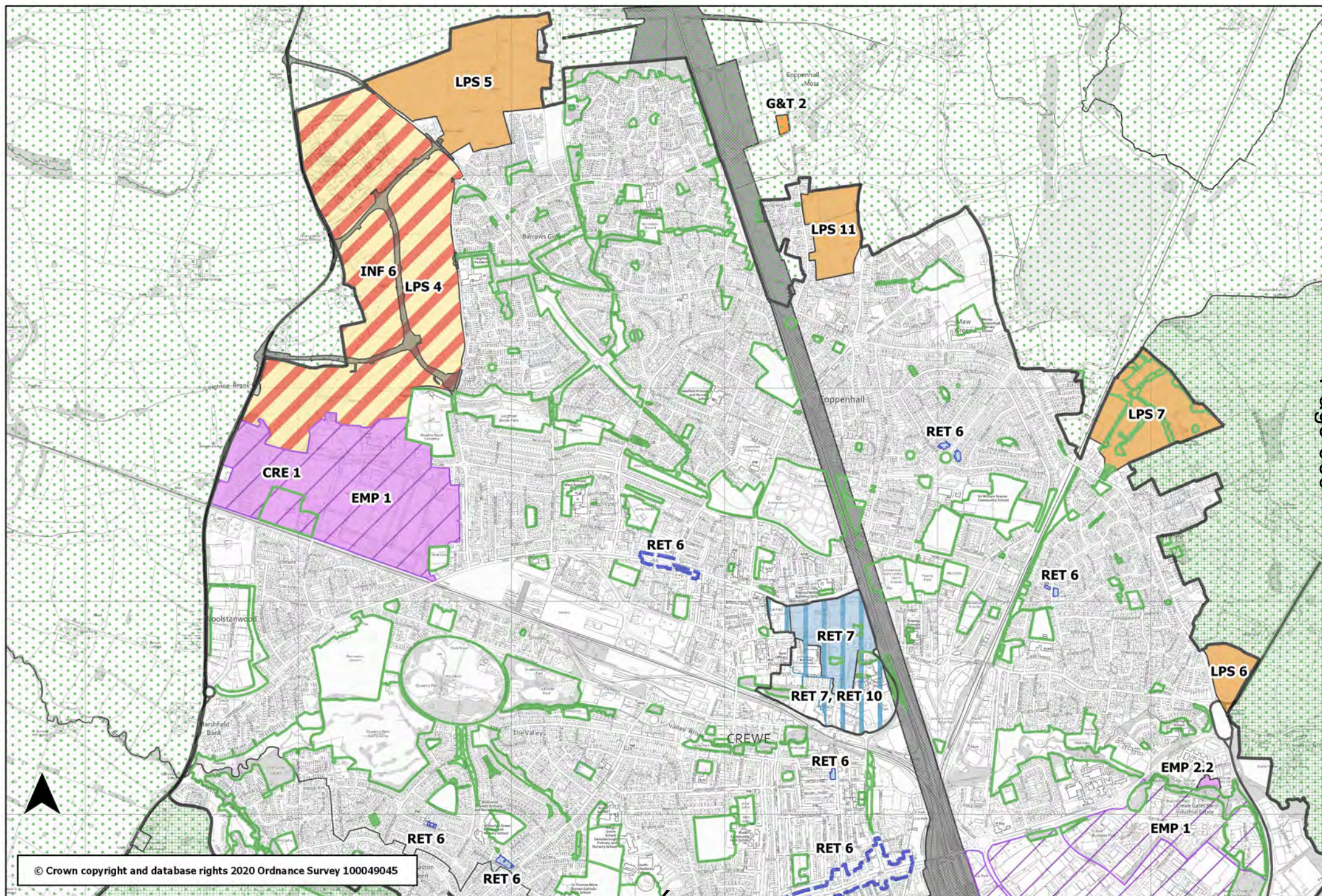
### Town and site plans

 Employment site	 Protected open space
 Strategic employment areas	 Strategic green gaps
 Gypsy, Traveller and Travelling Showpersons site	 Jodrell Bank Observatory consultation zone/World Heritage Site buffer zone
 Housing and employment site	 Jodrell Bank World Heritage Site
 Housing site	 Areas of high sensitivity to wind energy development
 Mixed Use (Strategic Location)	 Peak District National Park Fringe
 Mixed use site	 Manchester Airport operational area
 Land reserved for future Railway Station	 Settlement boundaries
 Land reserved for infrastructure provision	 Village infill boundaries
 HS2 safeguarding zone	 Local landscape designations
 Local plan boundary	 Safeguarded land
 Green Belt	 Manchester Airport Noise Contours 2019 (Day)
 Open Countryside	 Manchester Airport Noise Contours 2019 (Night)
 Protected informal open space	

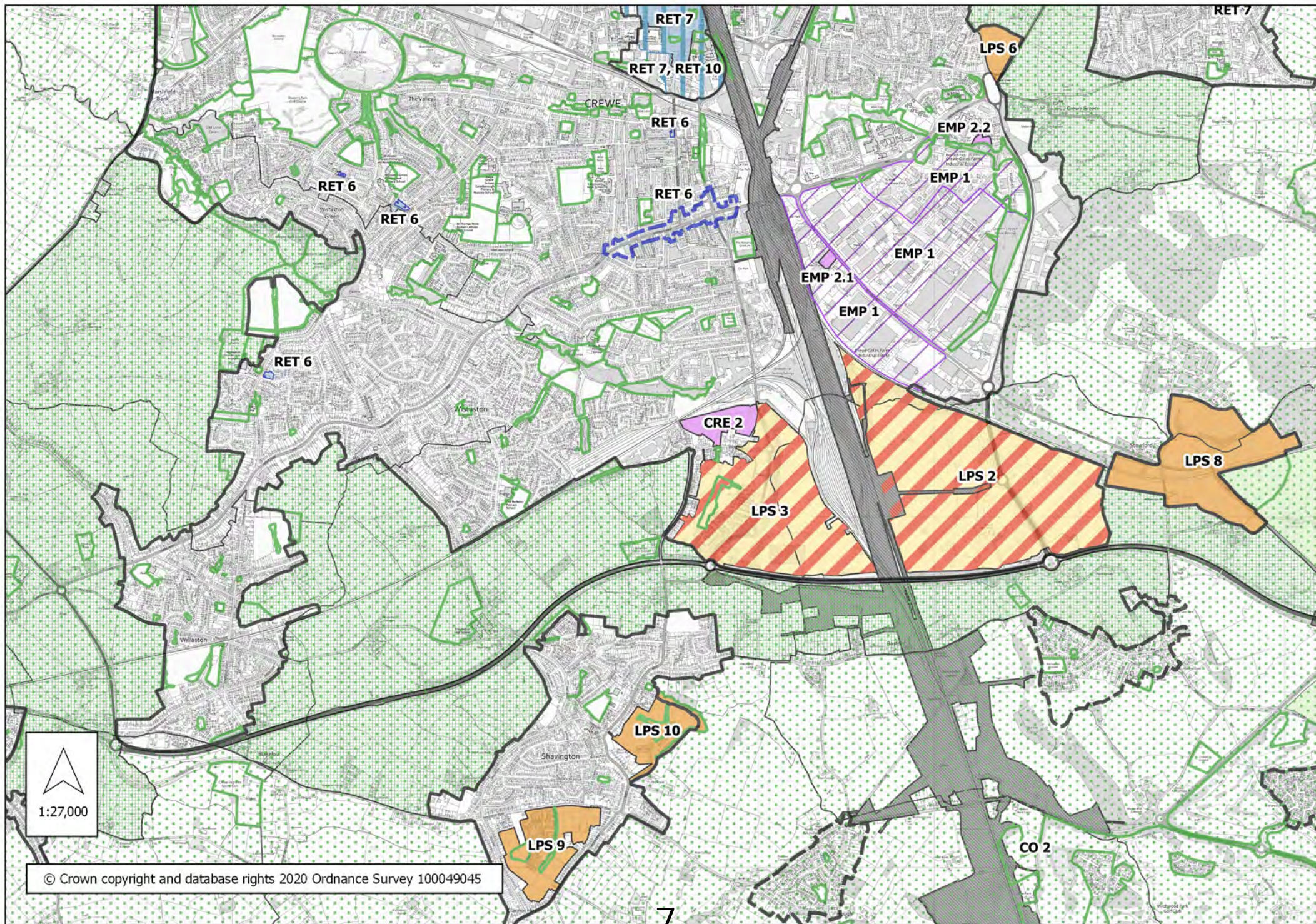
### Retail areas and policies

 Principal town centre boundary
 Town centre boundary
 Local centre boundary
 Local urban centre boundary
 Primary shopping area
 Neighbourhood parade of shops
 Development areas/ character areas in and around town centres

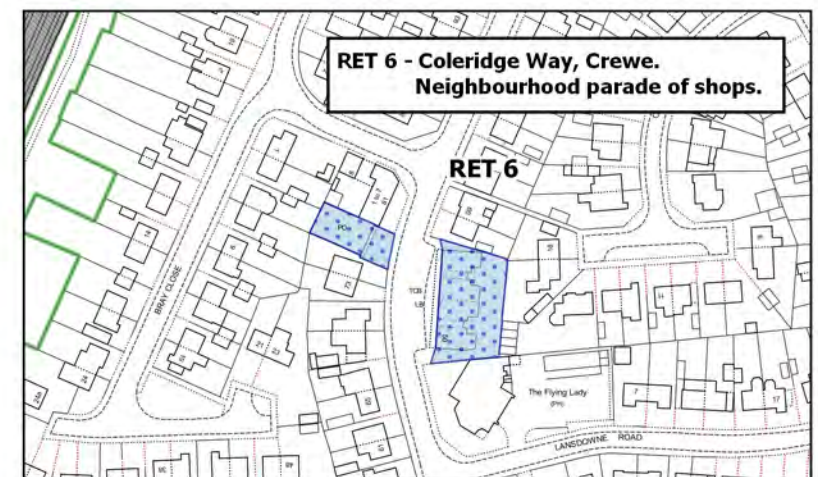
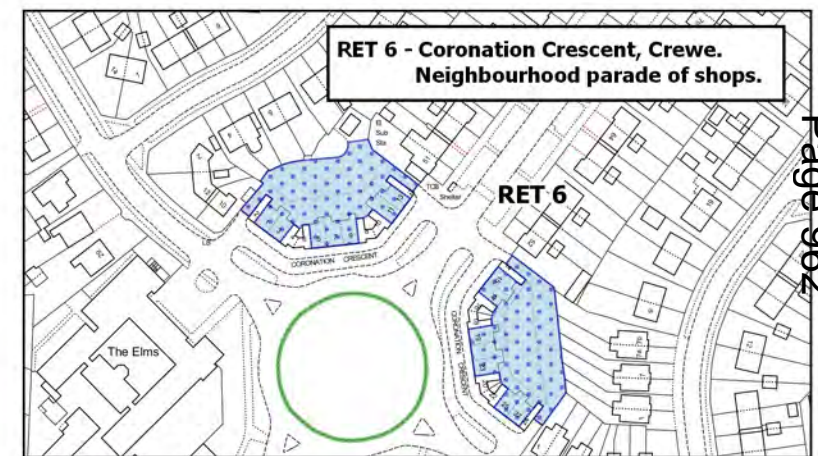
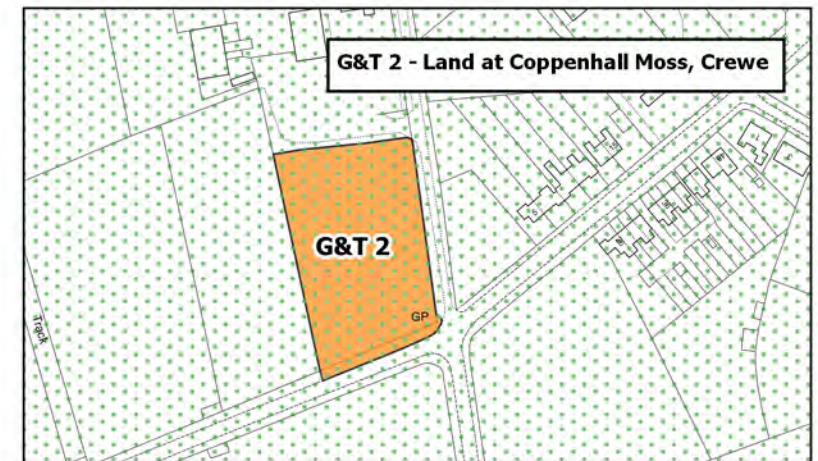
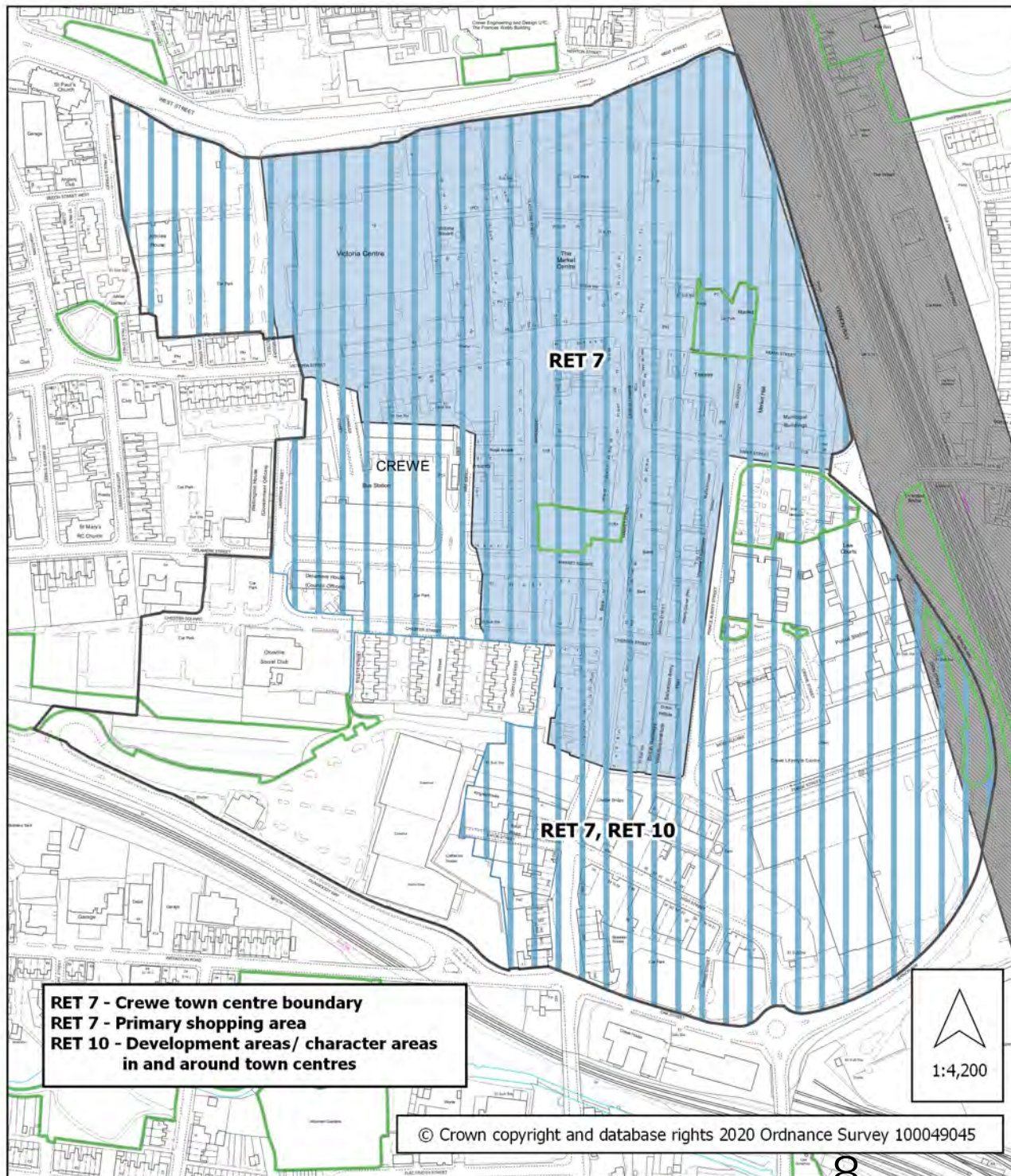




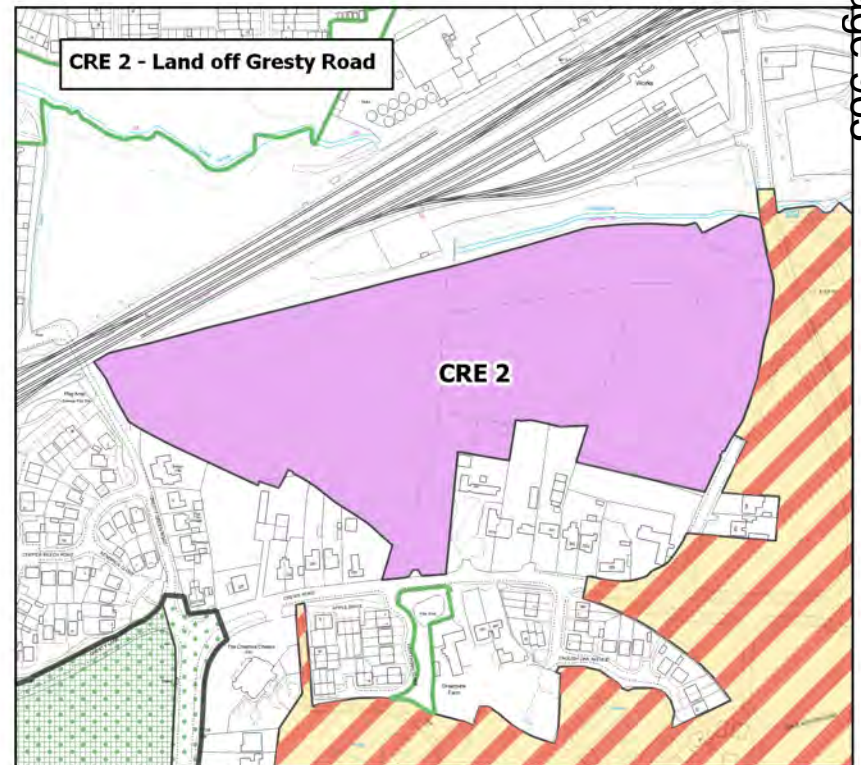
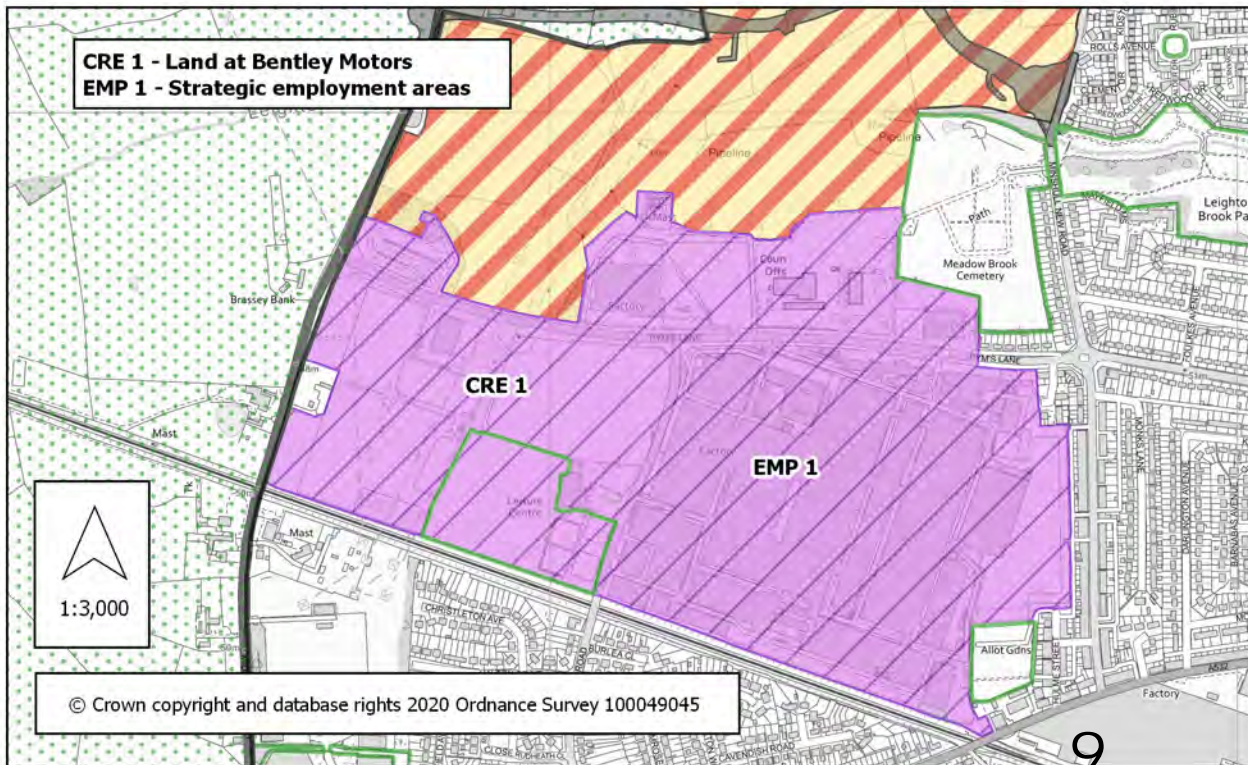
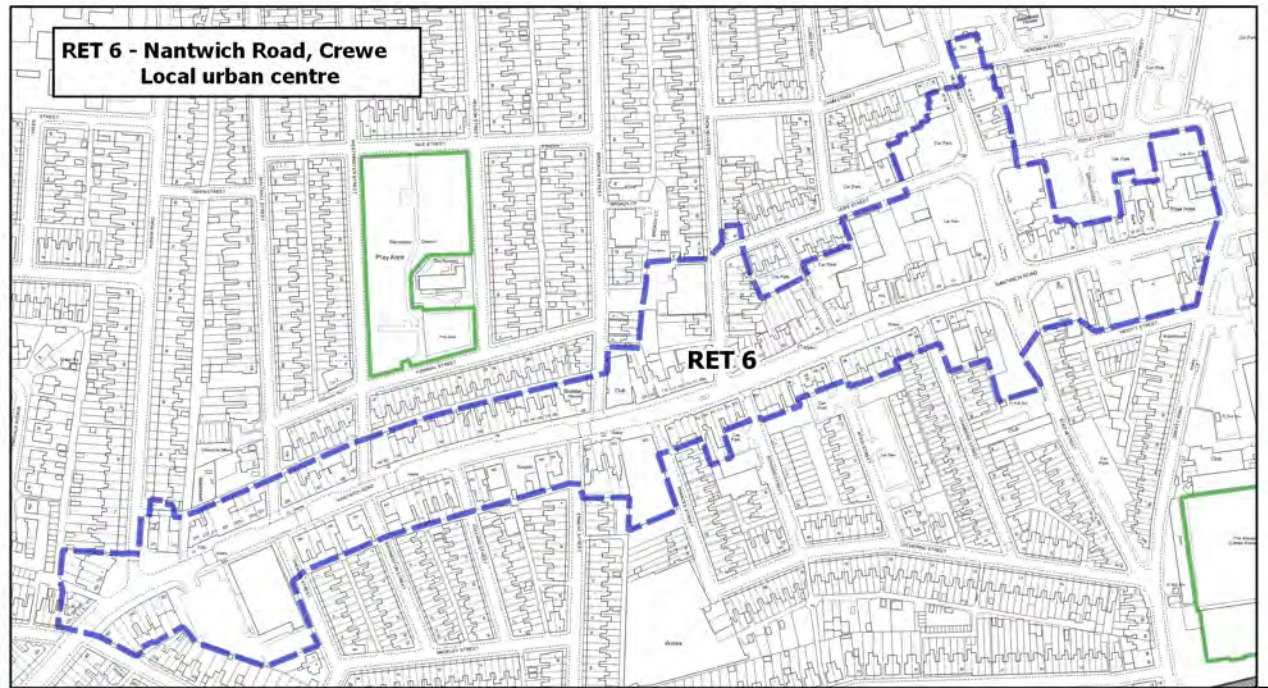
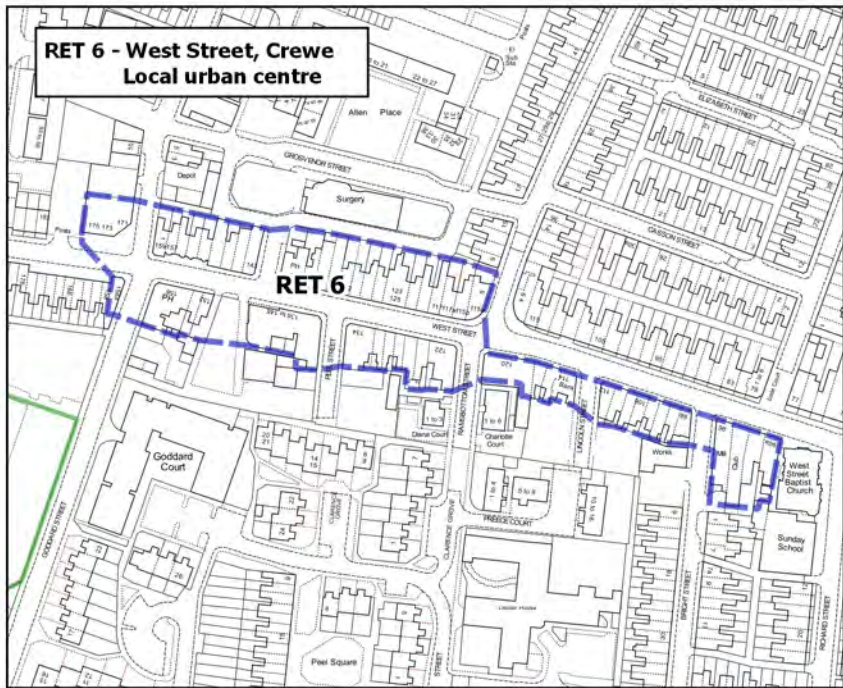




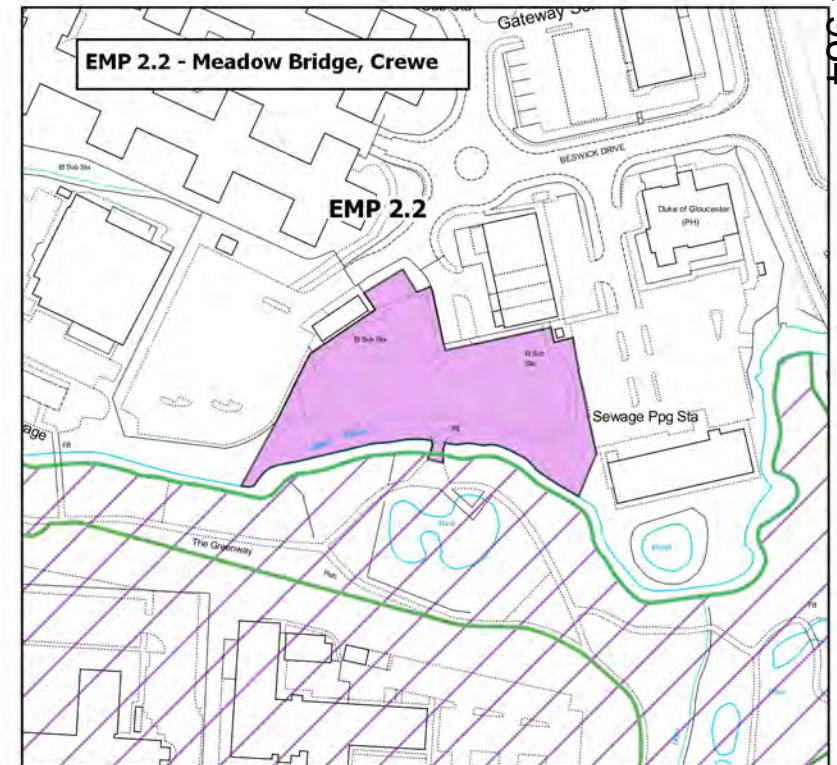
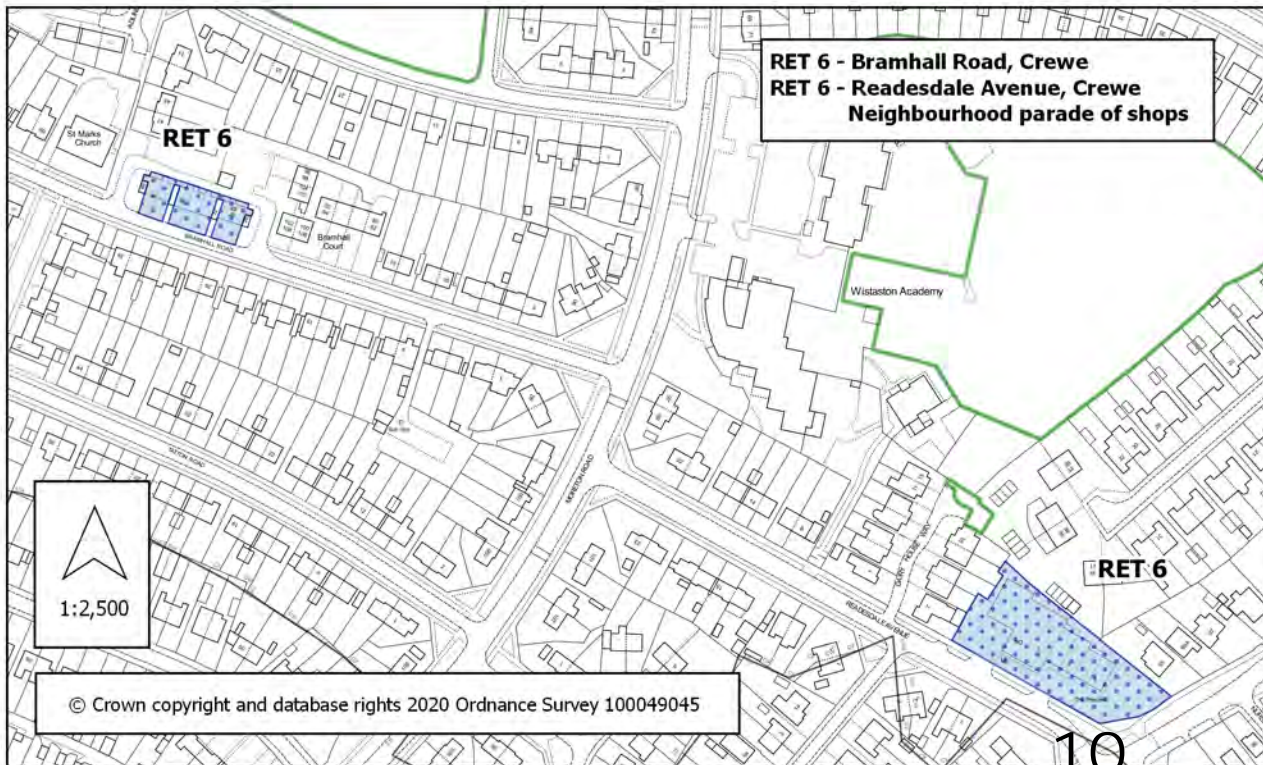
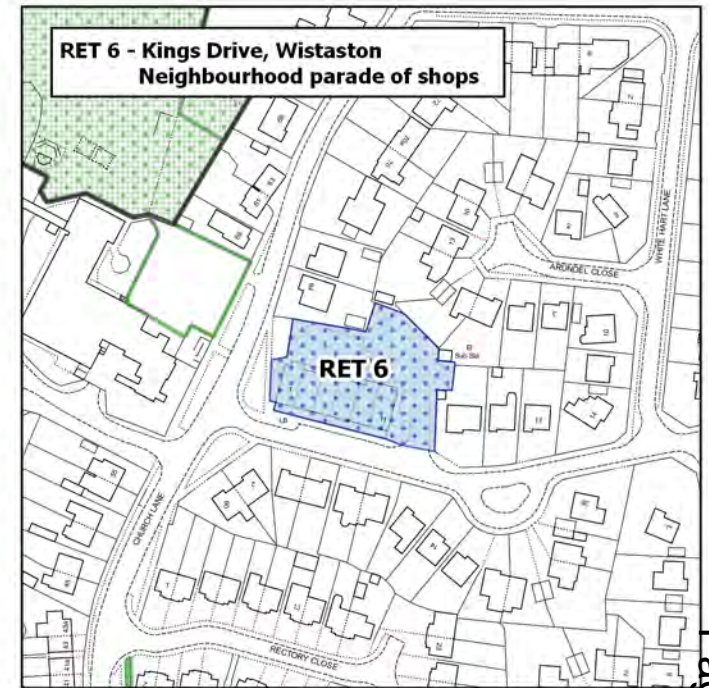
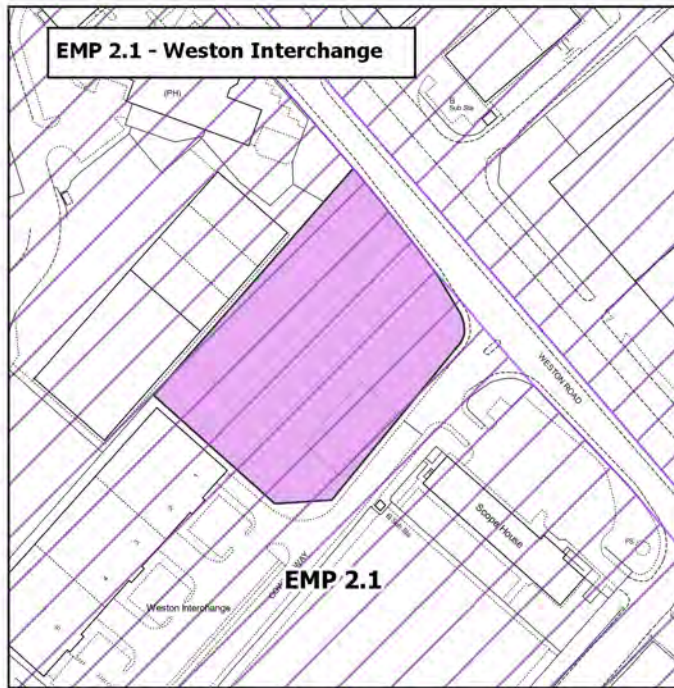
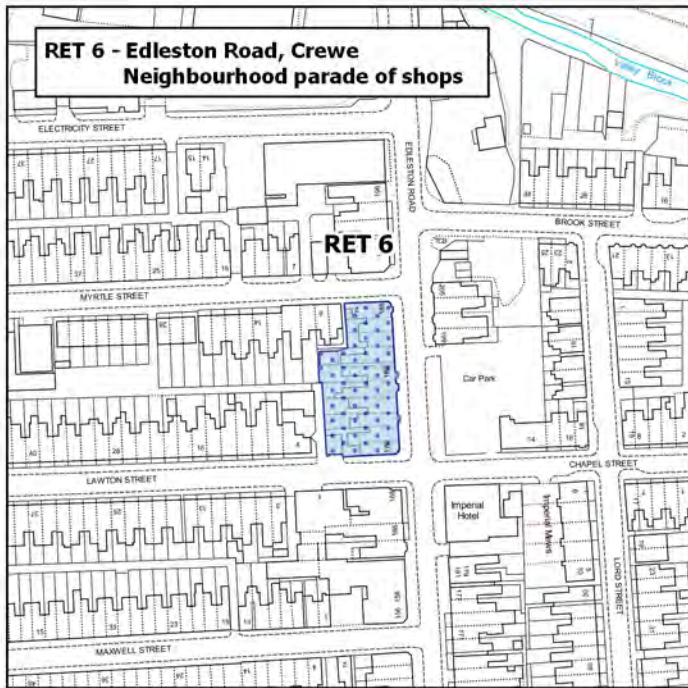




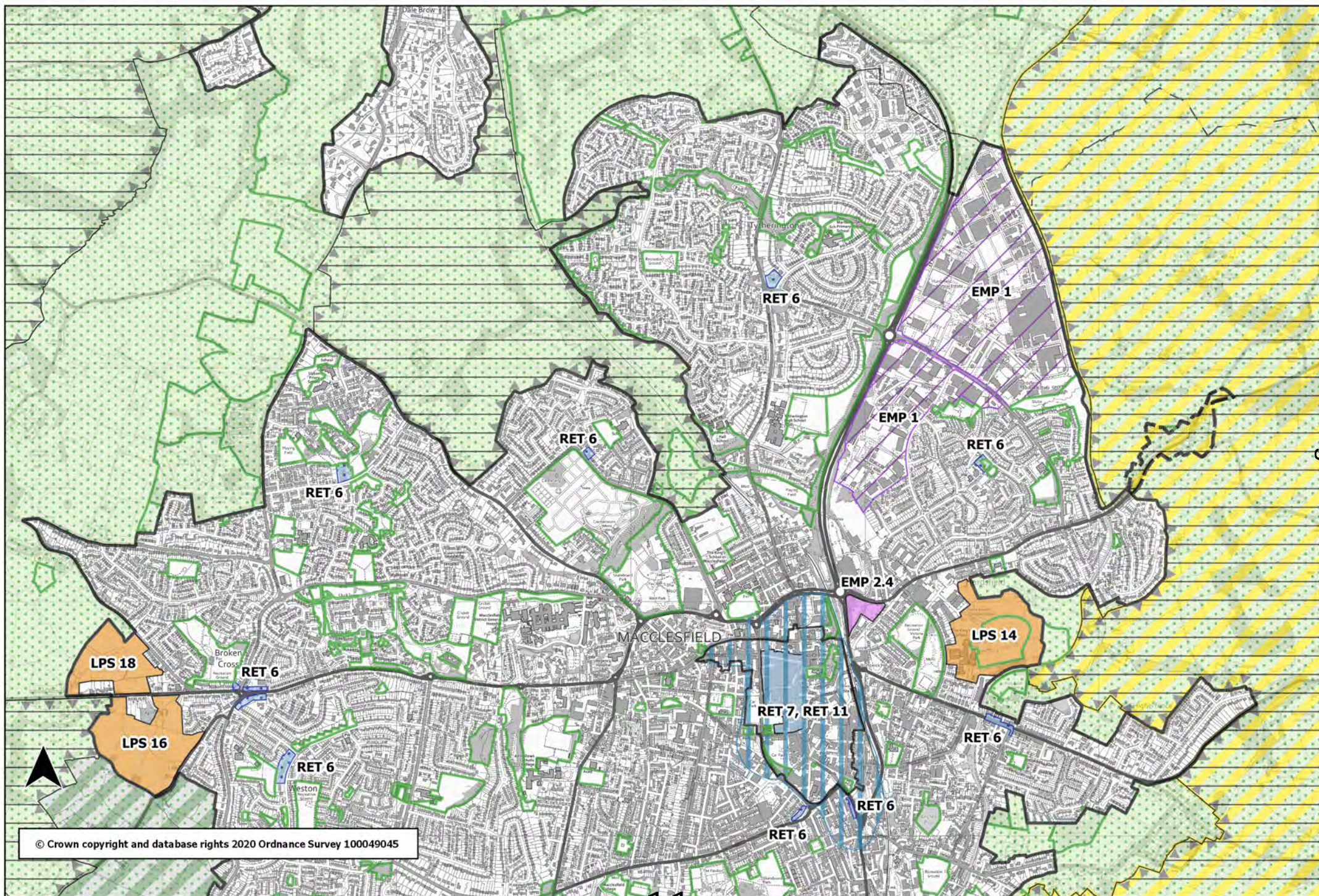




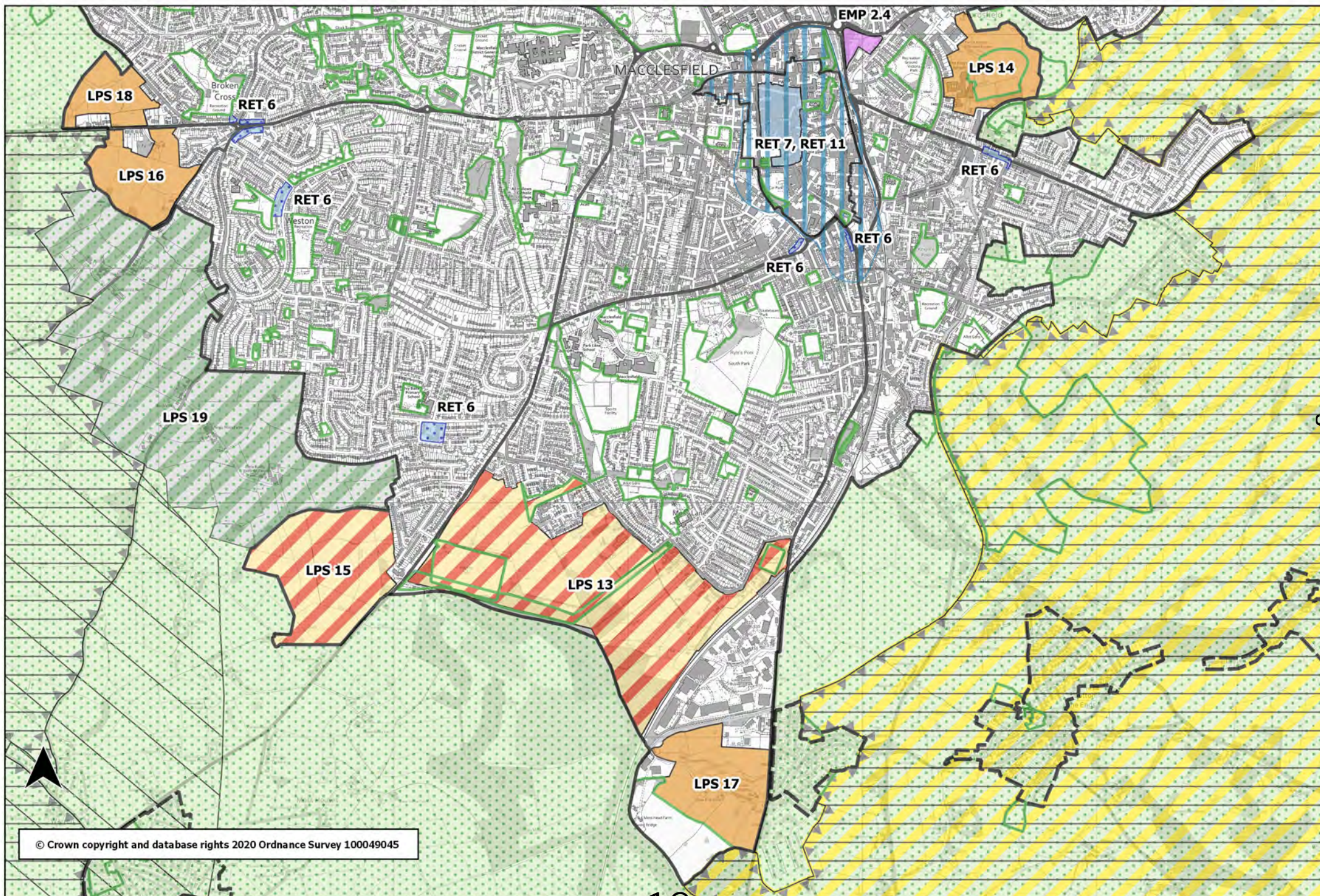




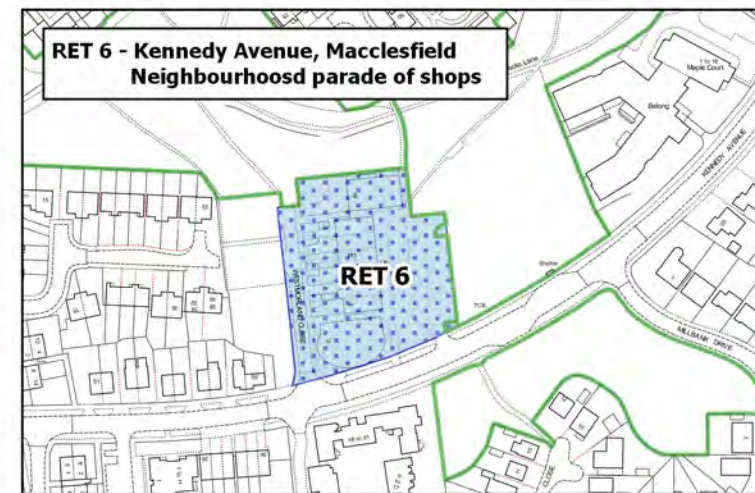
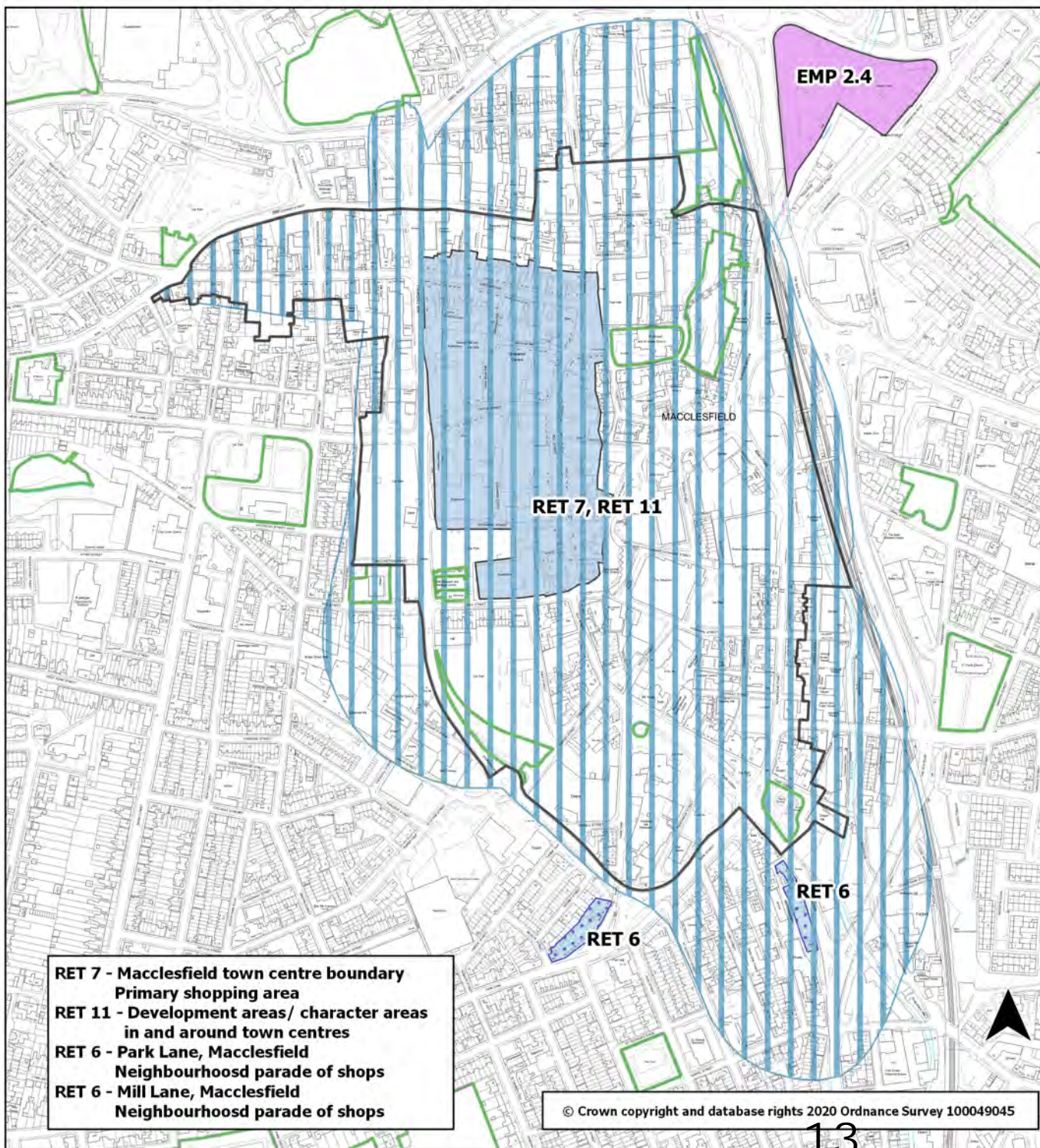




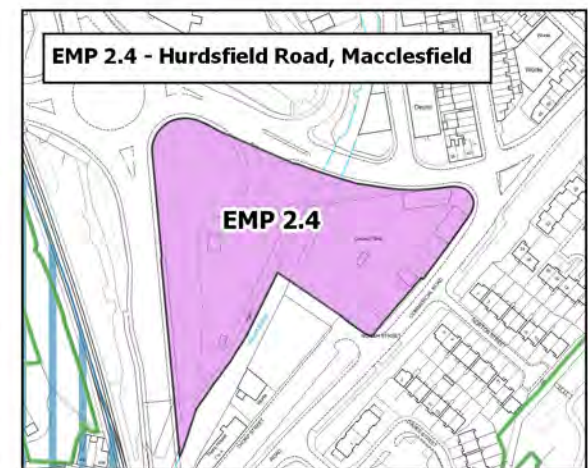
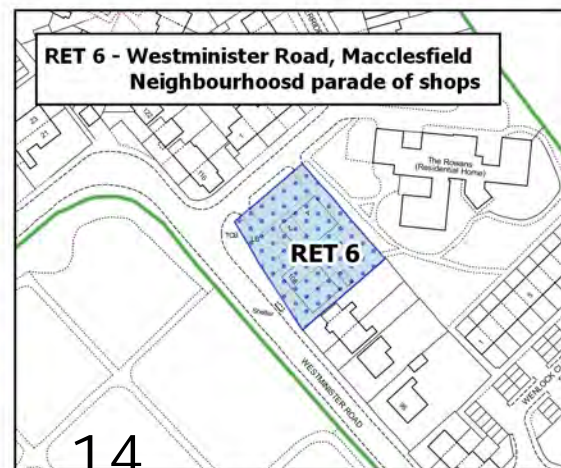
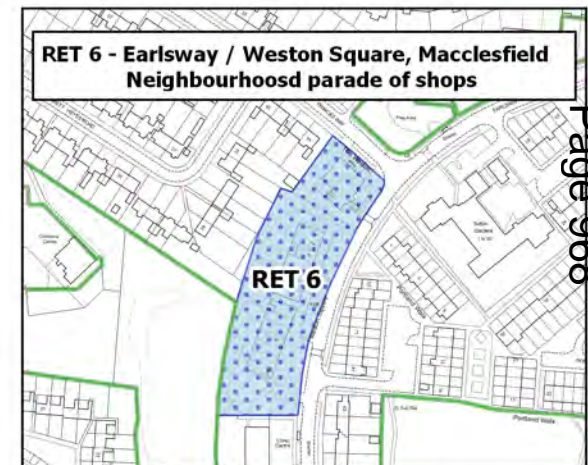
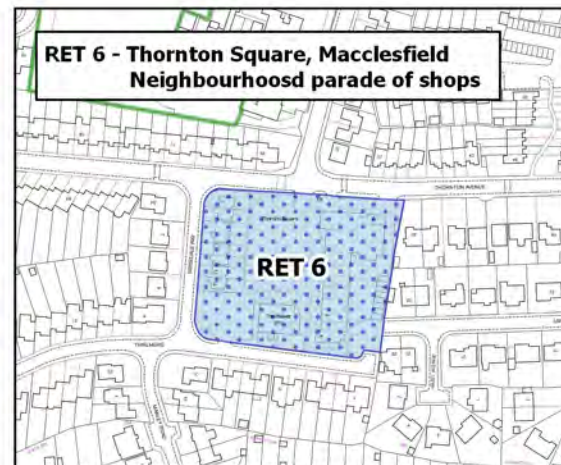
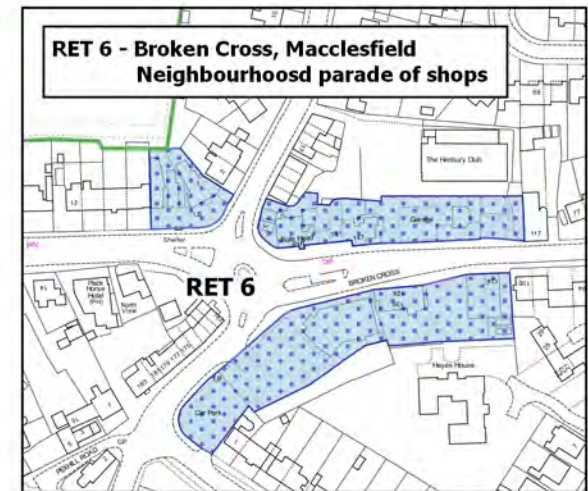
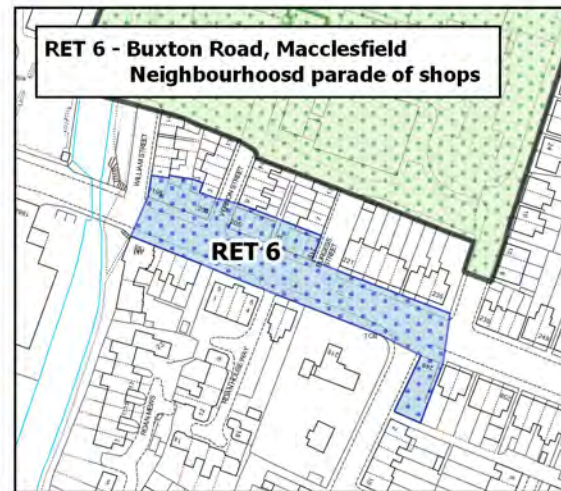
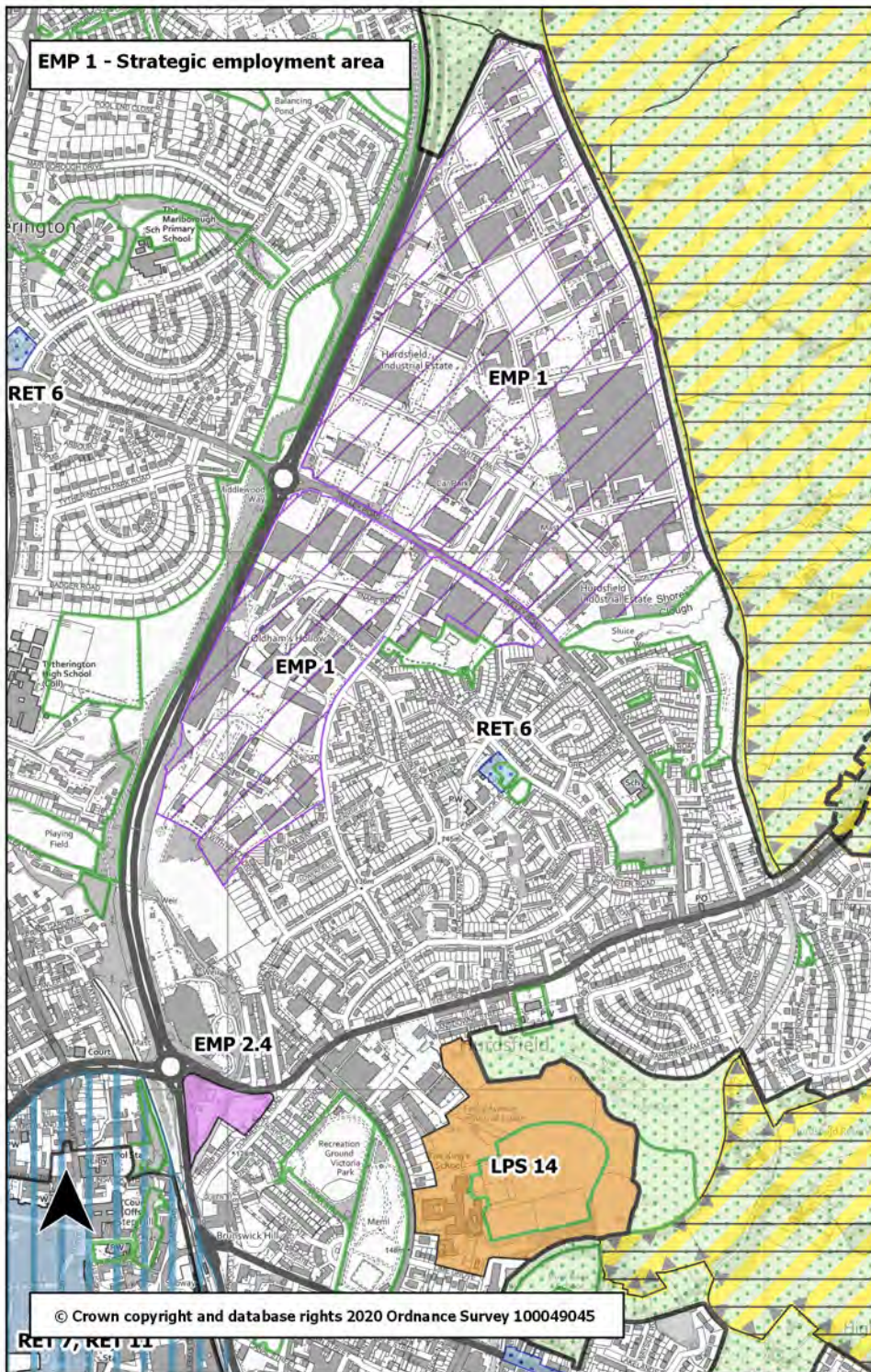




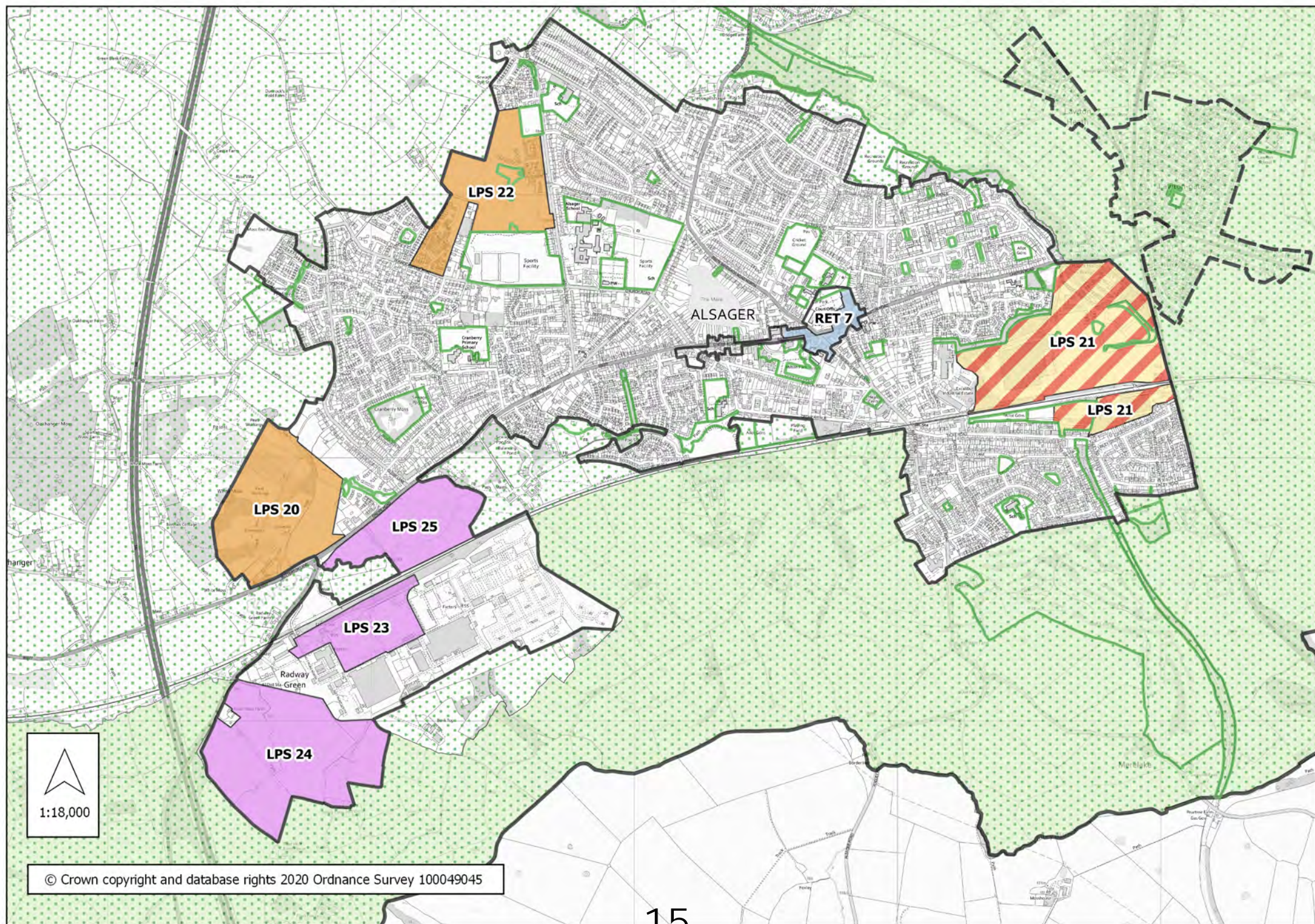




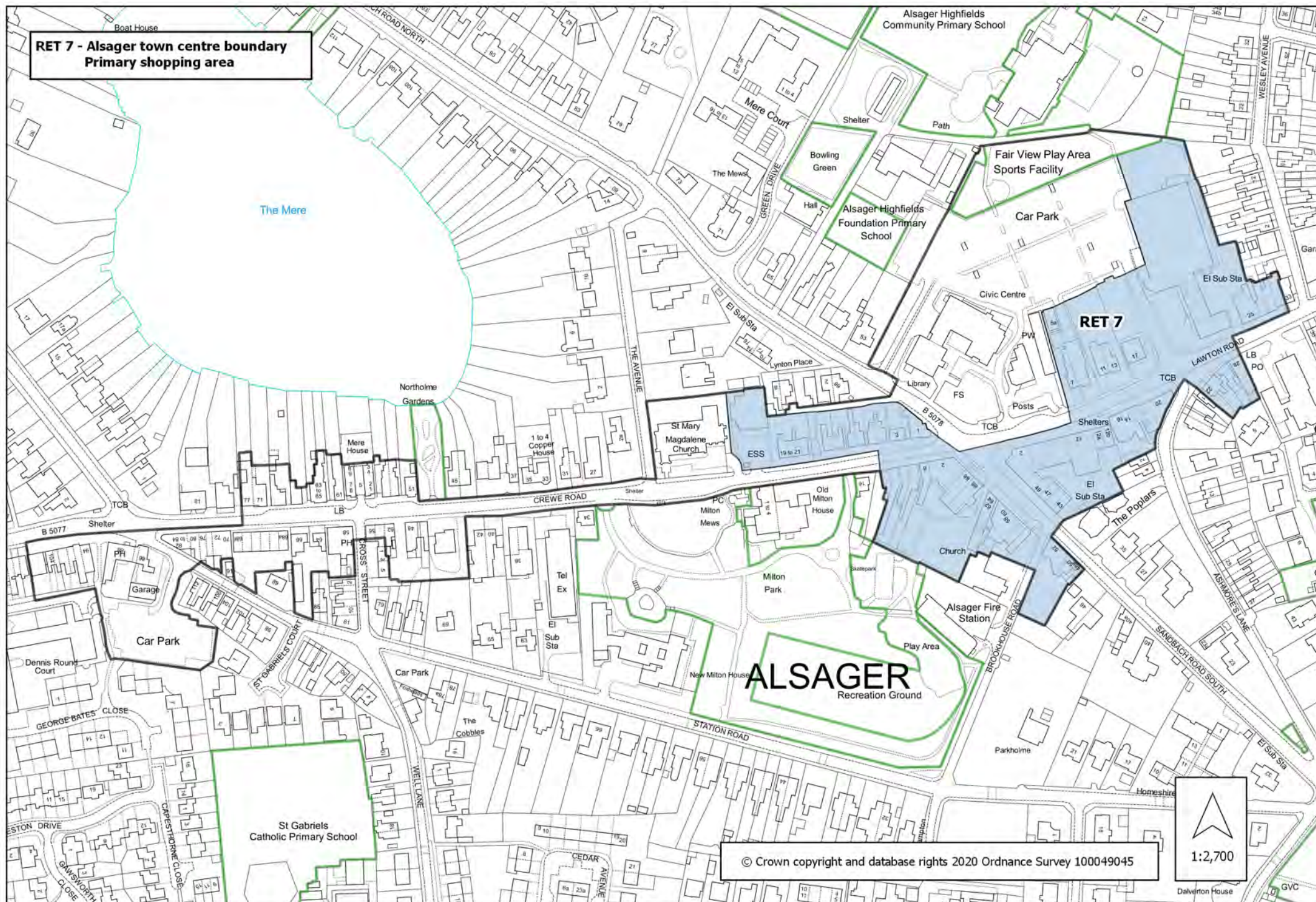




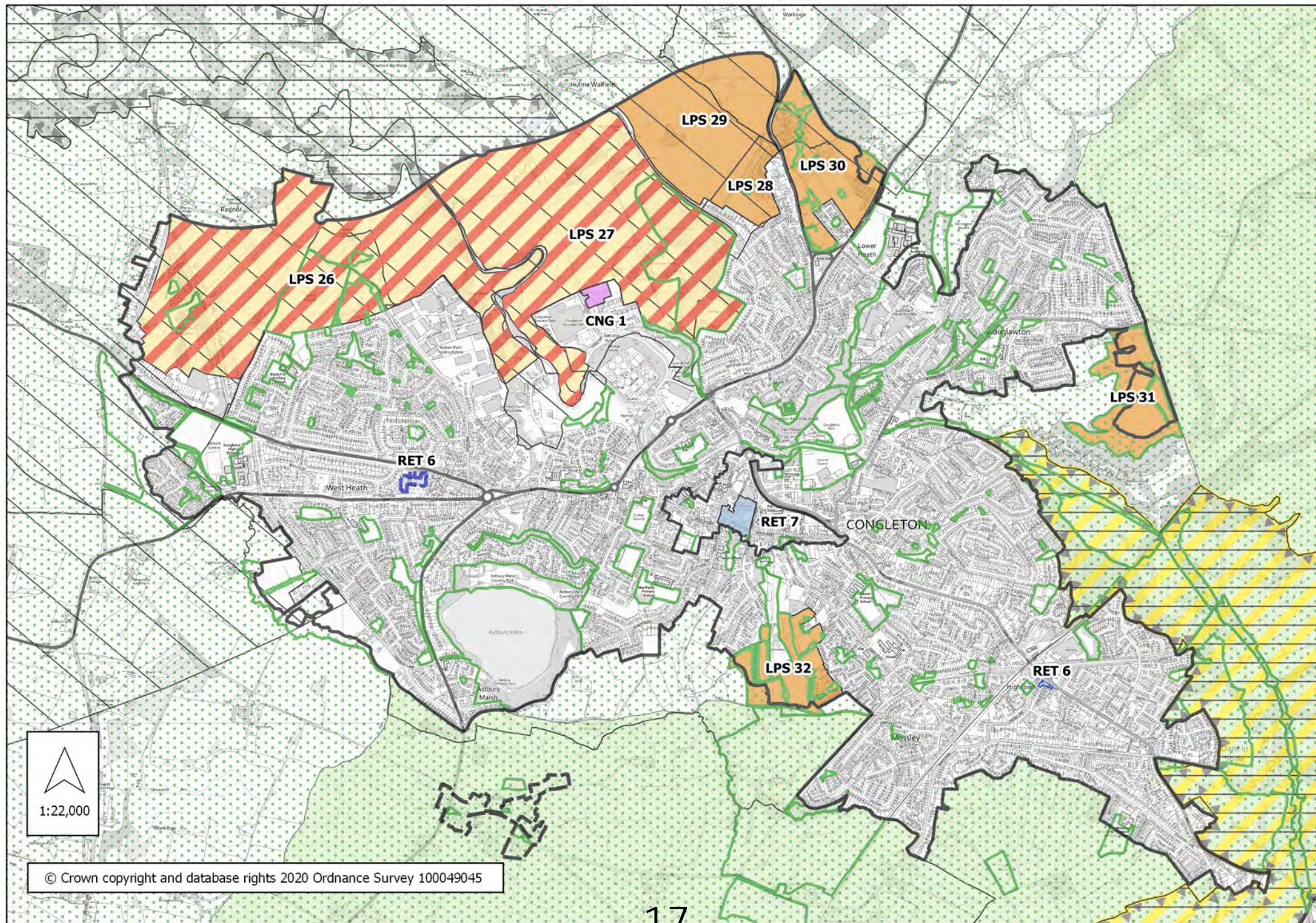




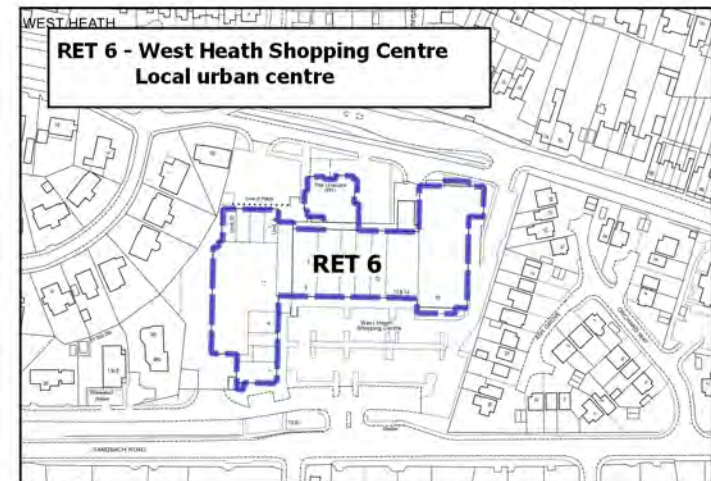
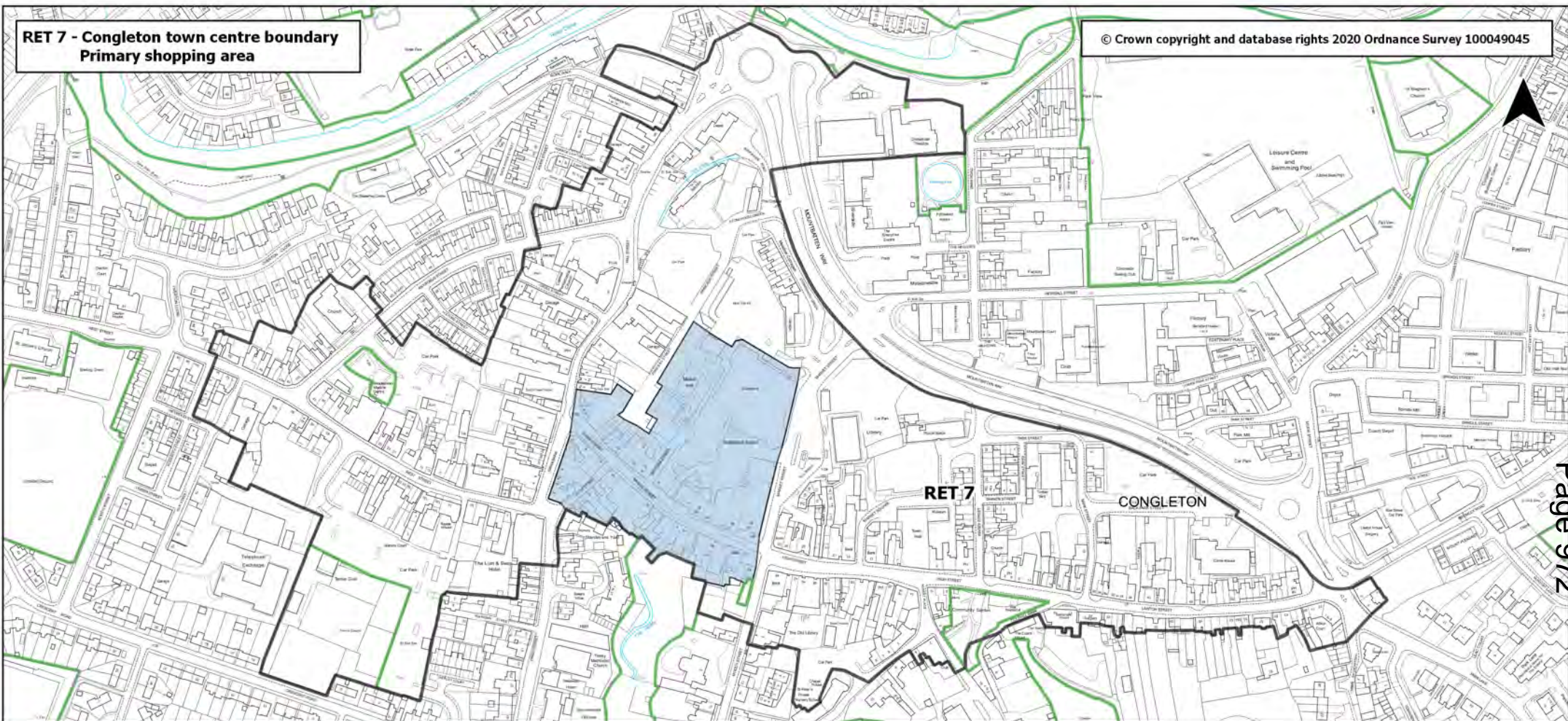




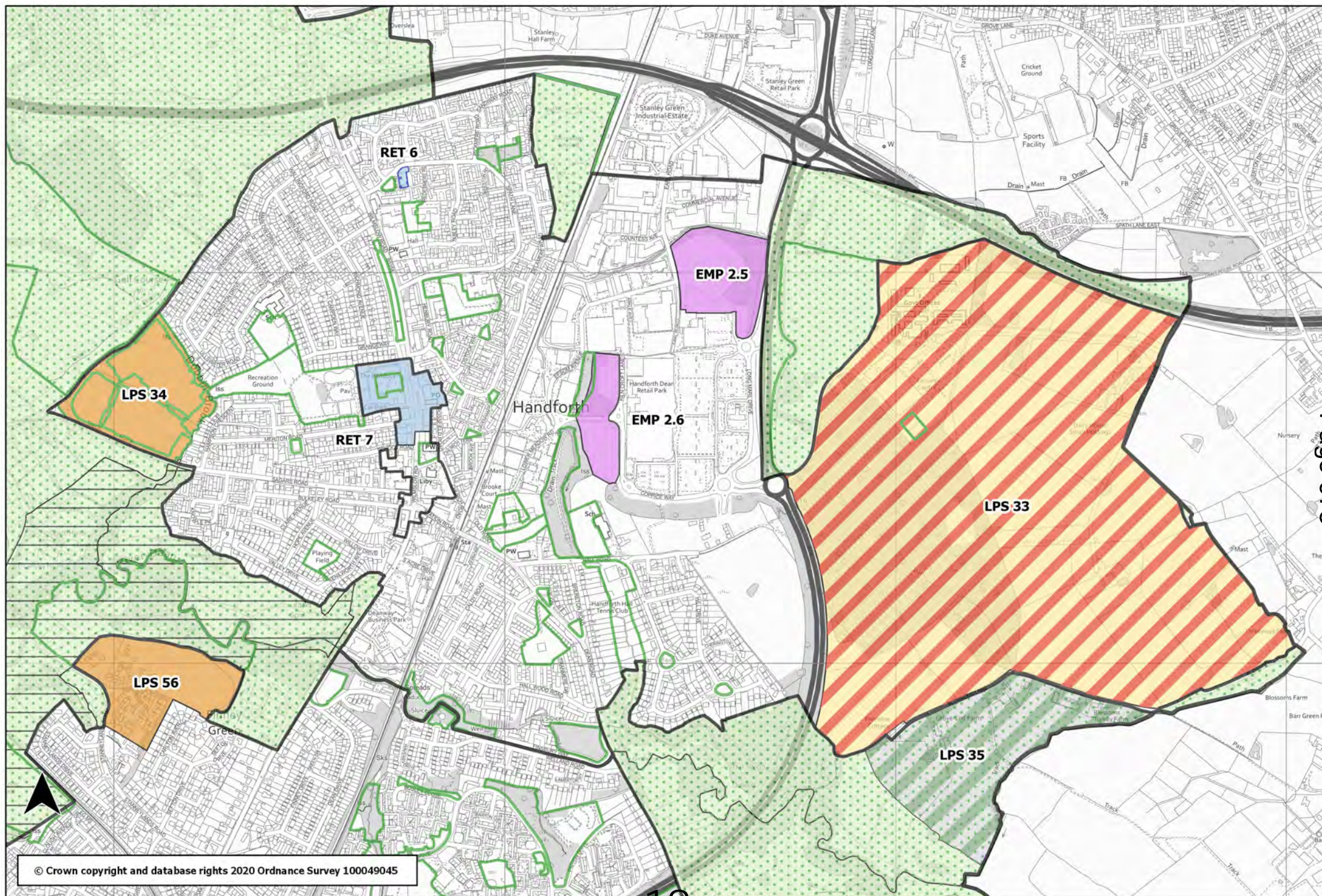




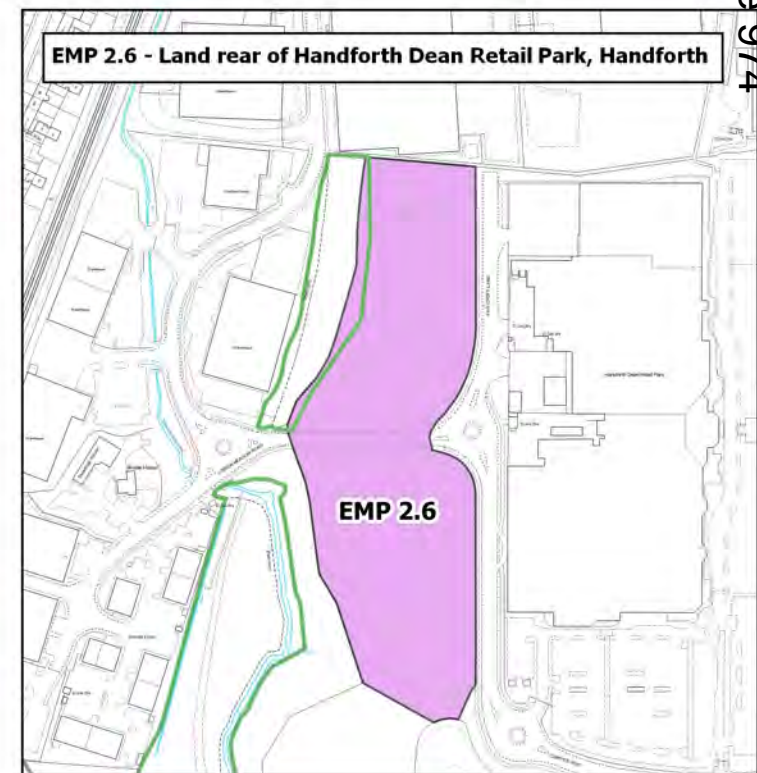
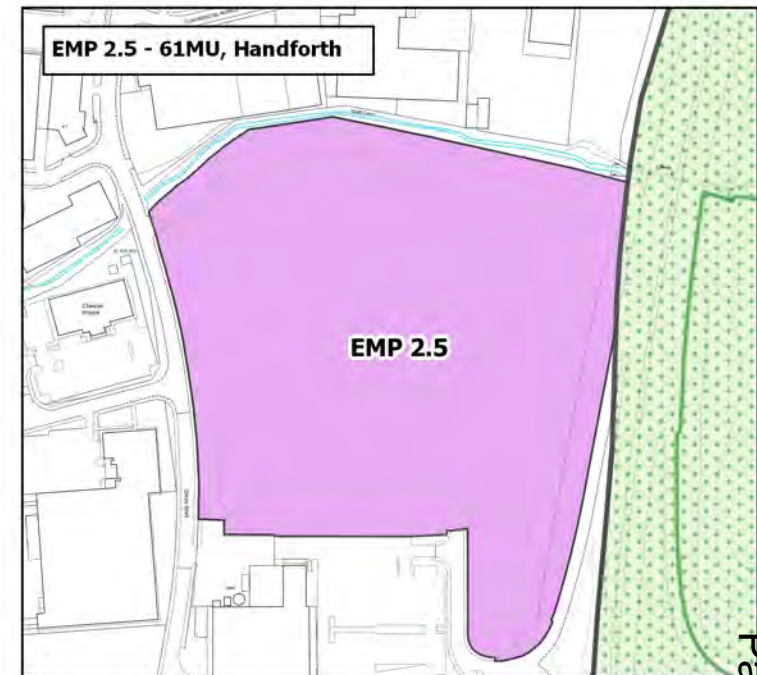
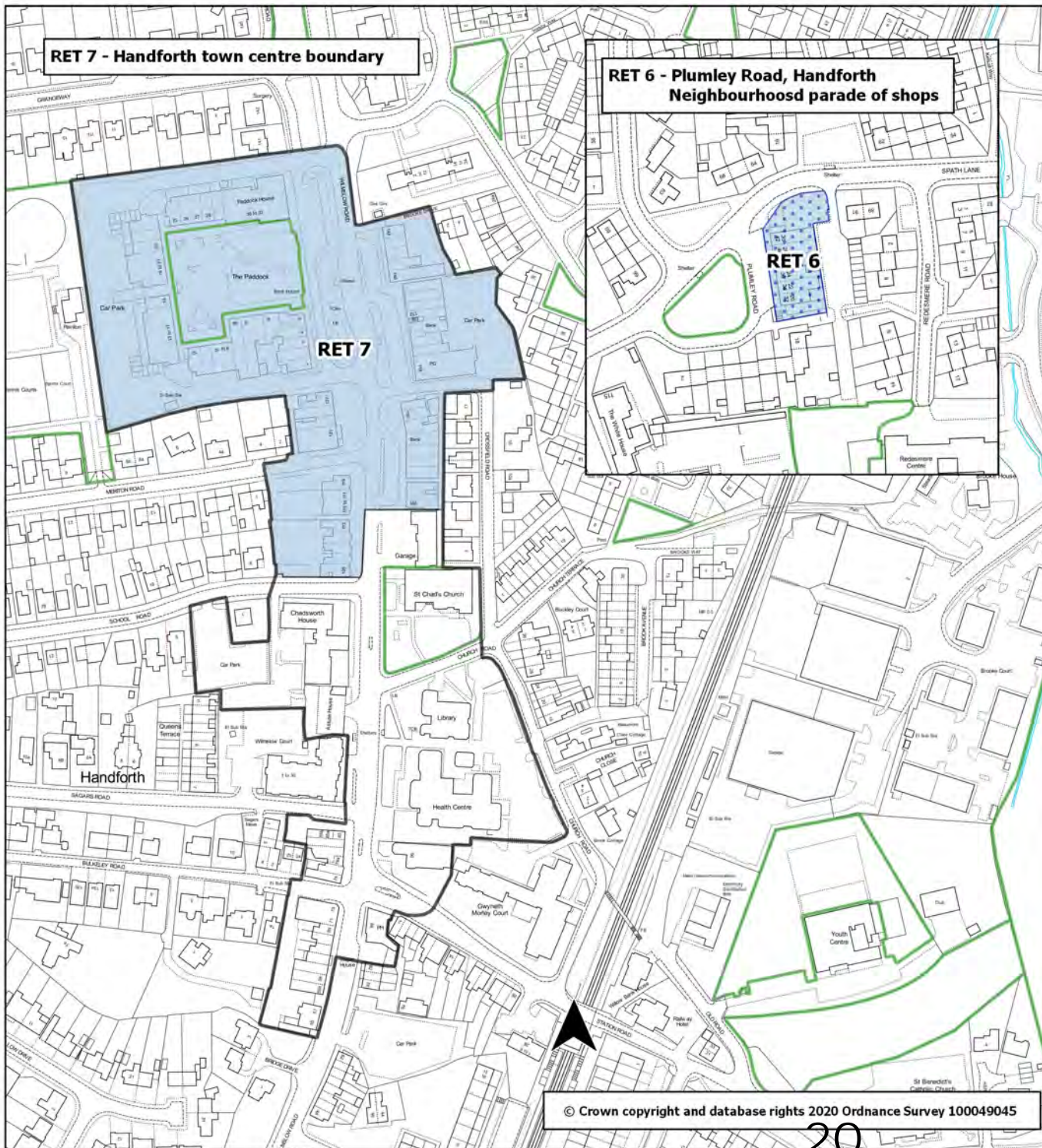




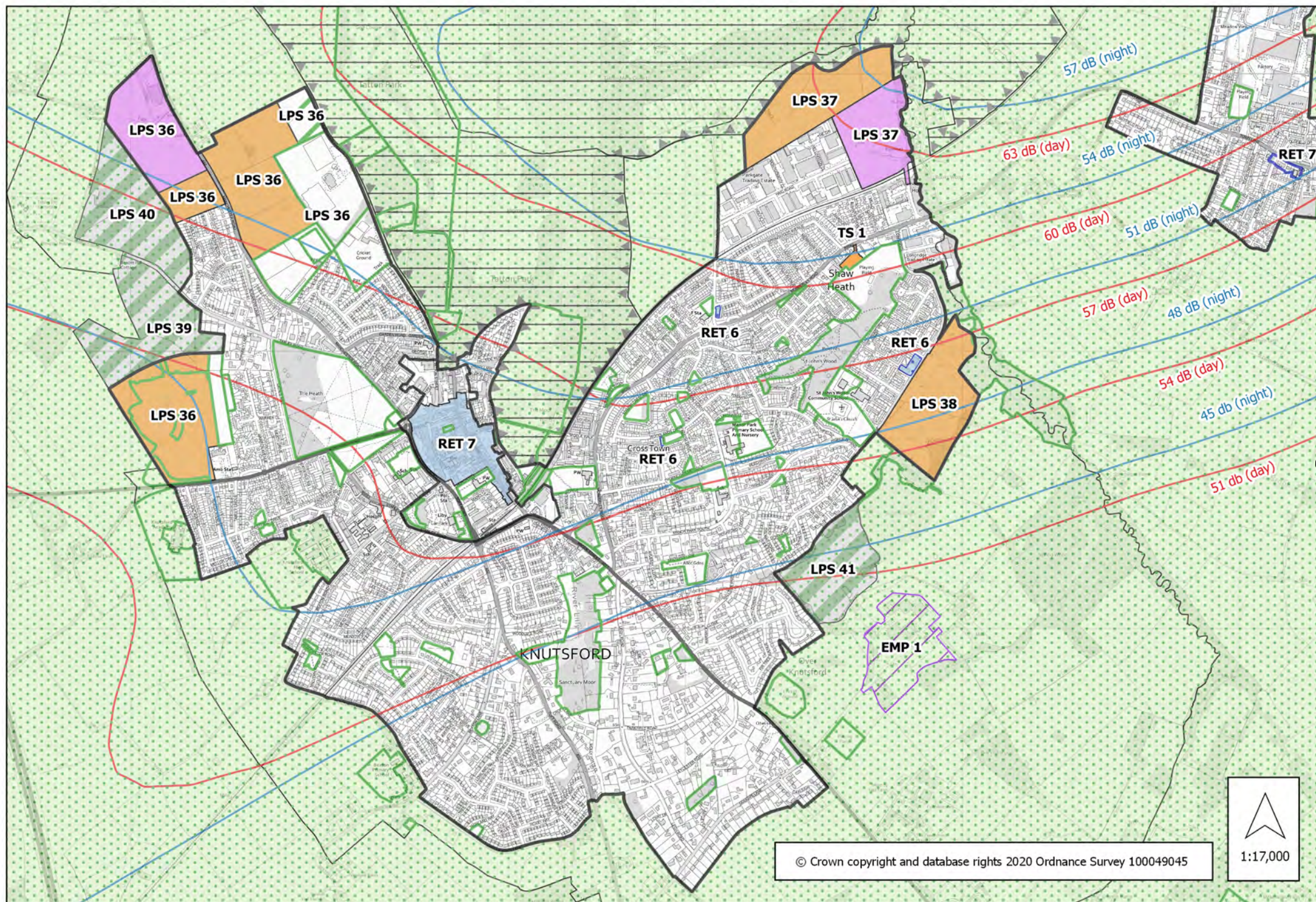




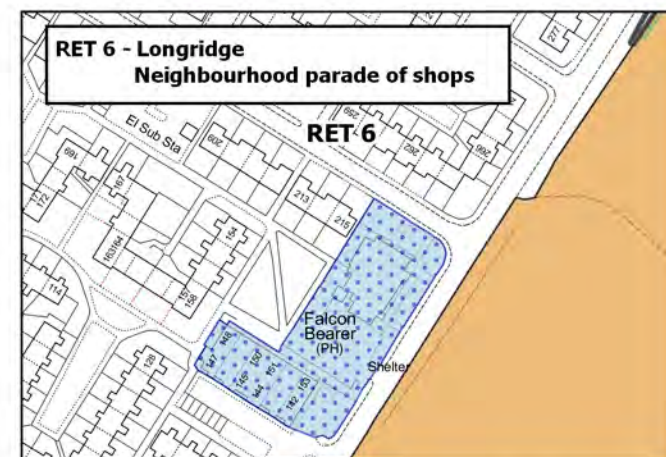
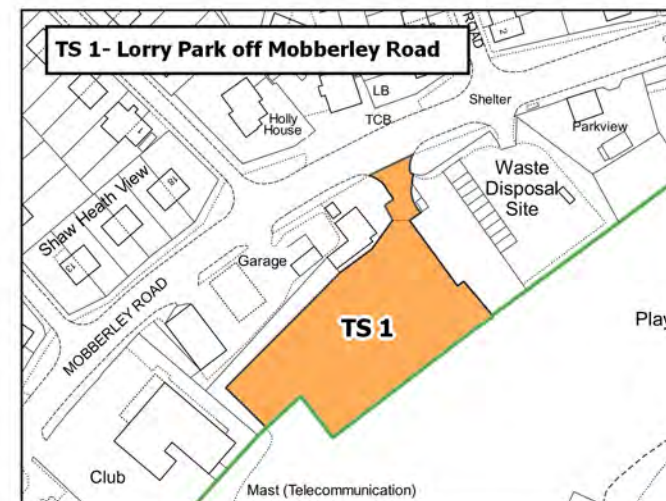
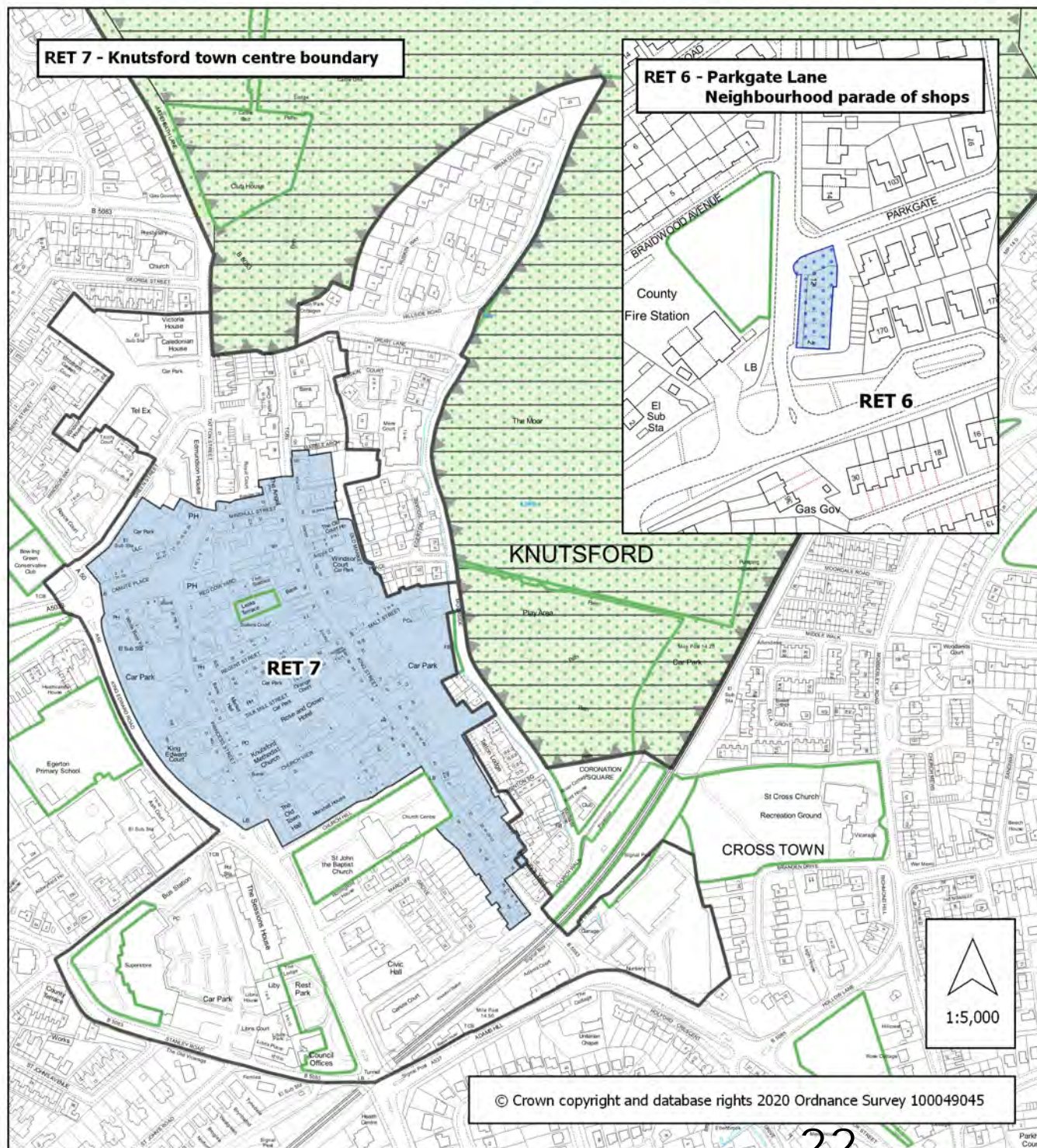




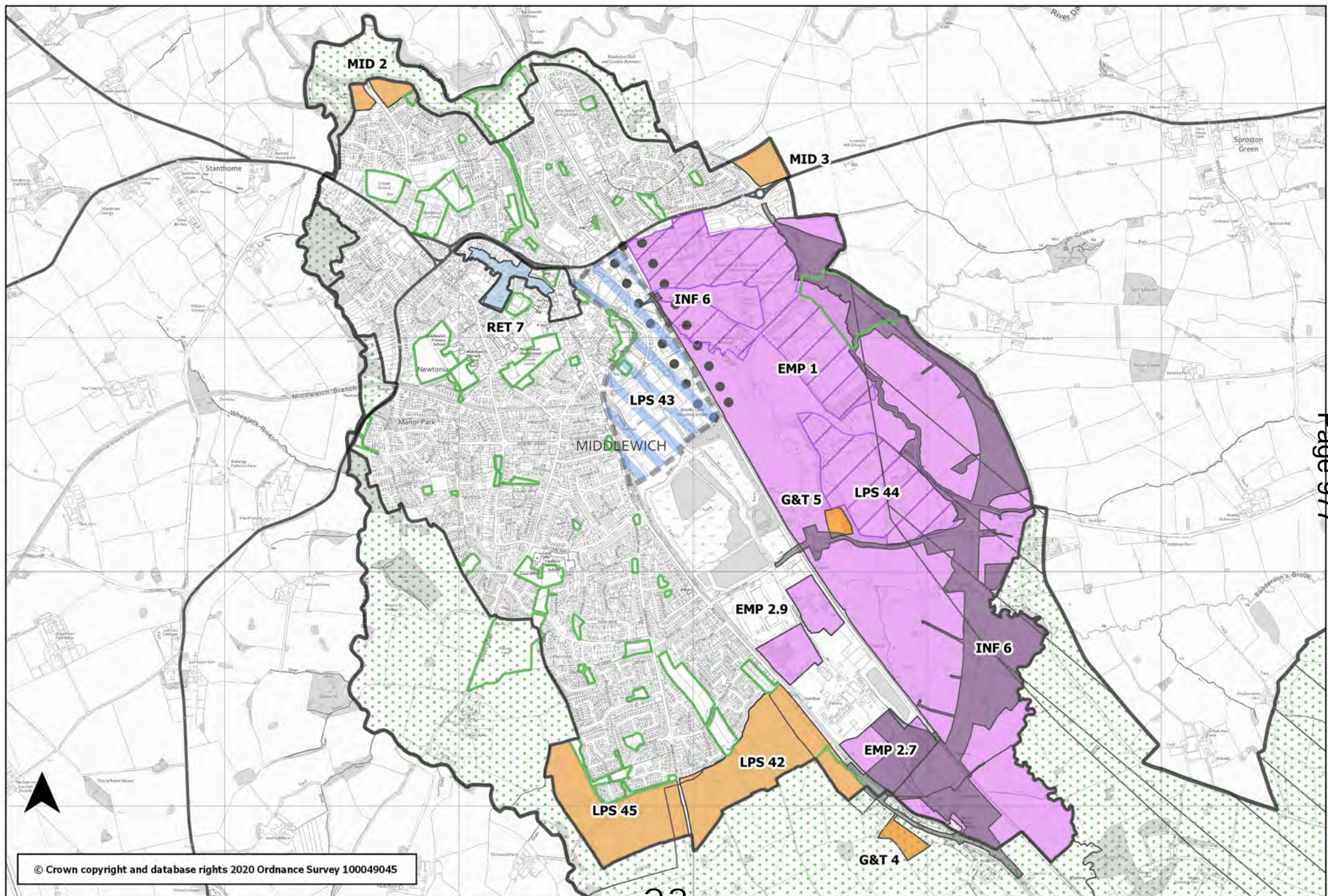




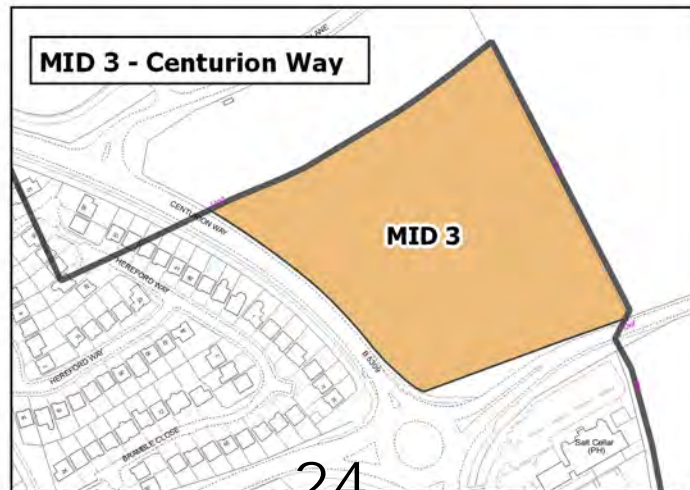
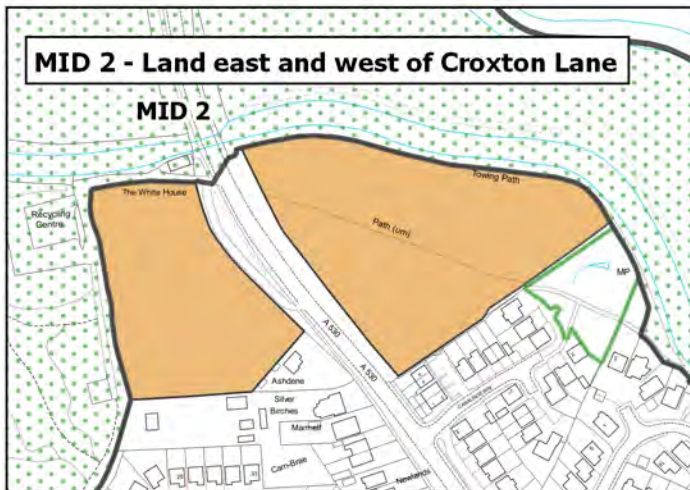
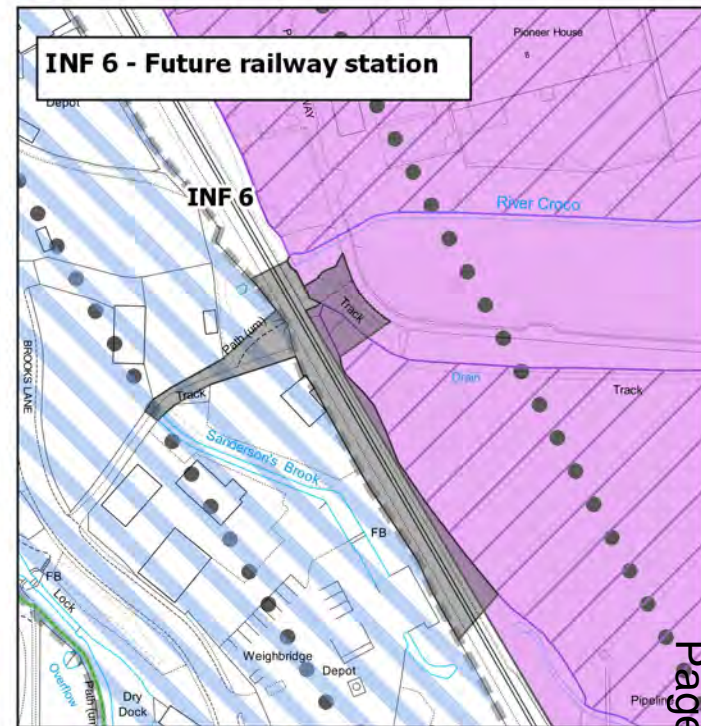
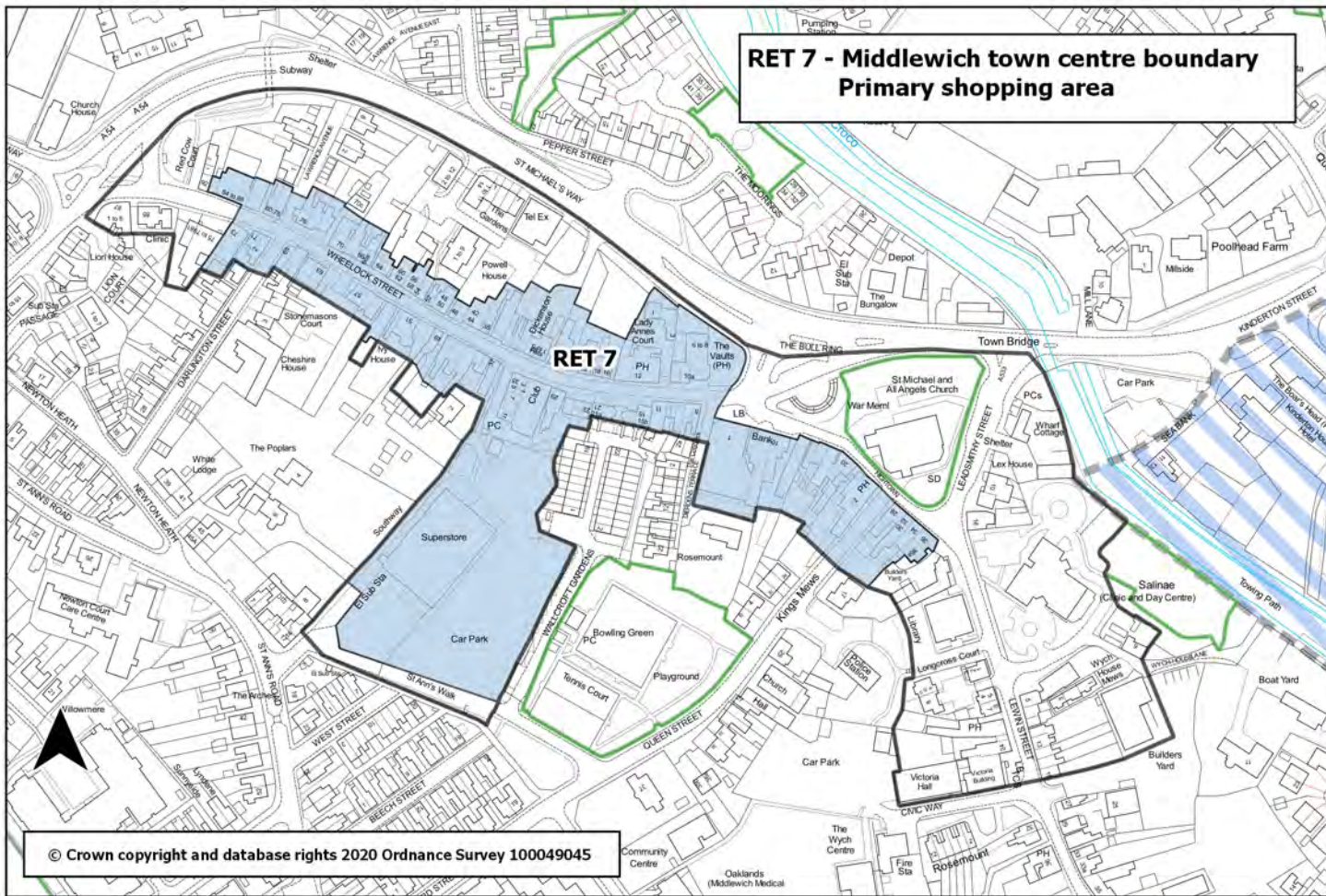




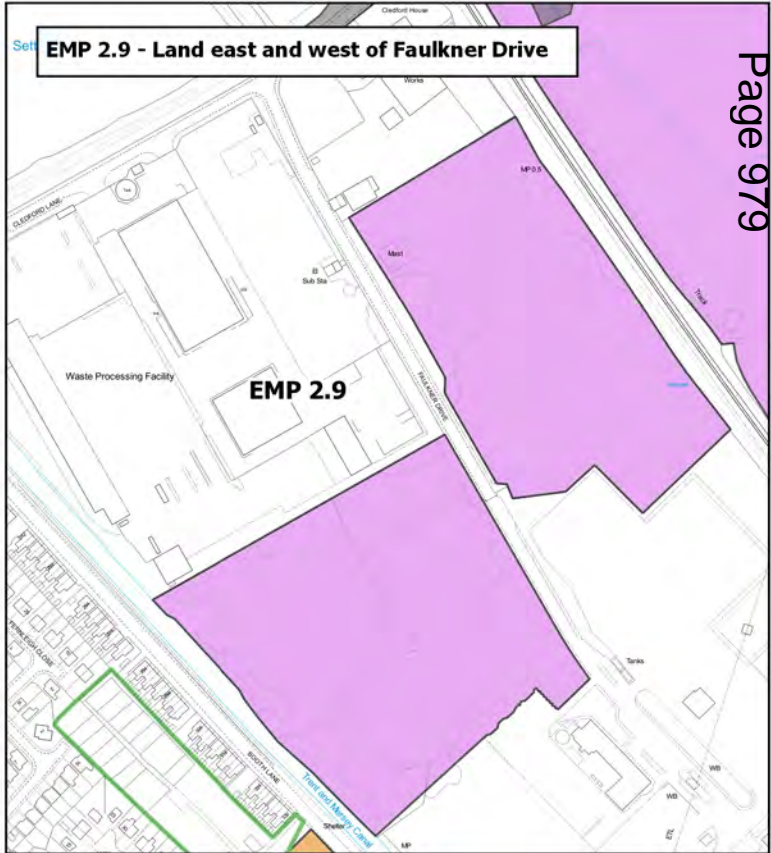
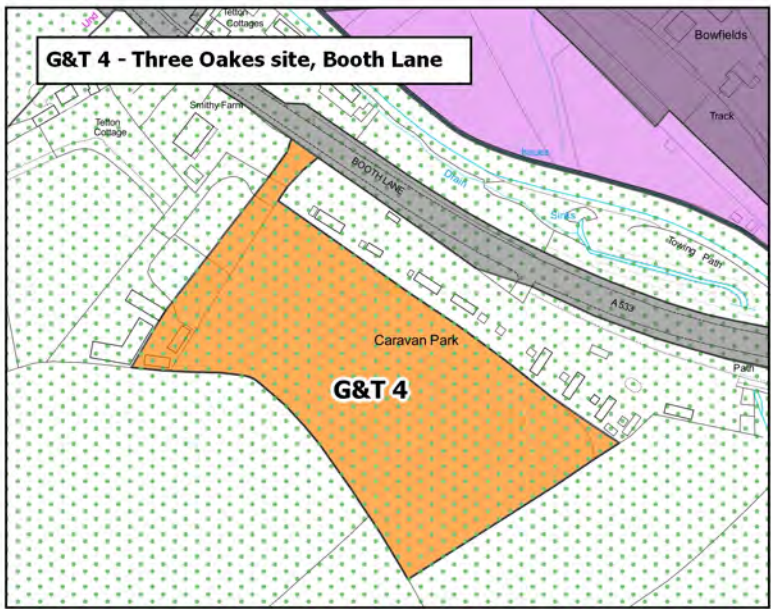
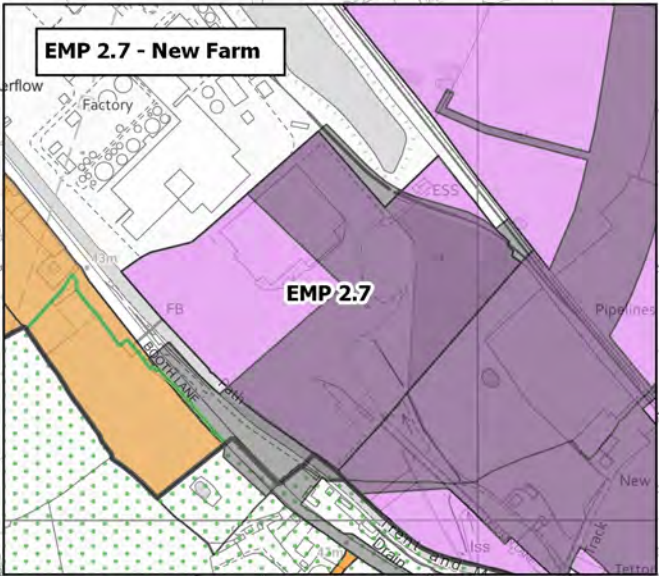
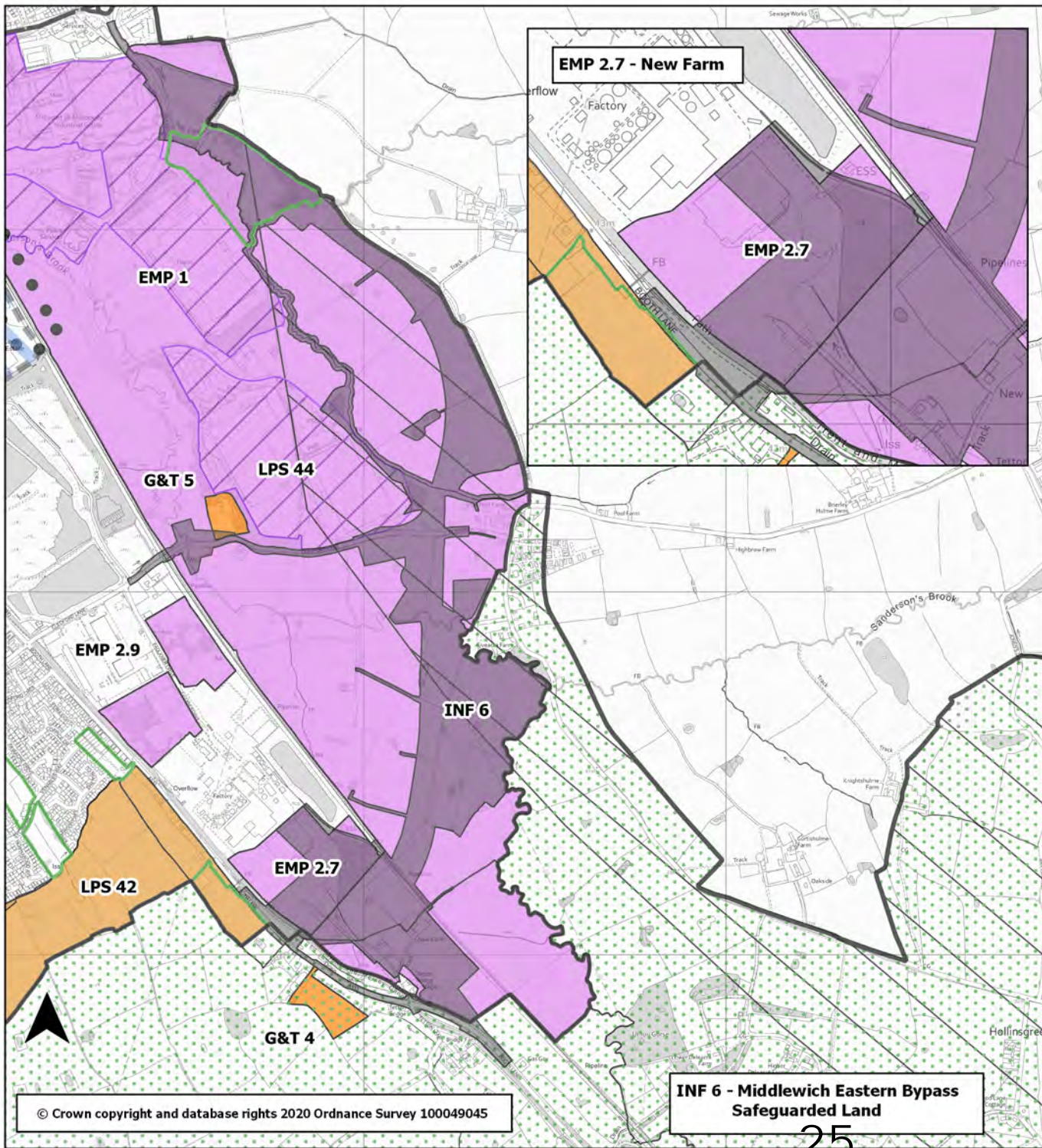




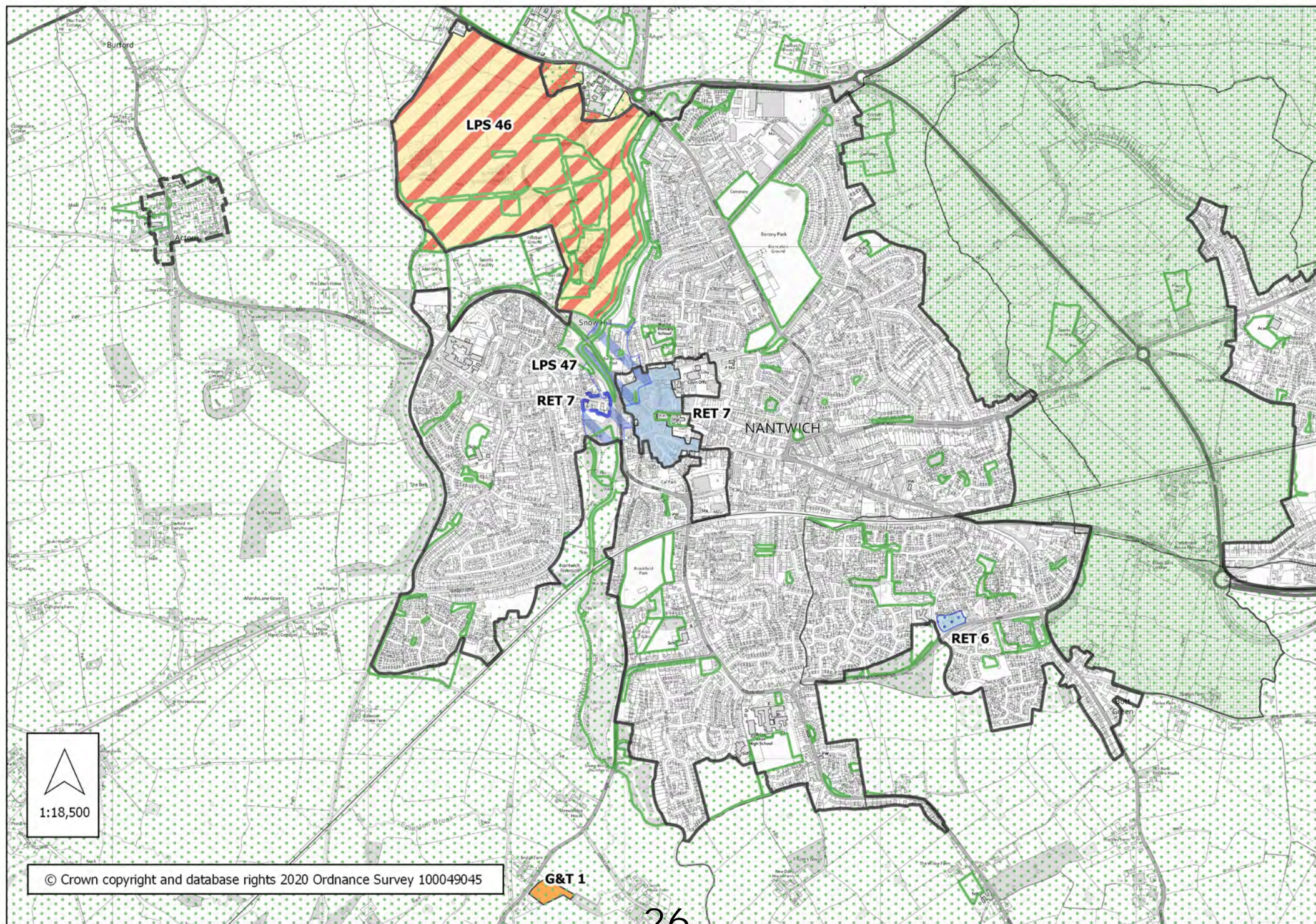




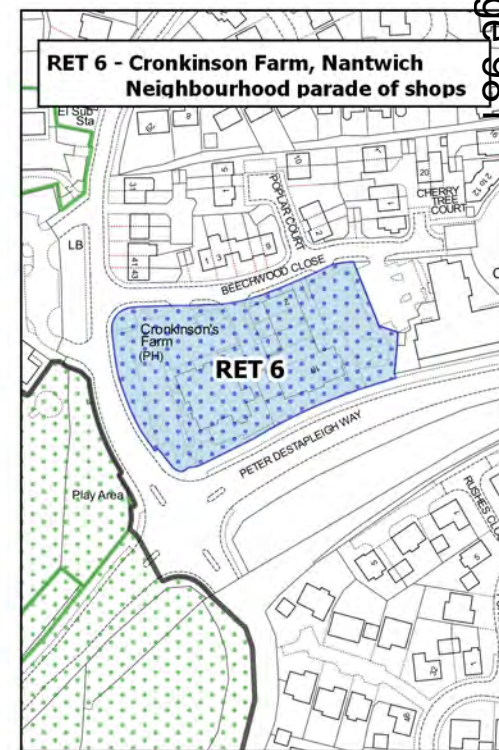
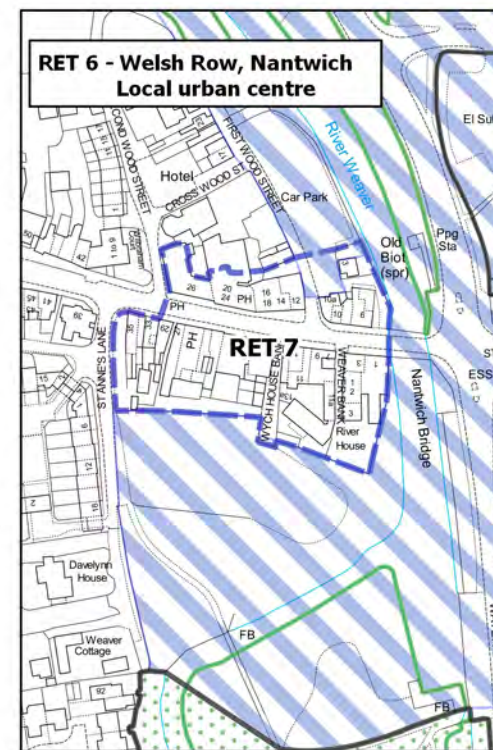
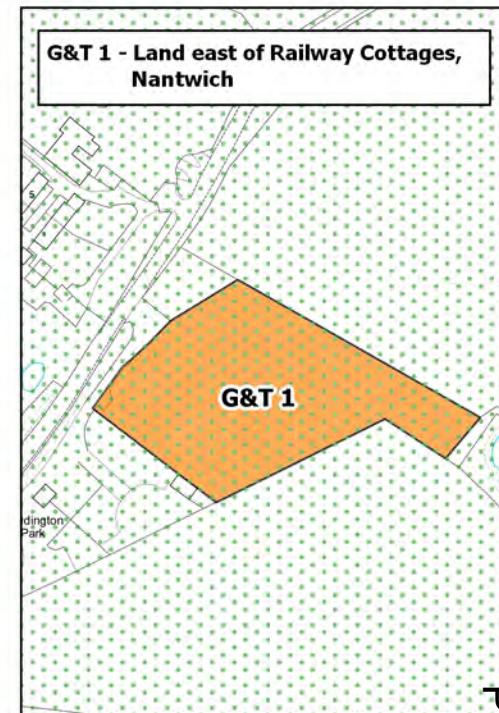
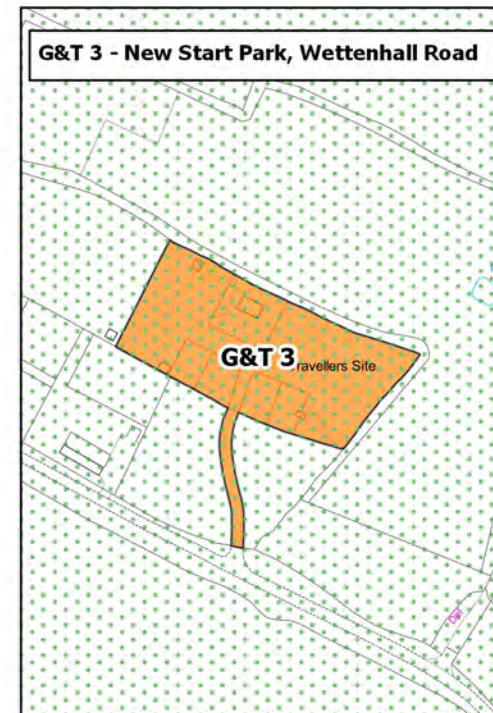
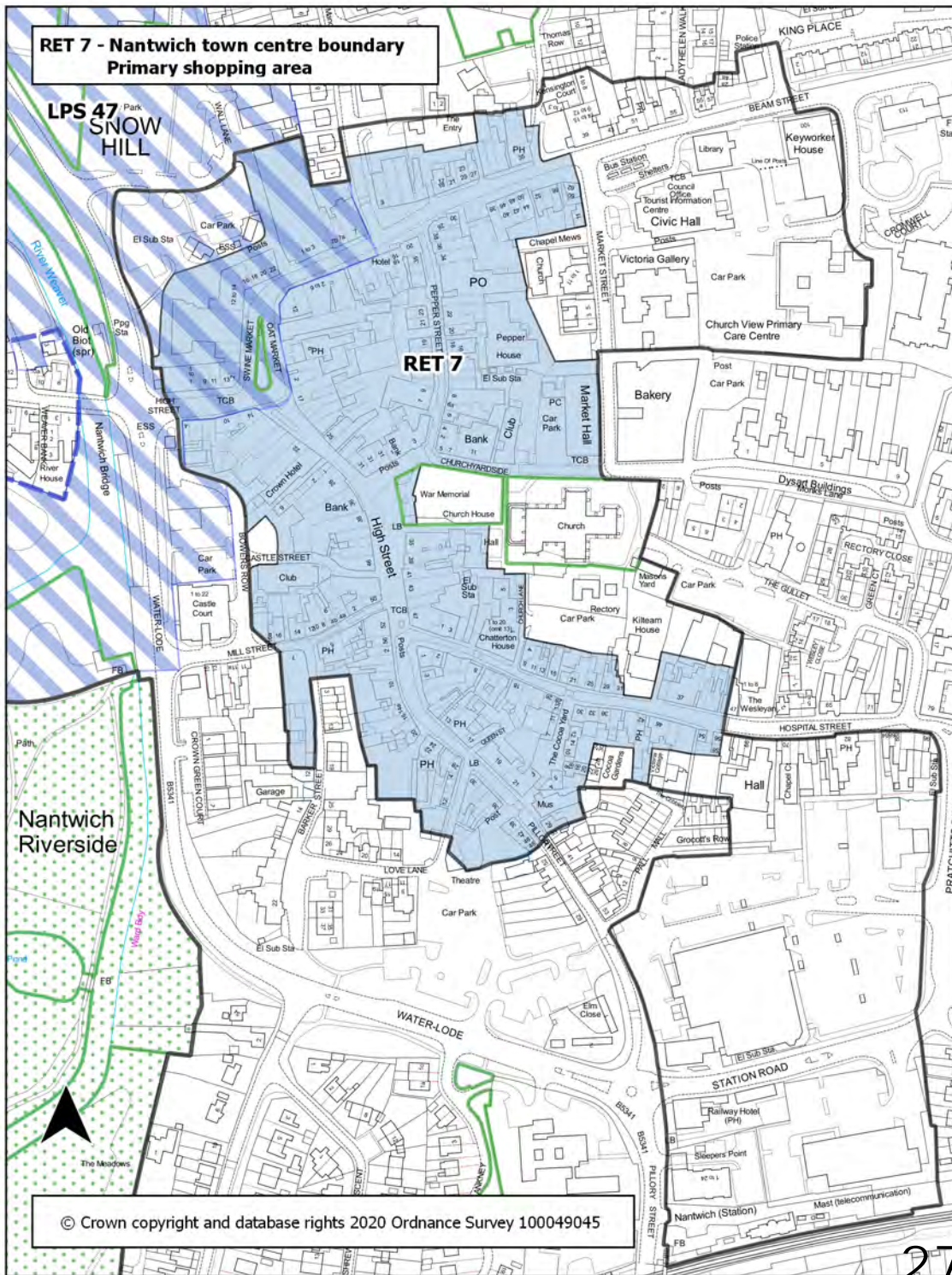




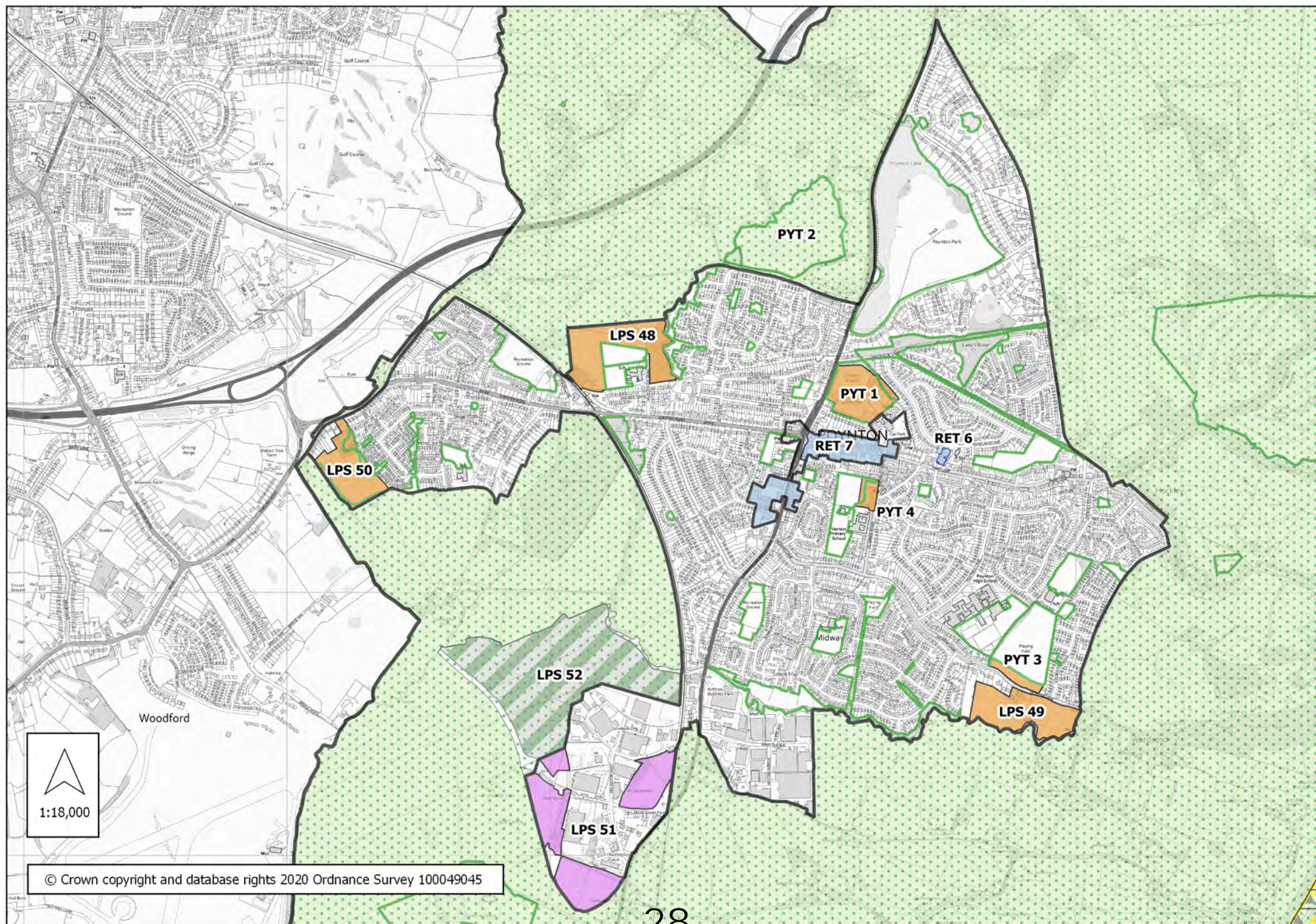




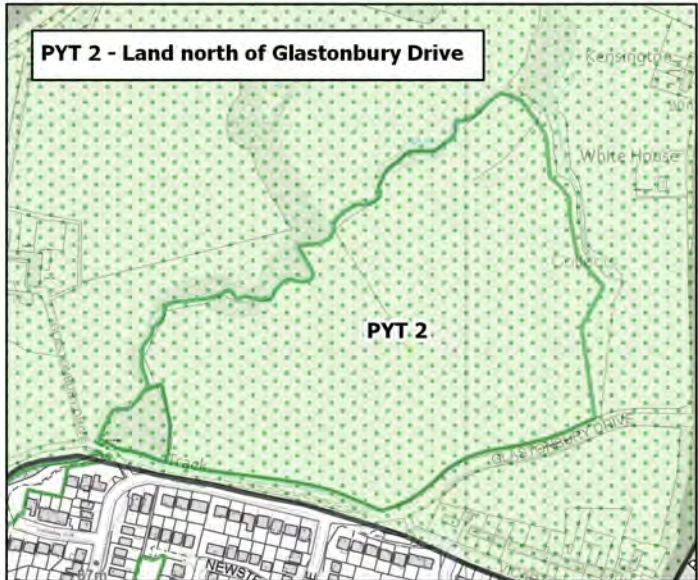
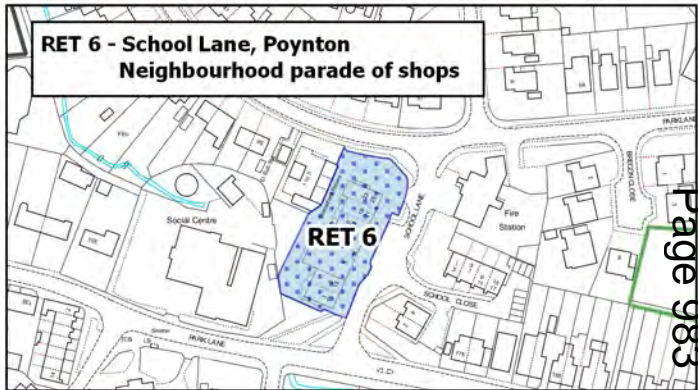
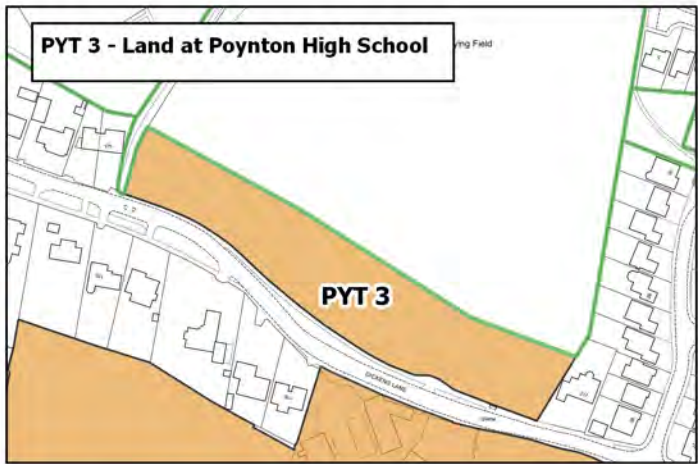
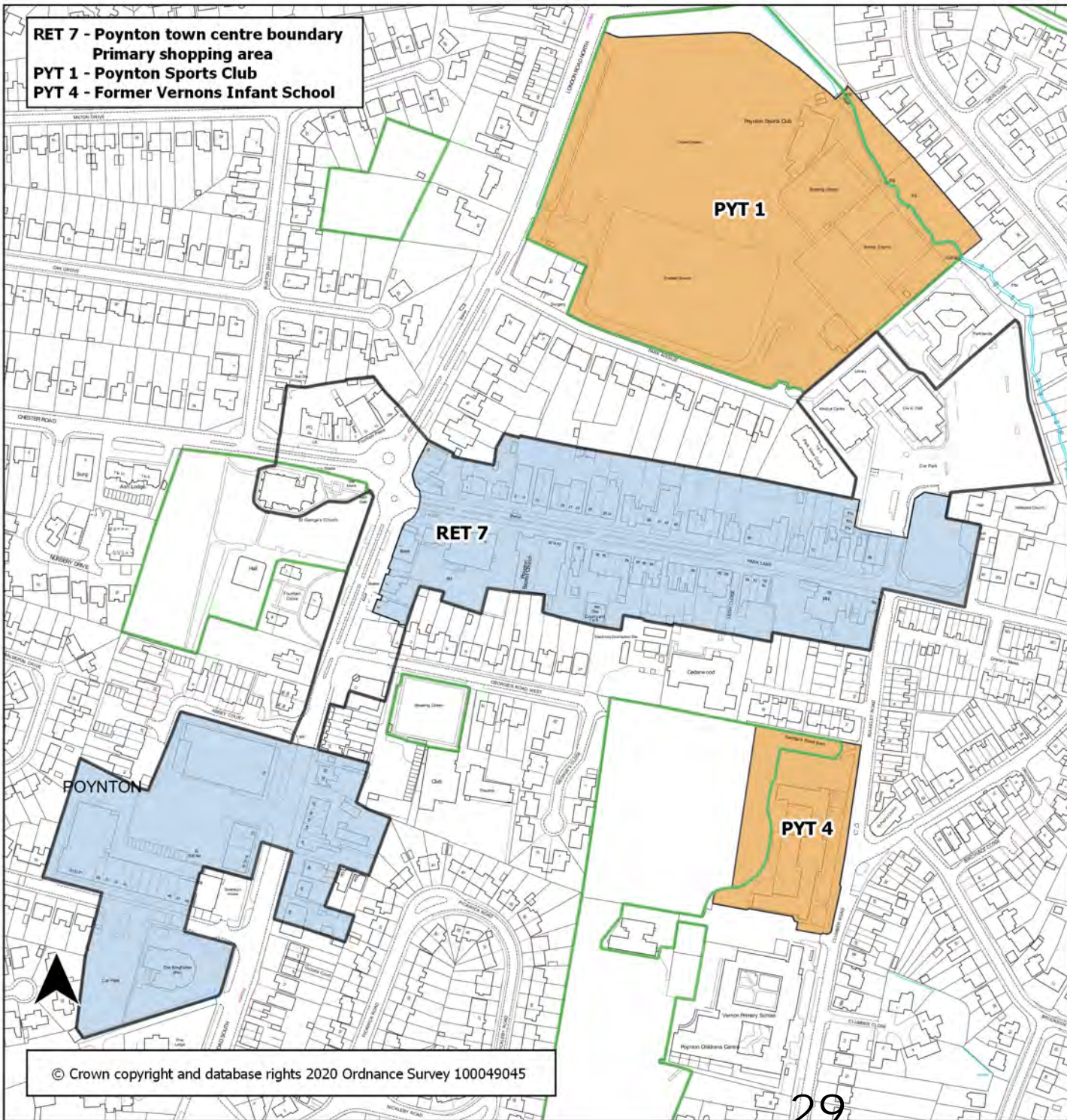




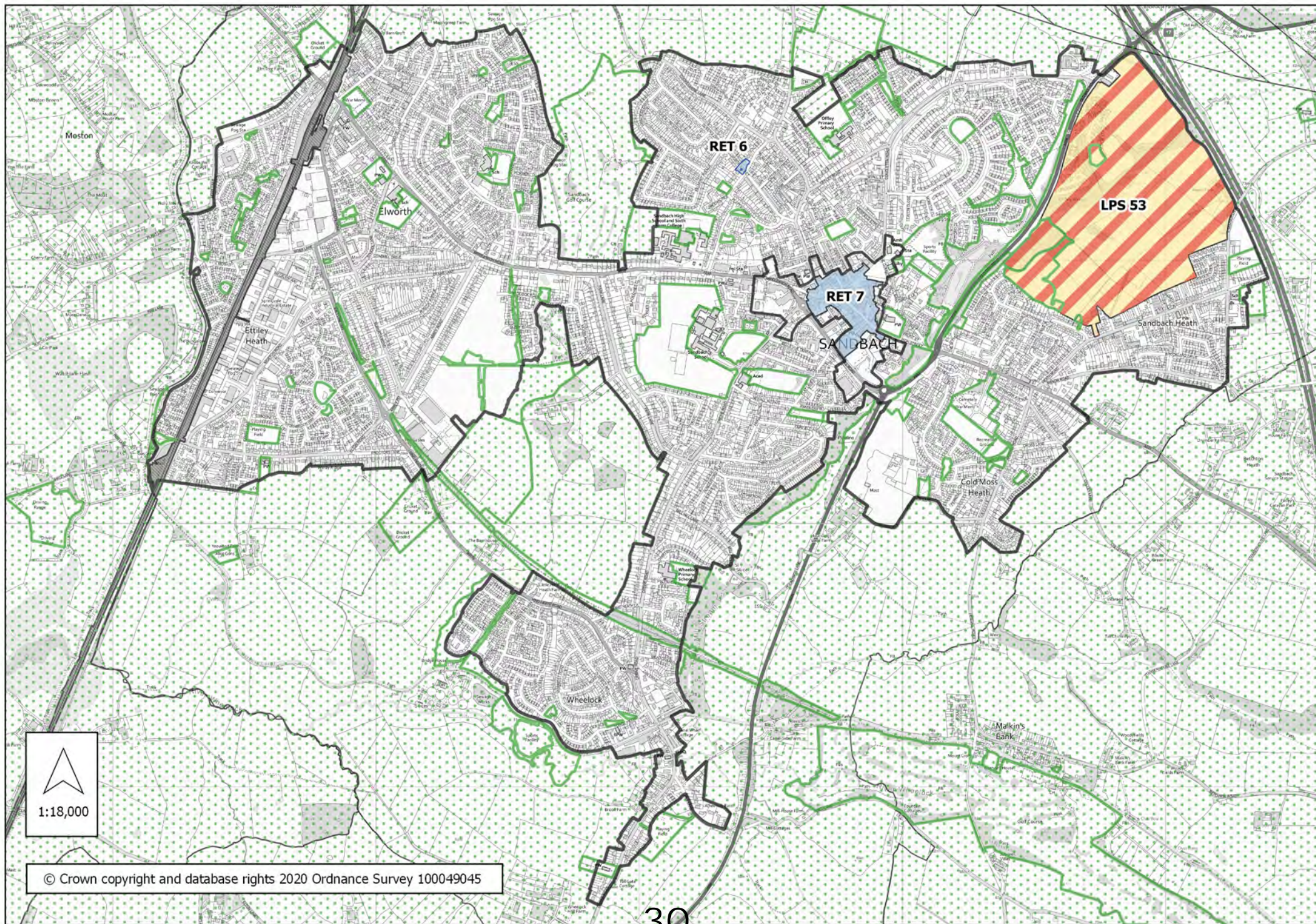














**RET 7 - Sandbach town centre boundary**  
**Primary shopping area**

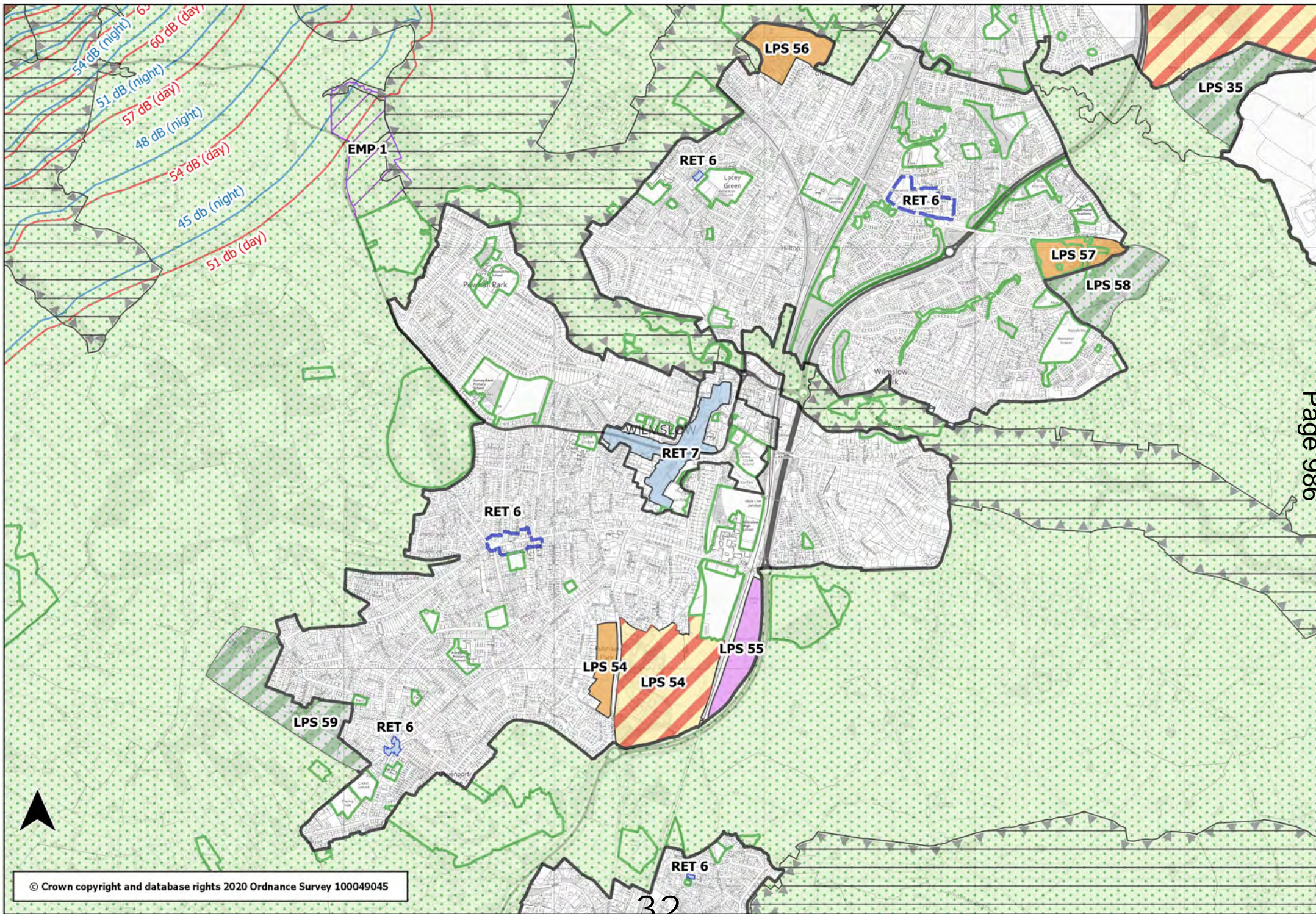
**RET 6 - Queens Drive**  
**Neighbourhood parade of shops**

**RET 6**

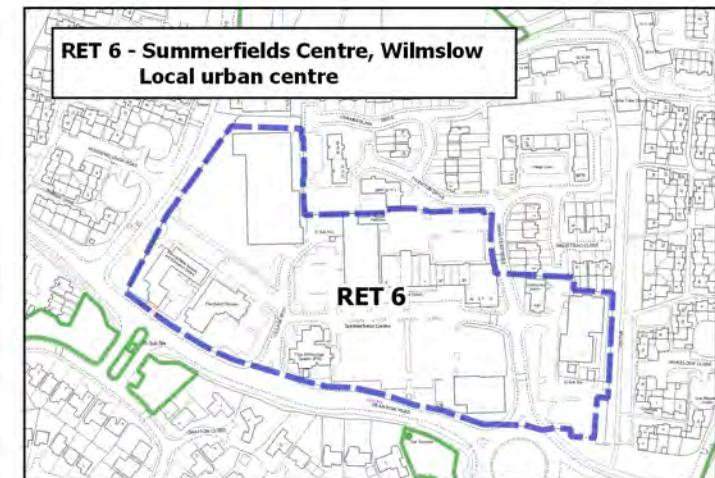
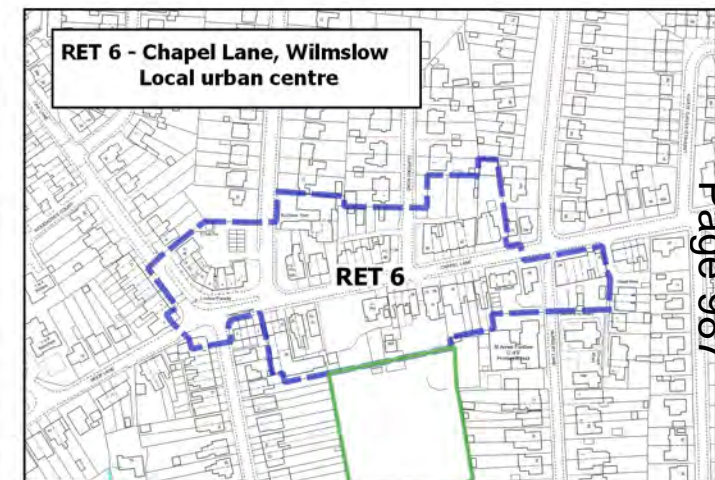
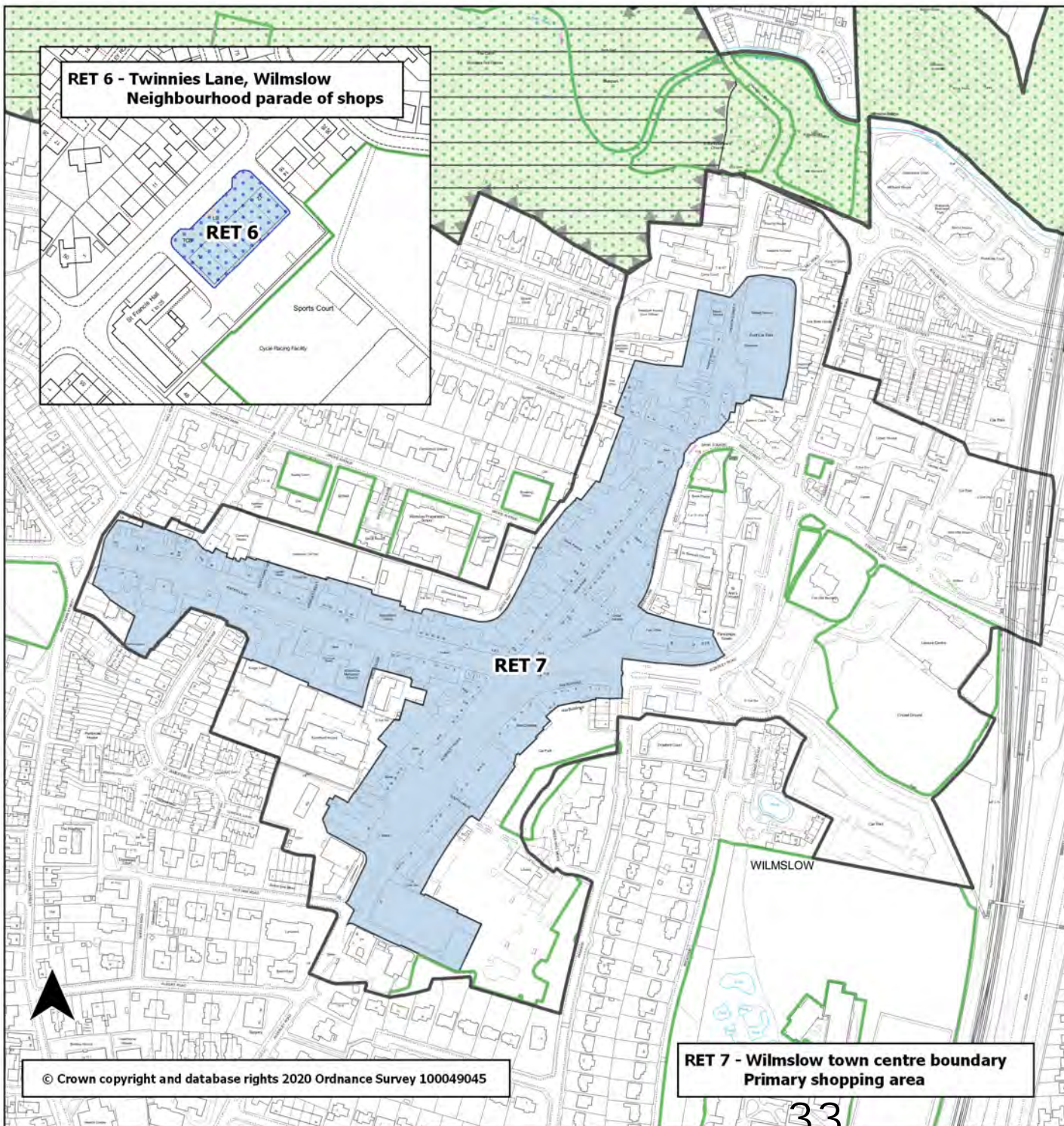
**RET 7**

**SANDBACH**

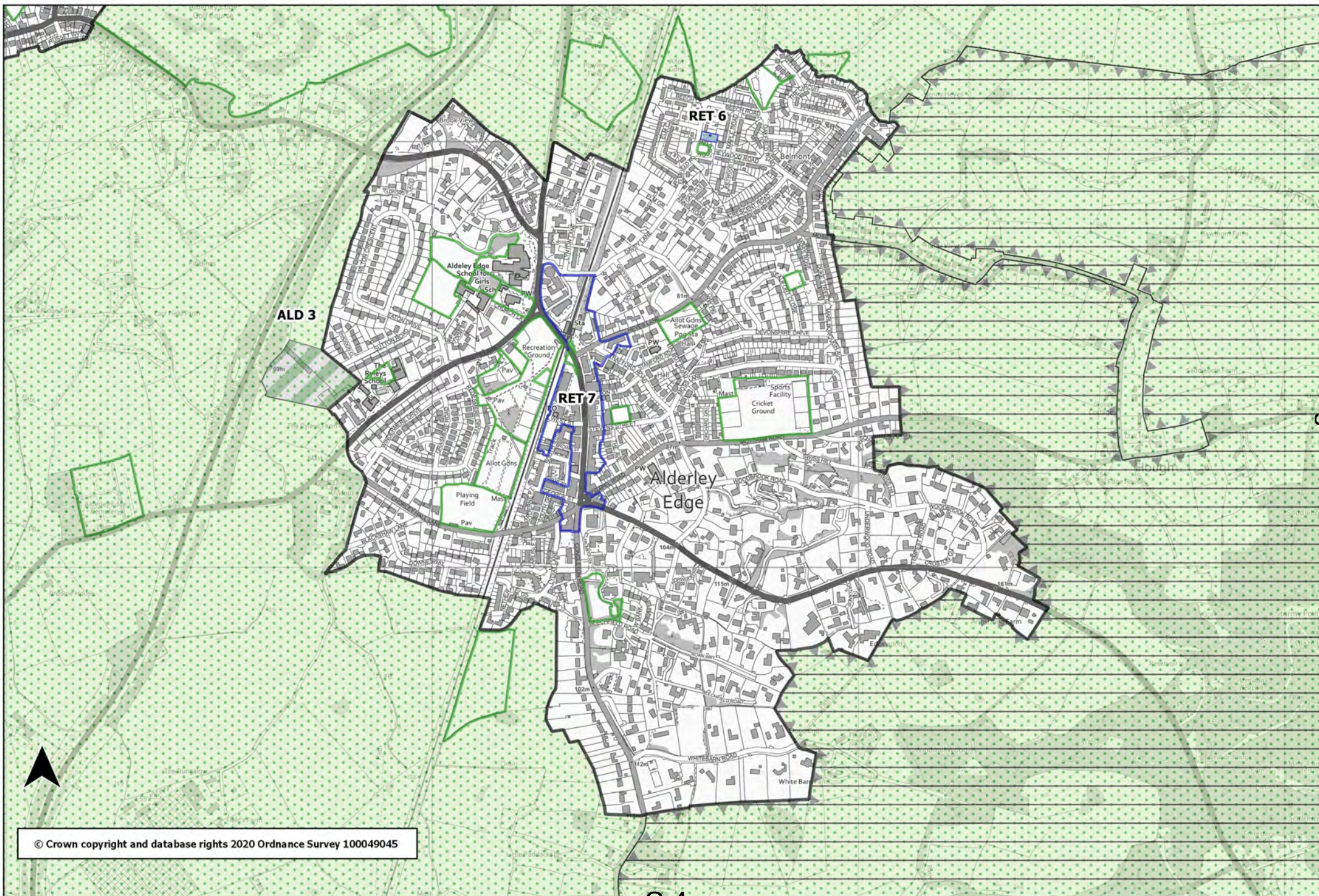






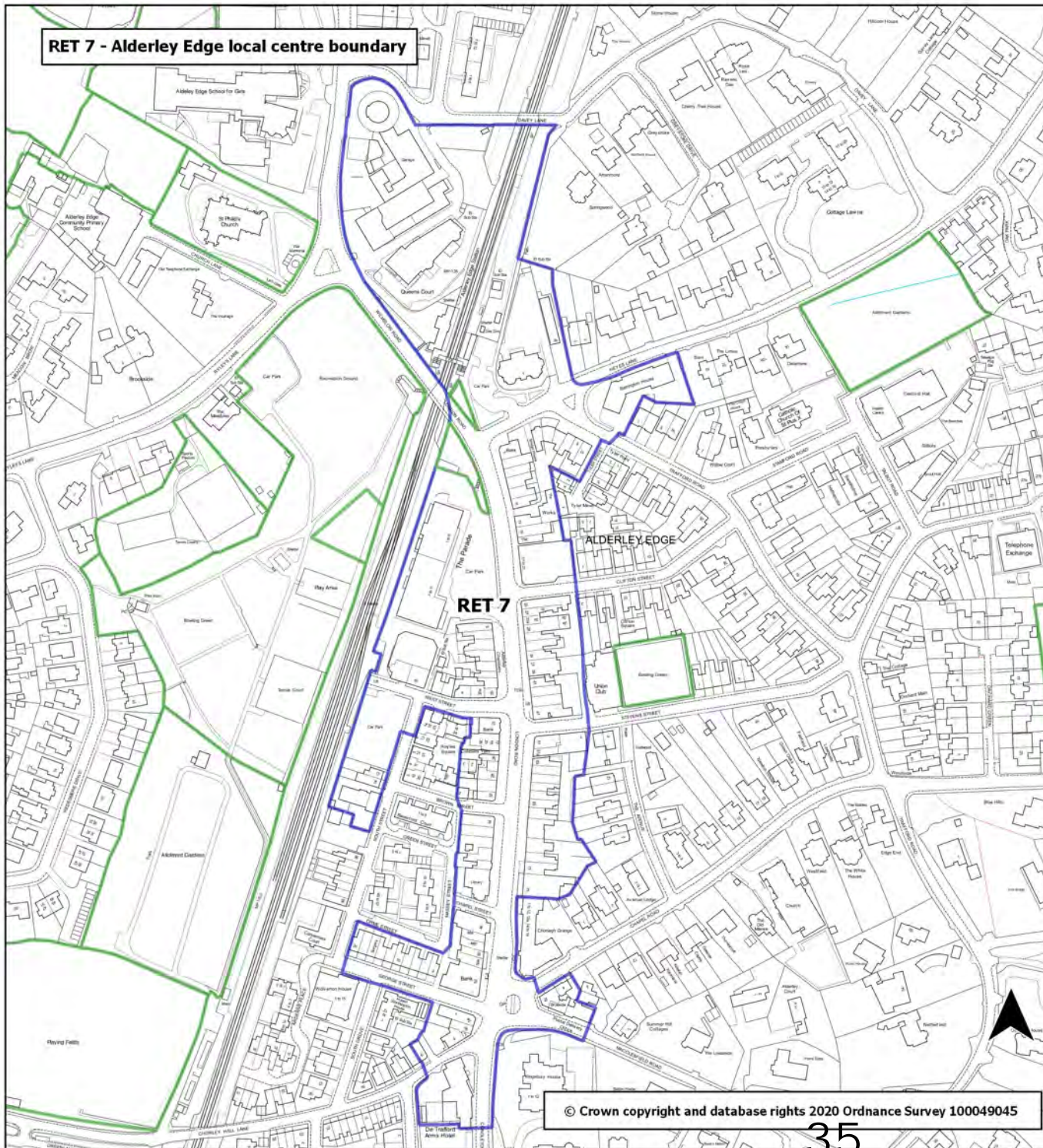






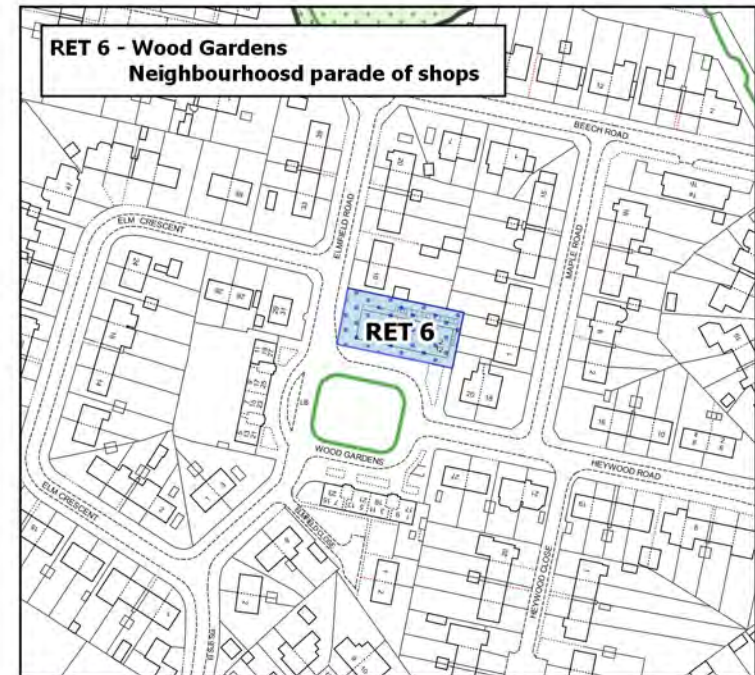


**RET 7 - Alderley Edge local centre boundary**

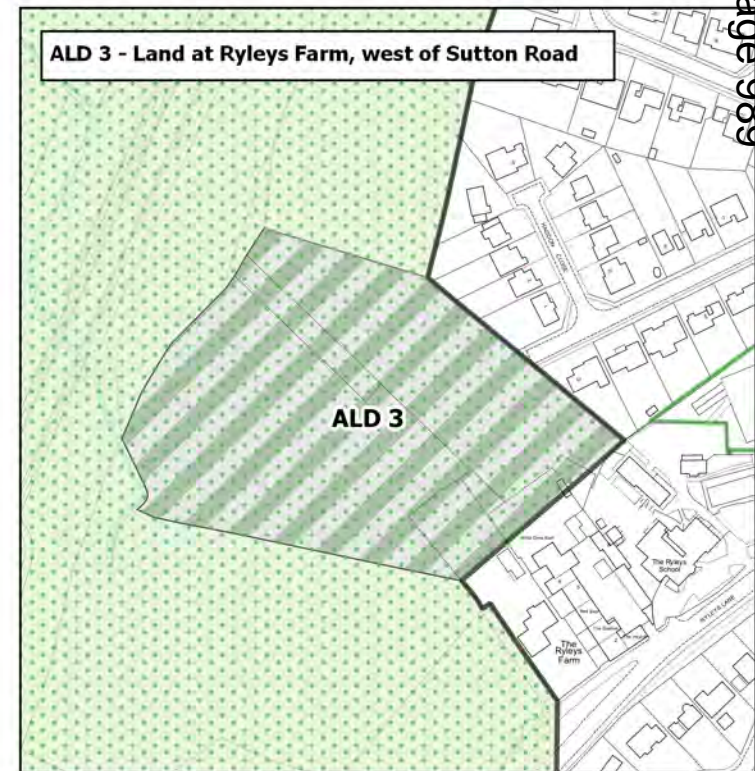


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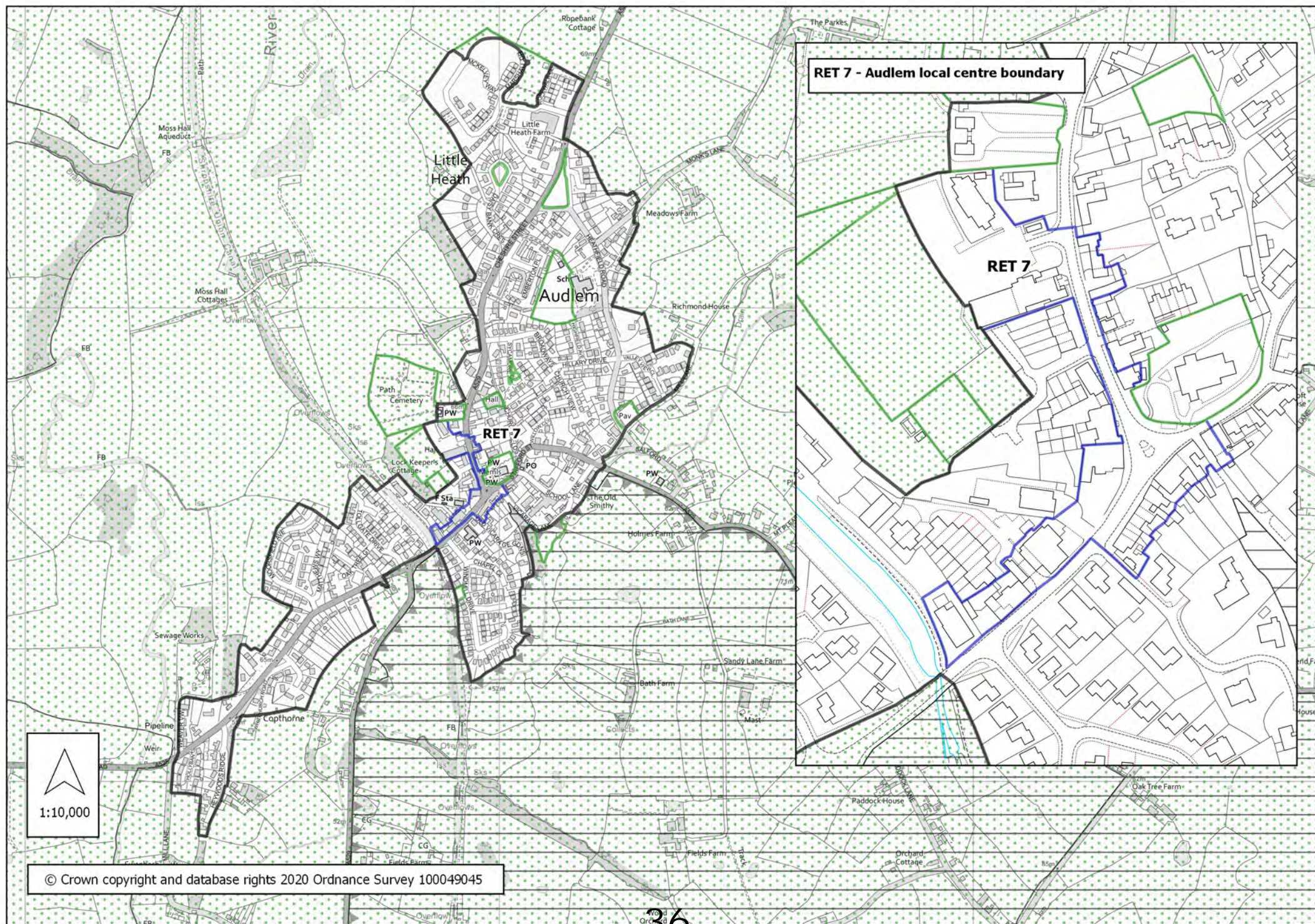
**RET 6 - Wood Gardens  
Neighbourhood parade of shops**



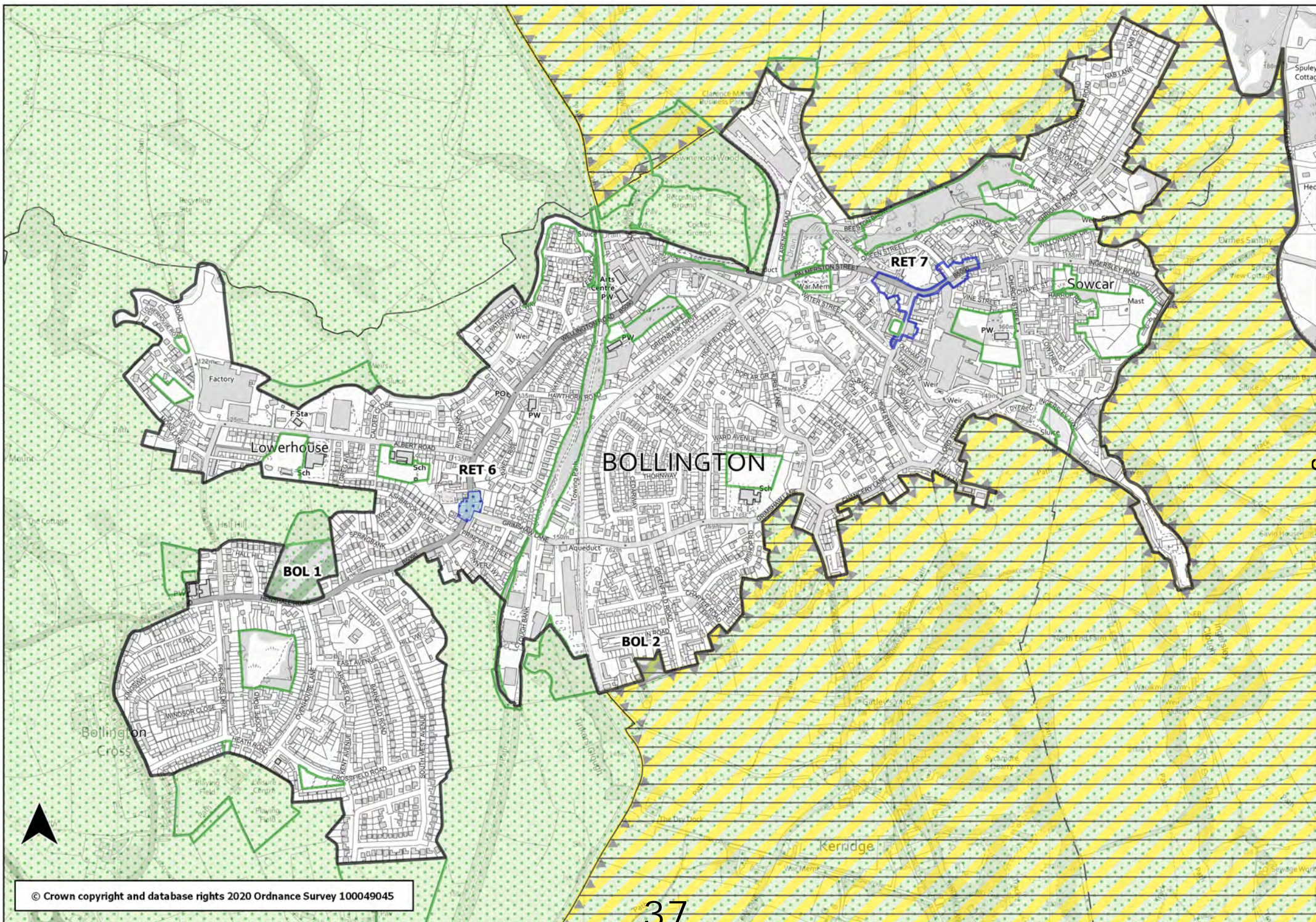
**ALD 3 - Land at Ryleys Farm, west of Sutton Road**



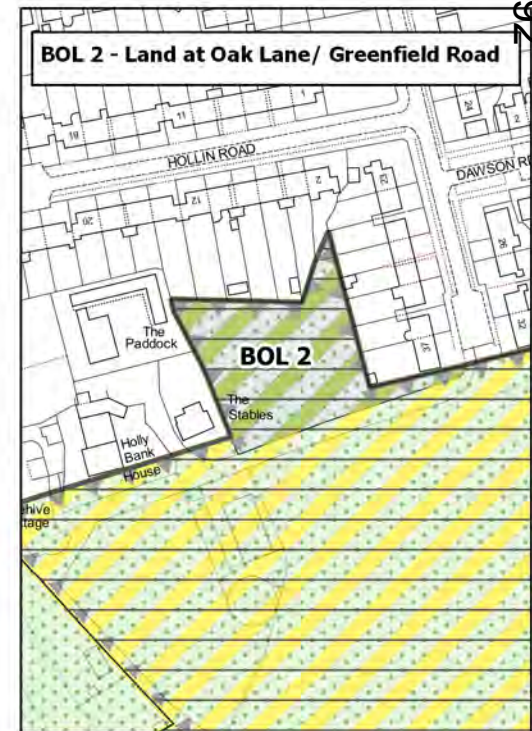
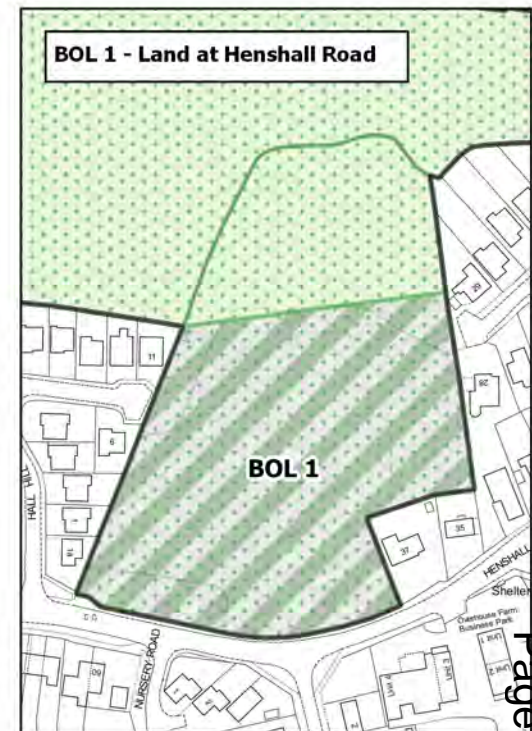
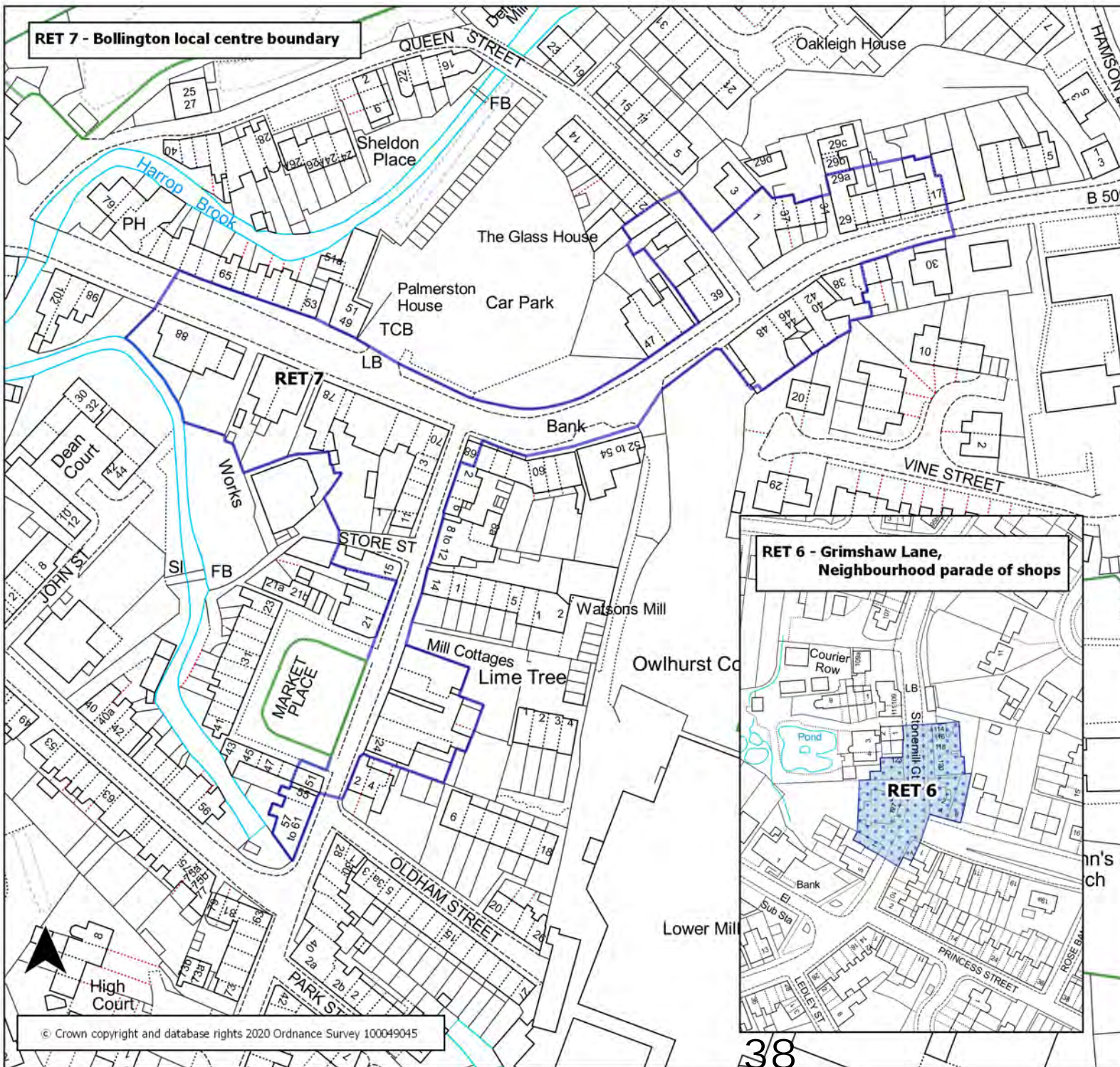




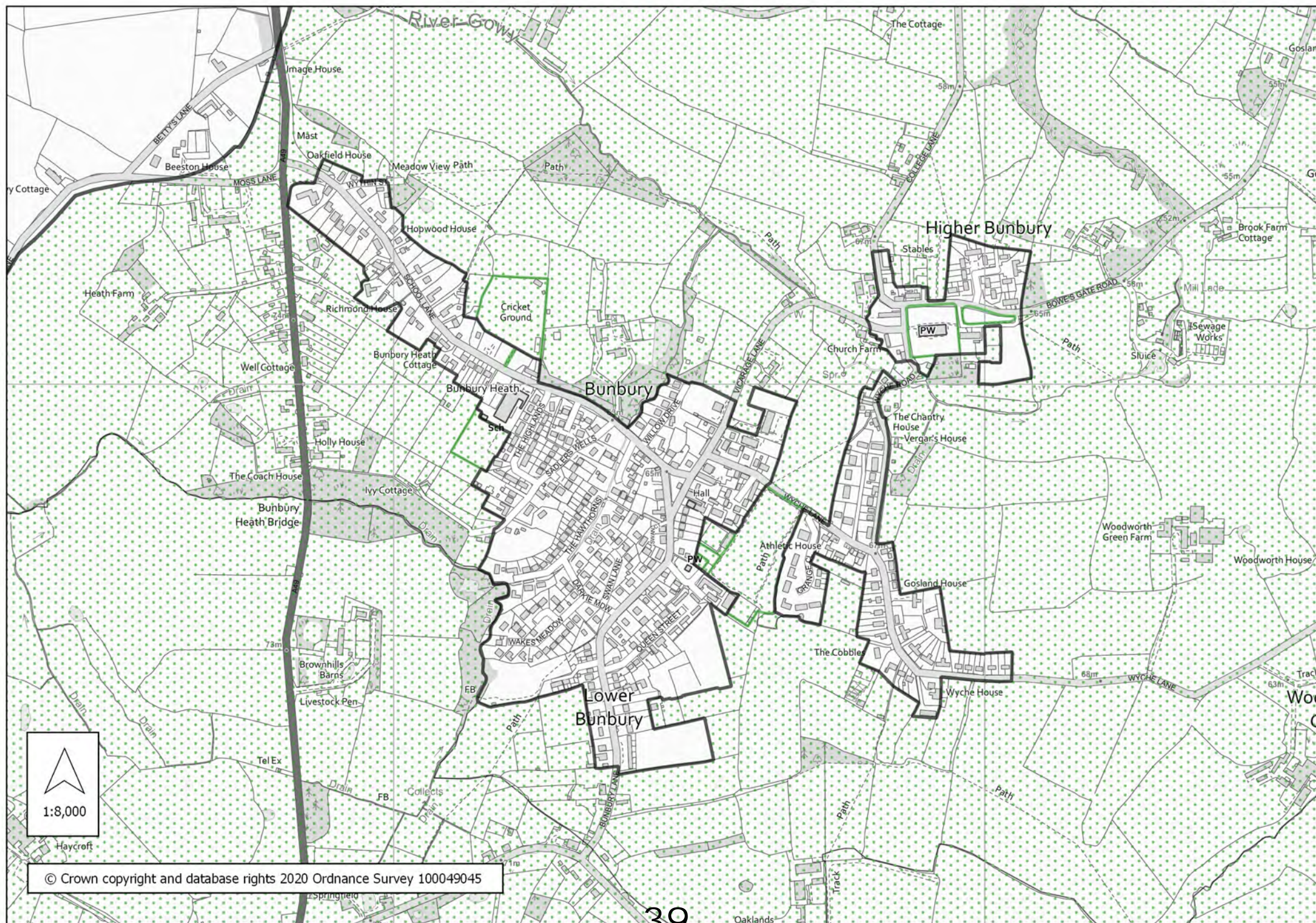








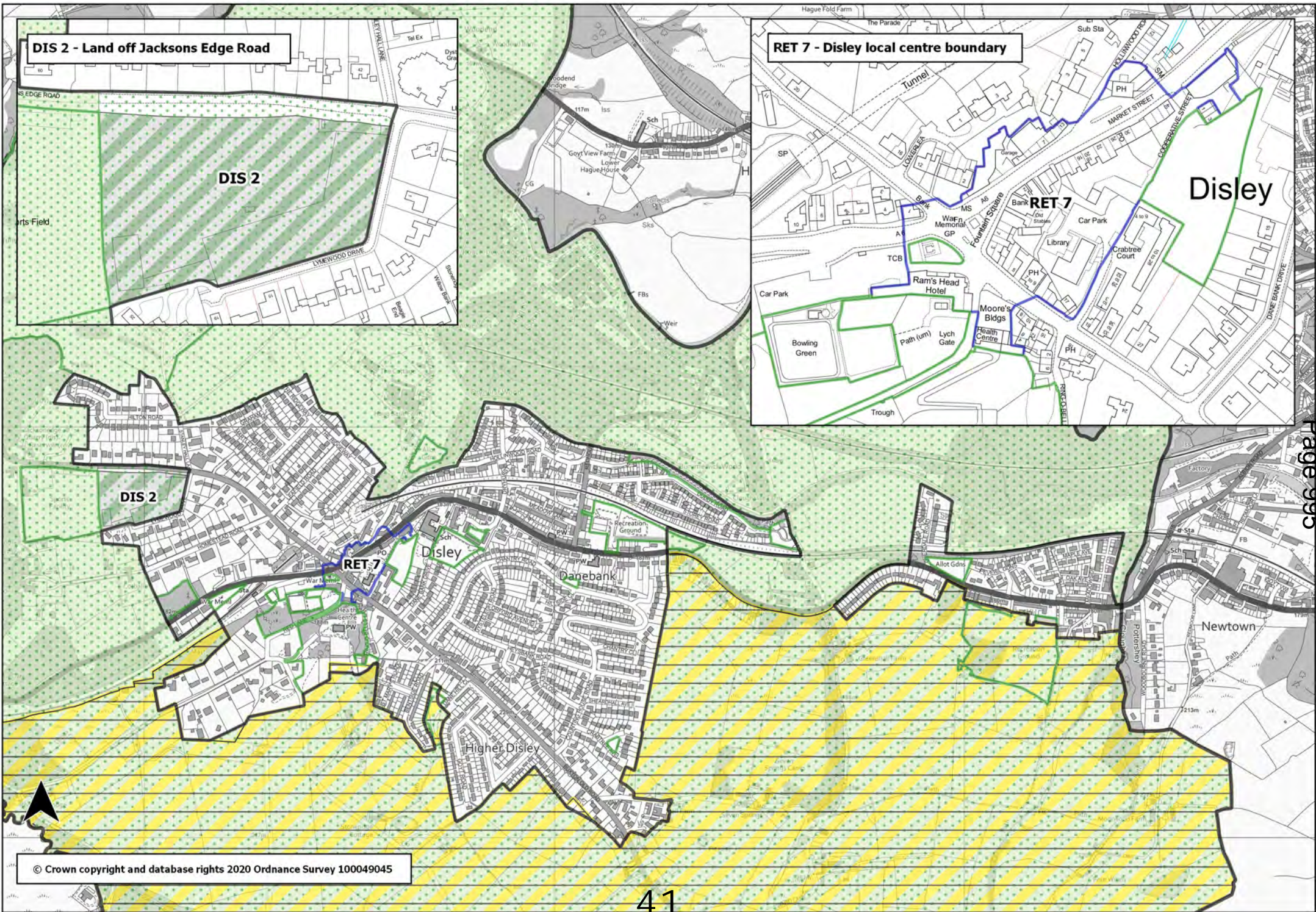












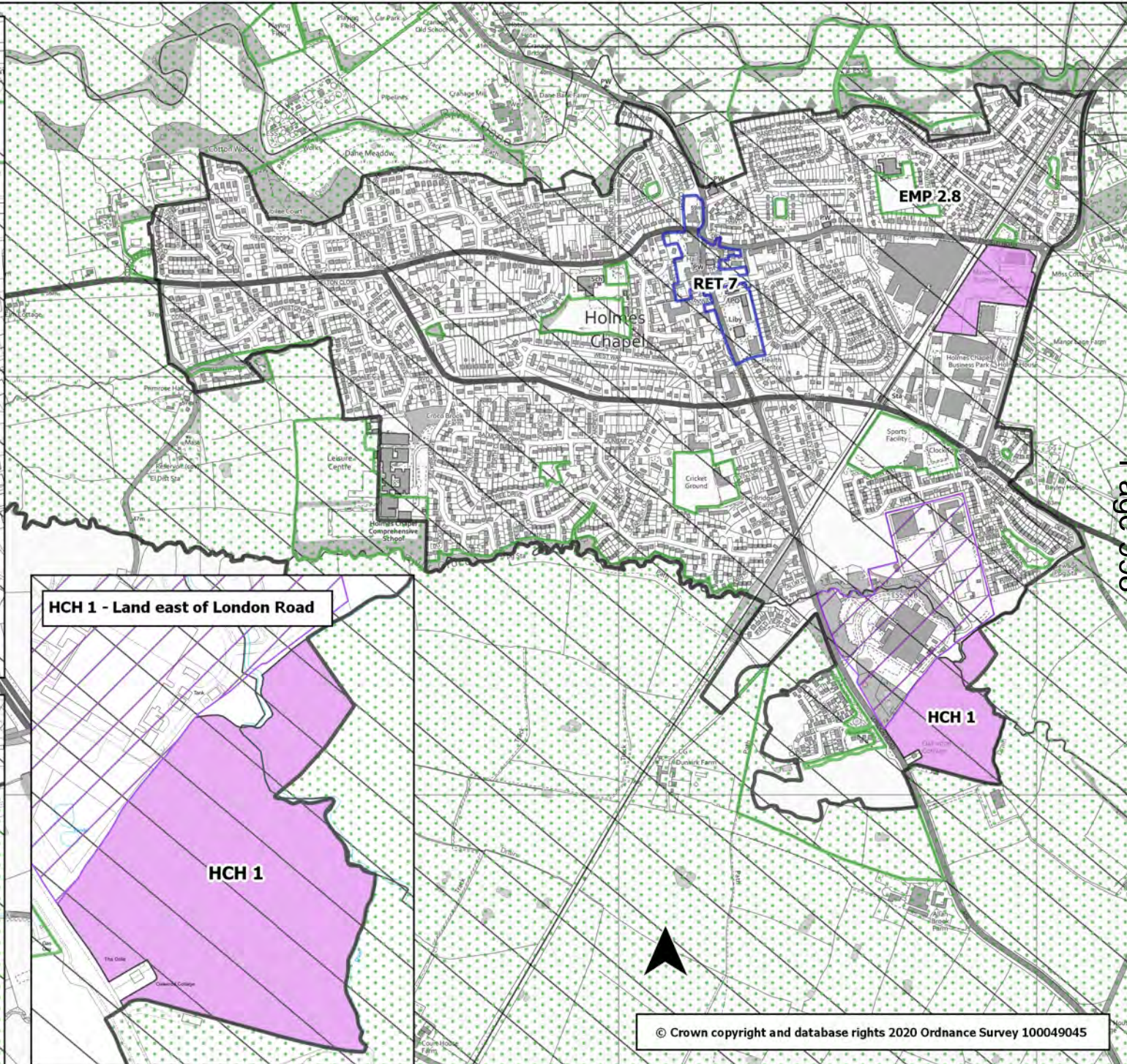
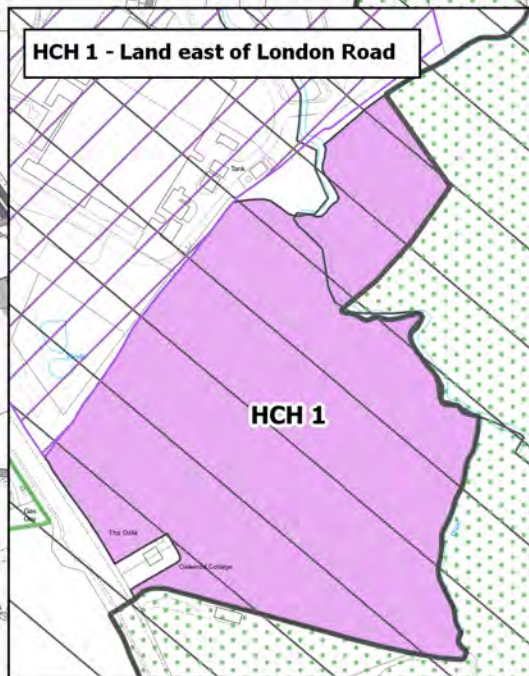
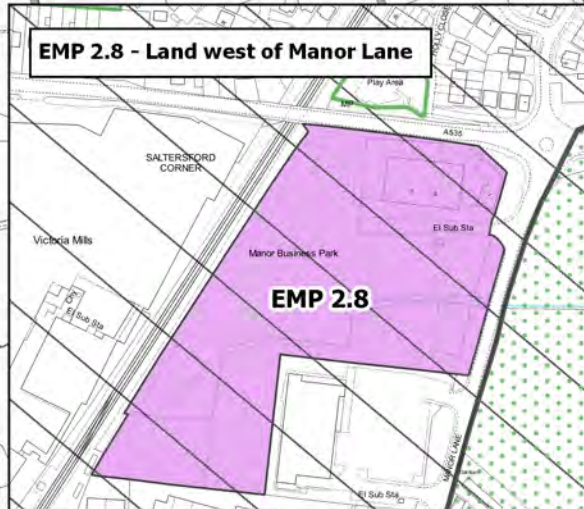




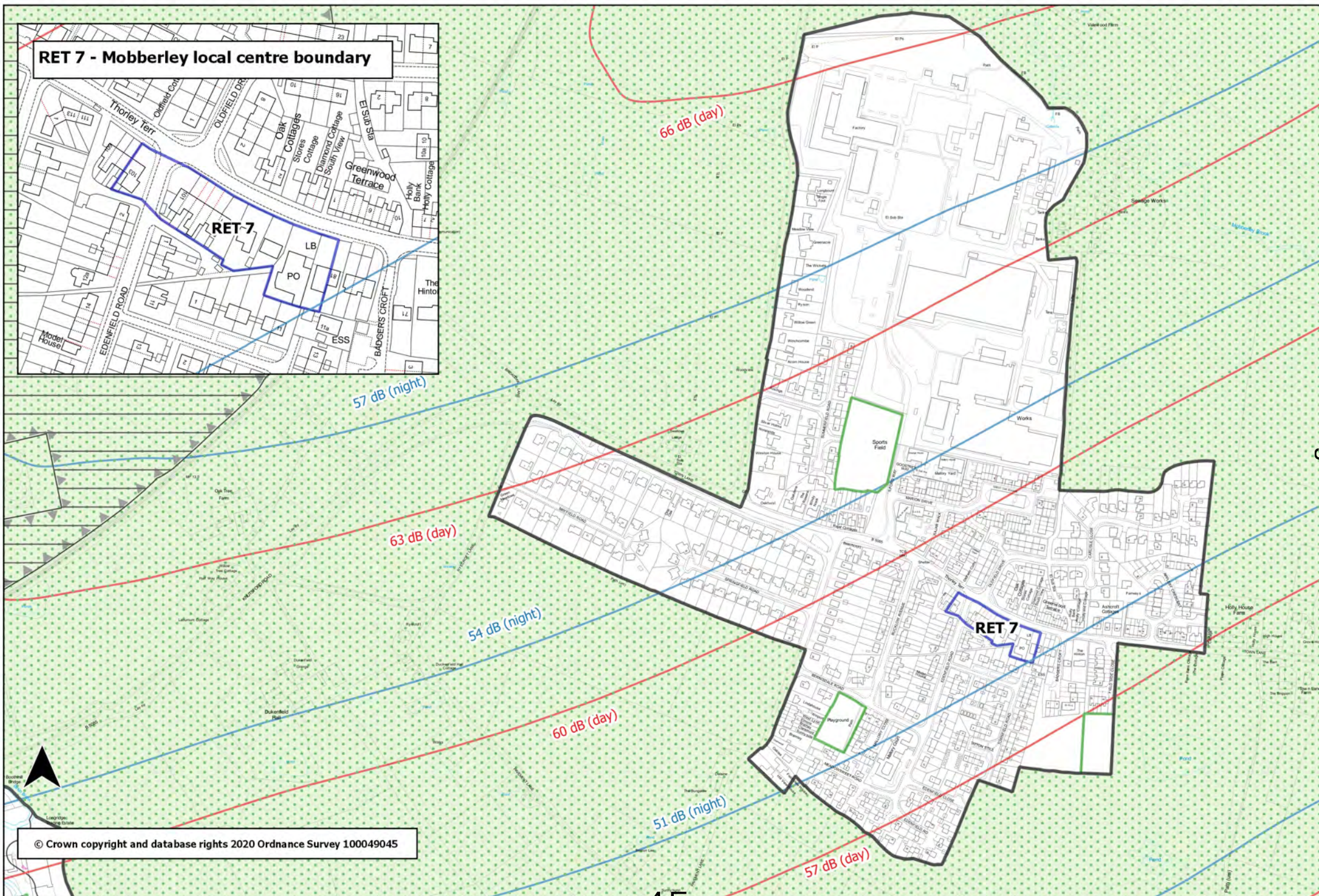




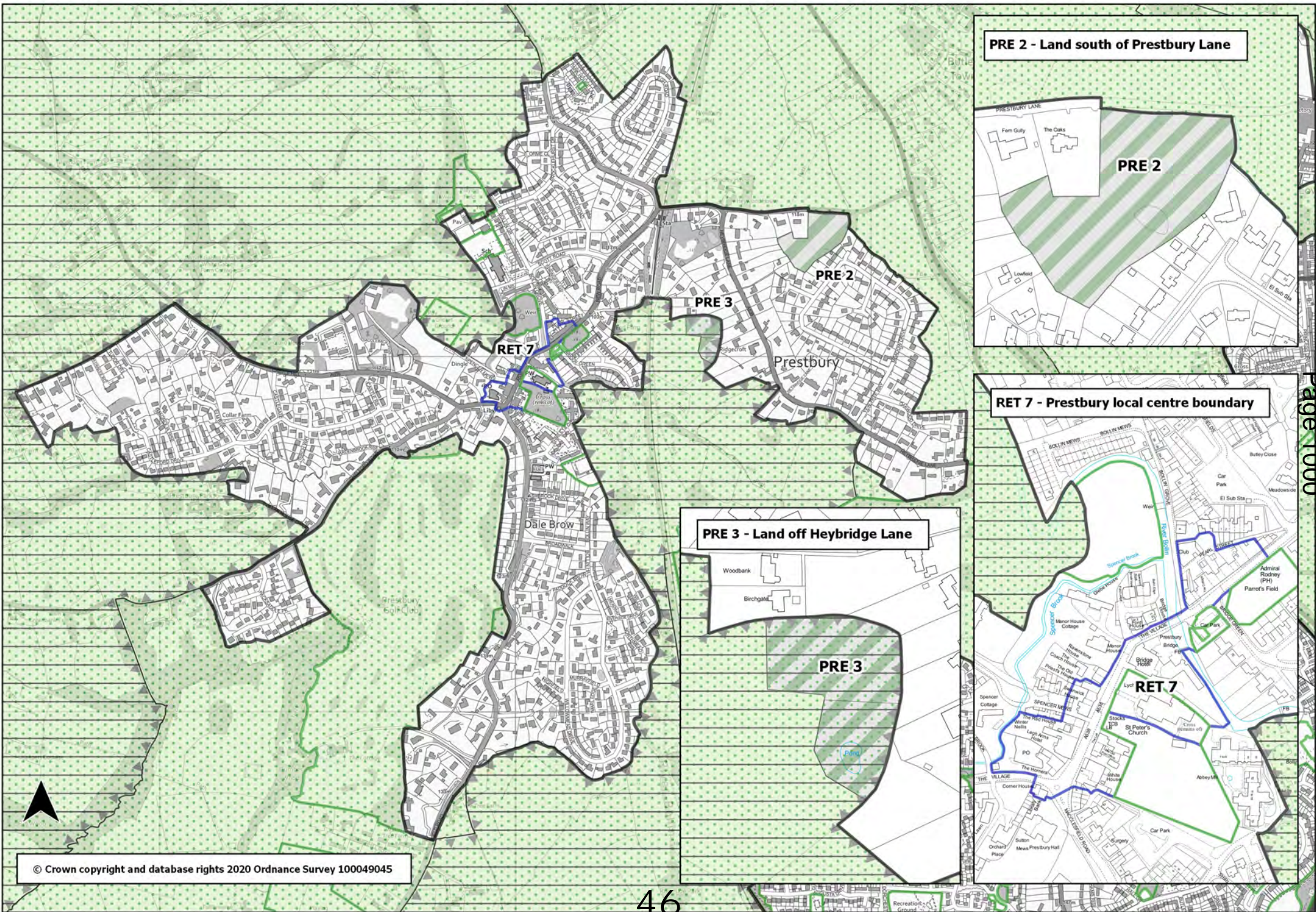




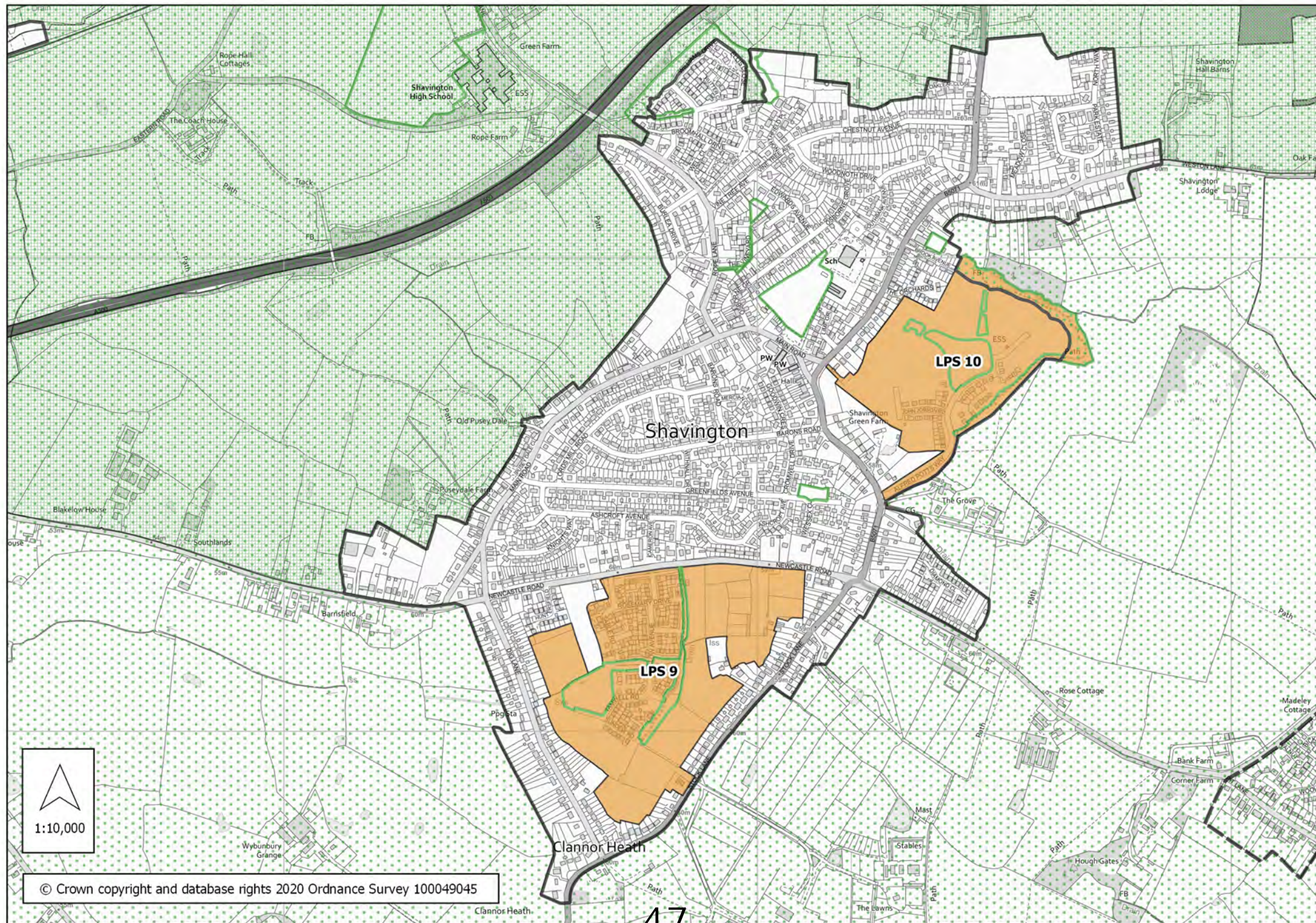




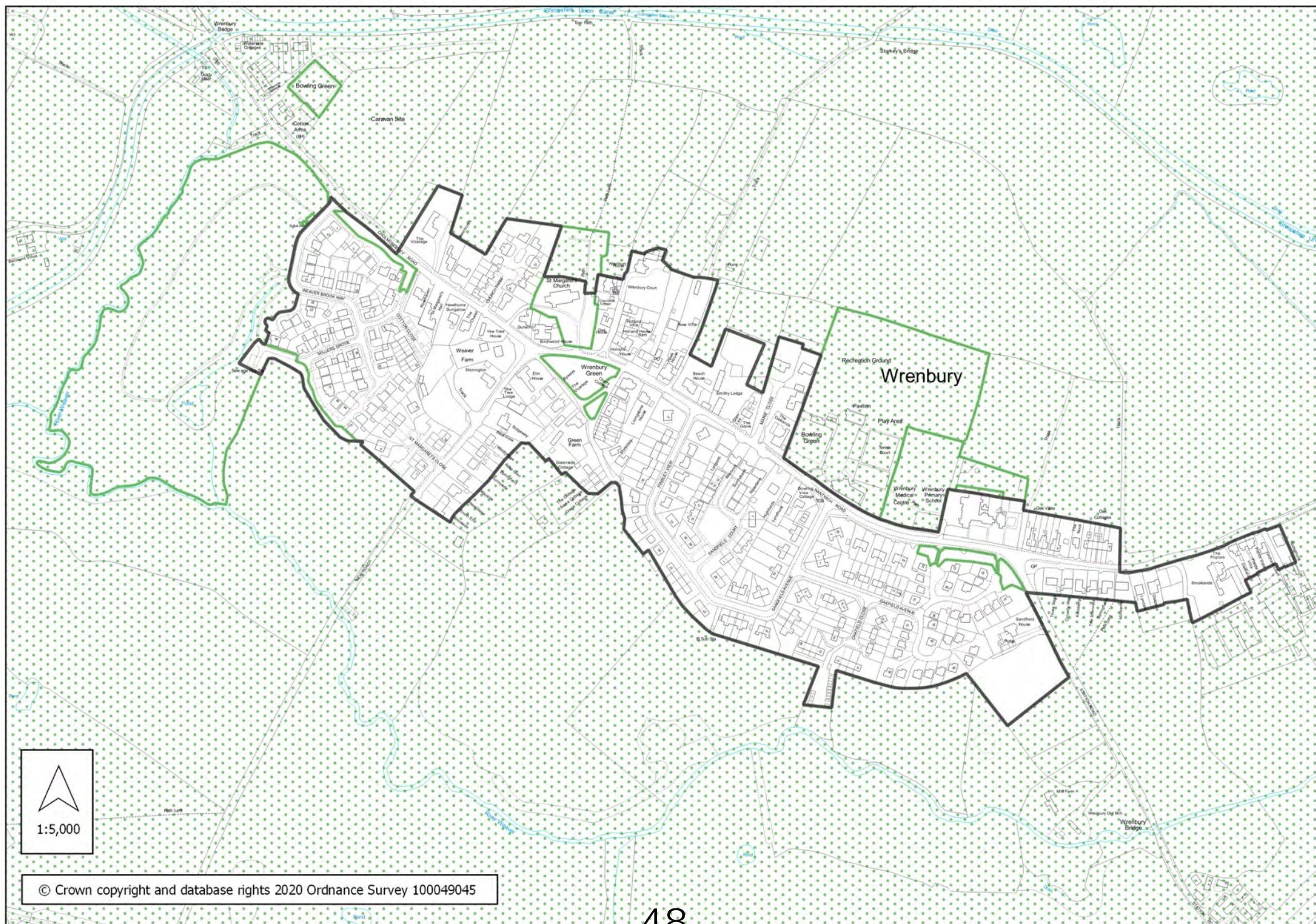




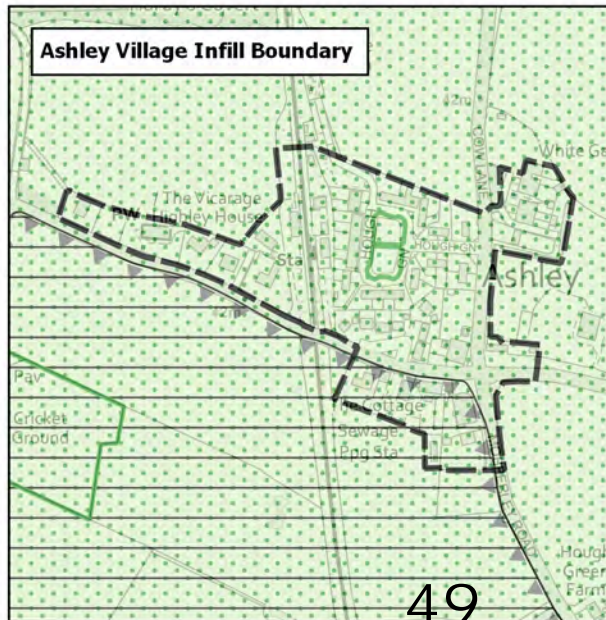
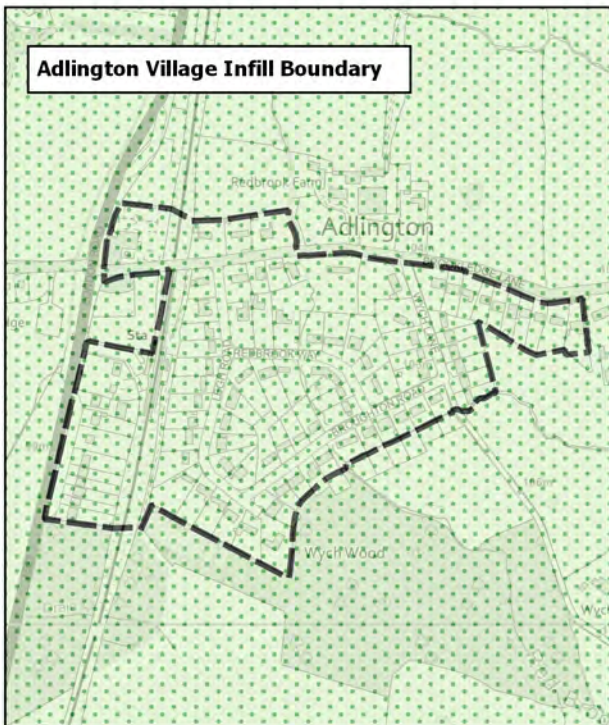
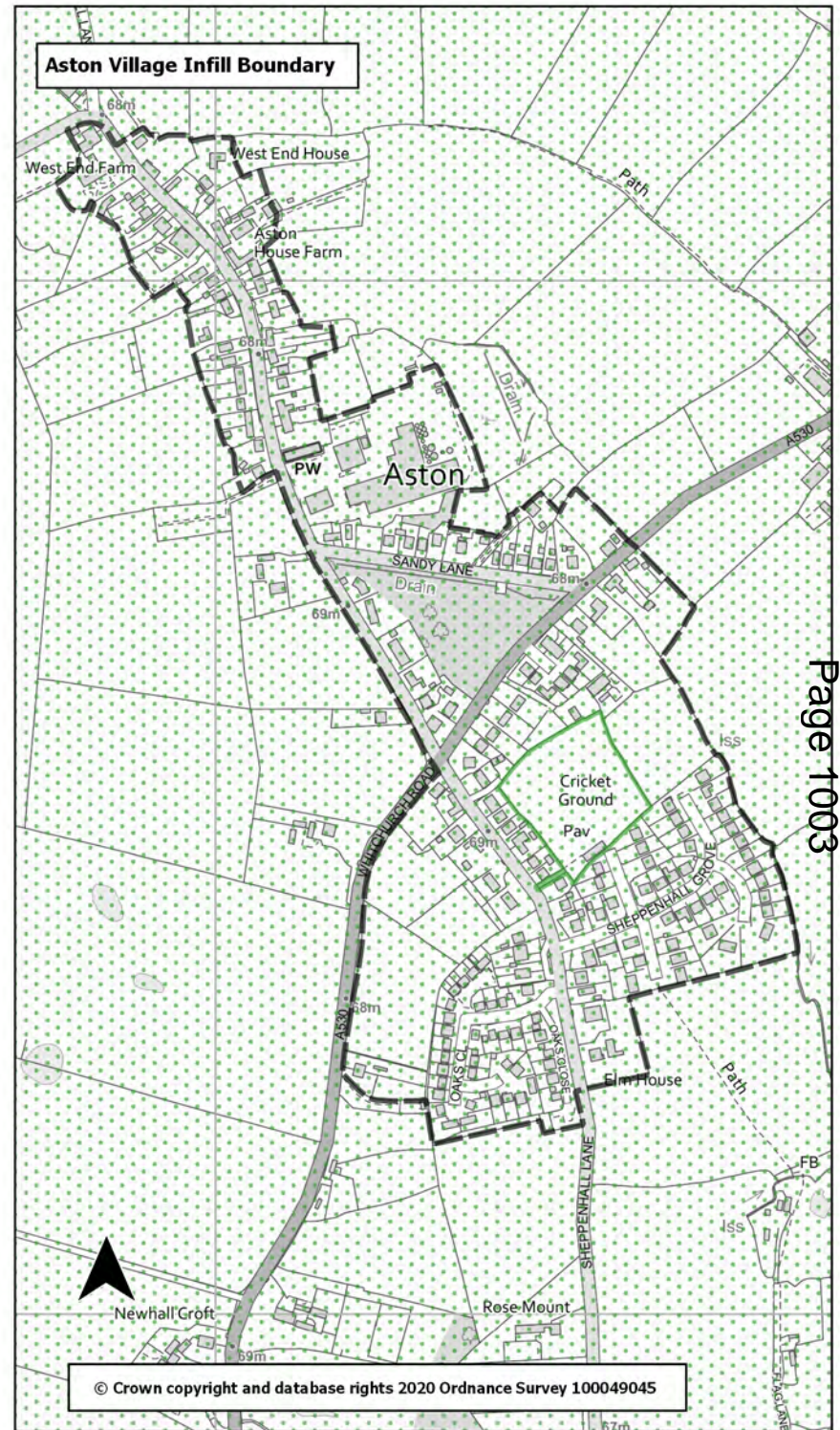




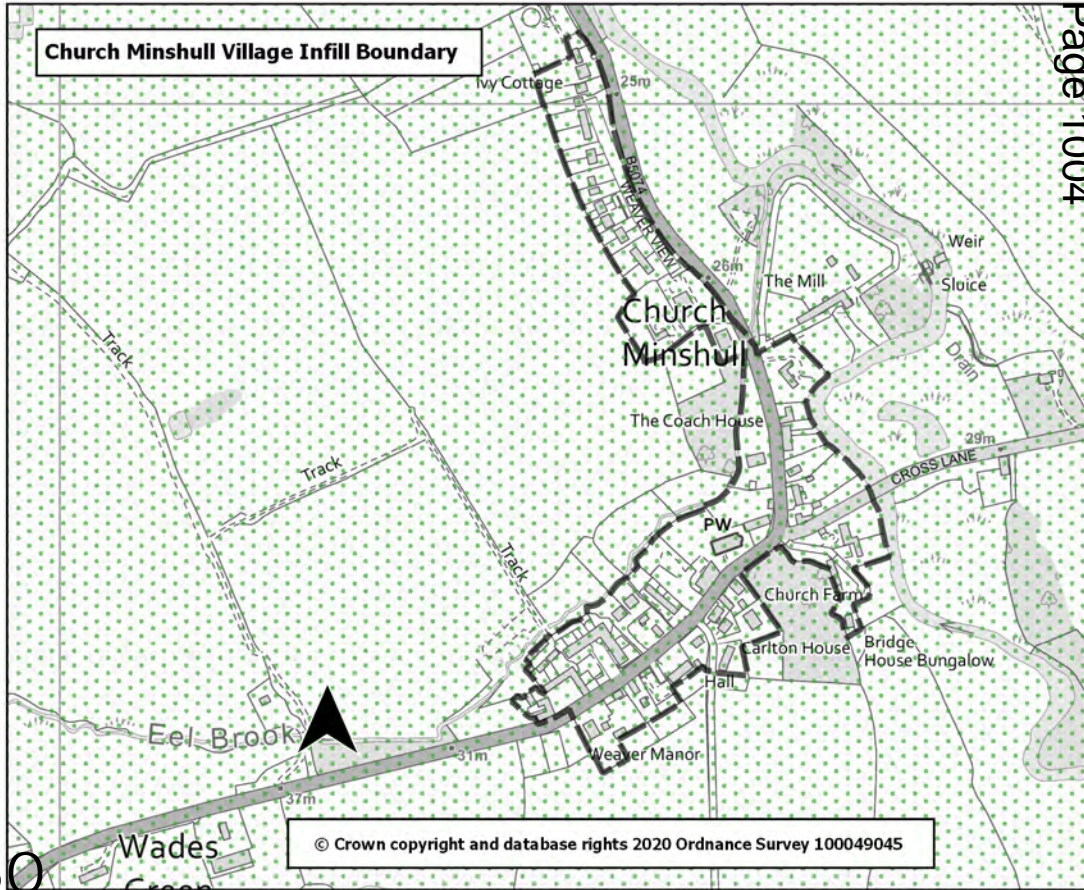
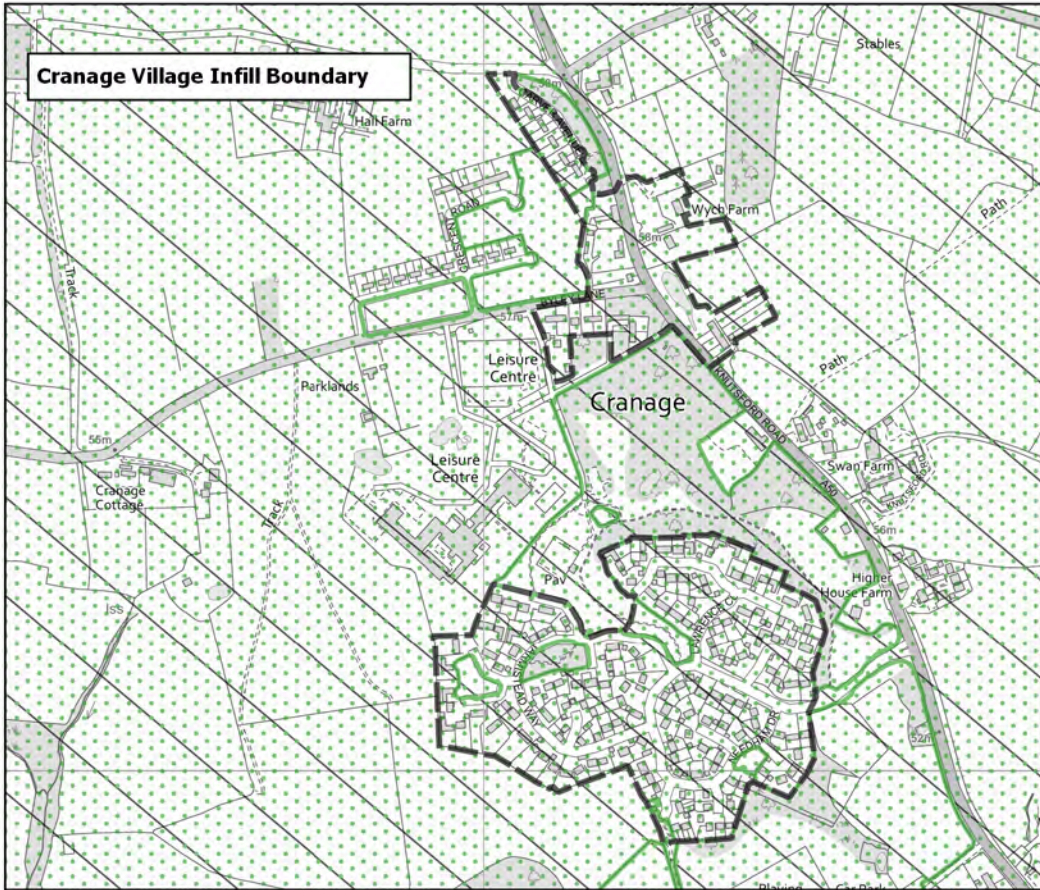
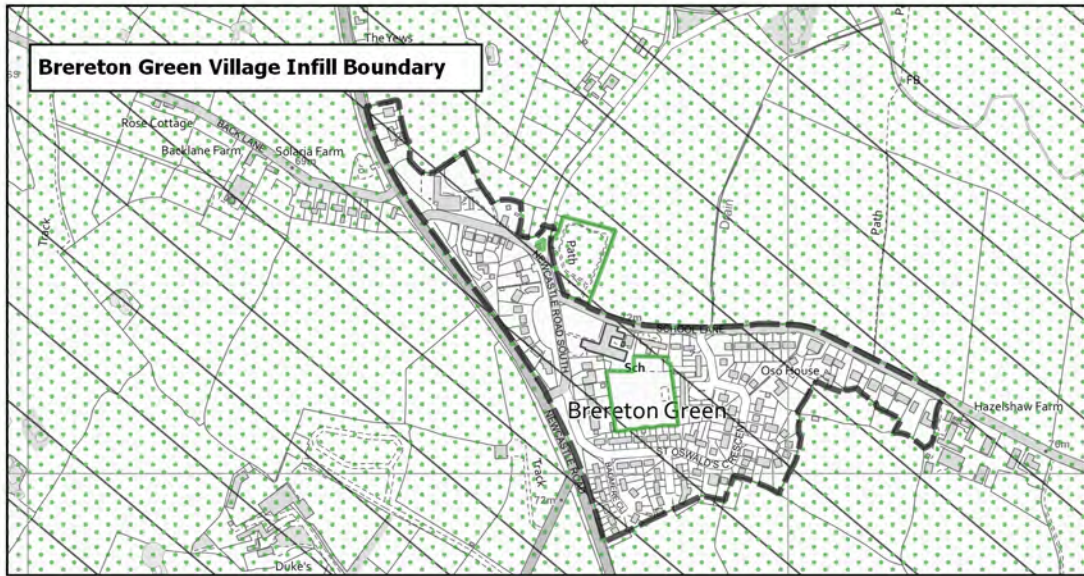
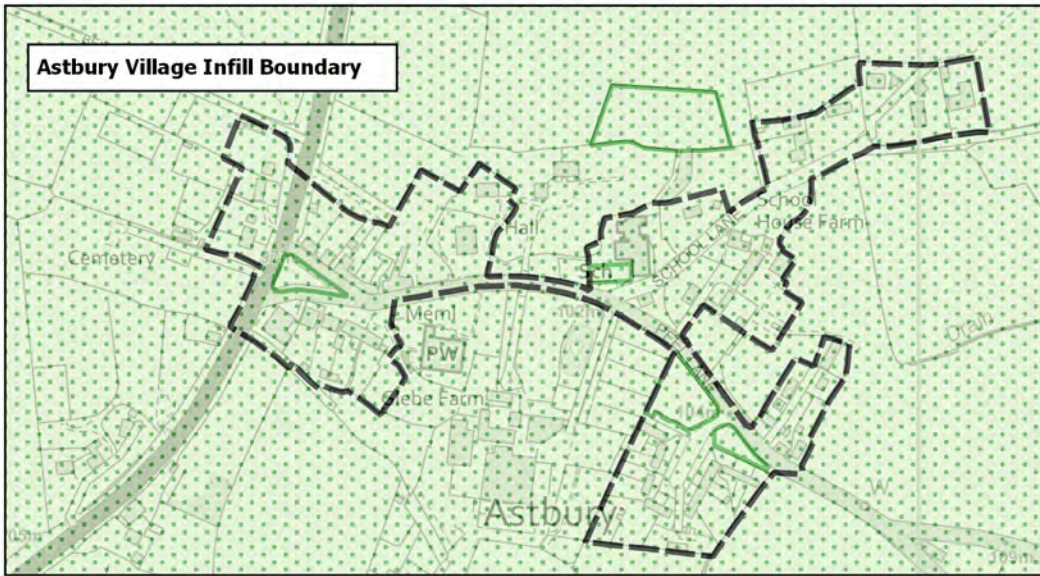




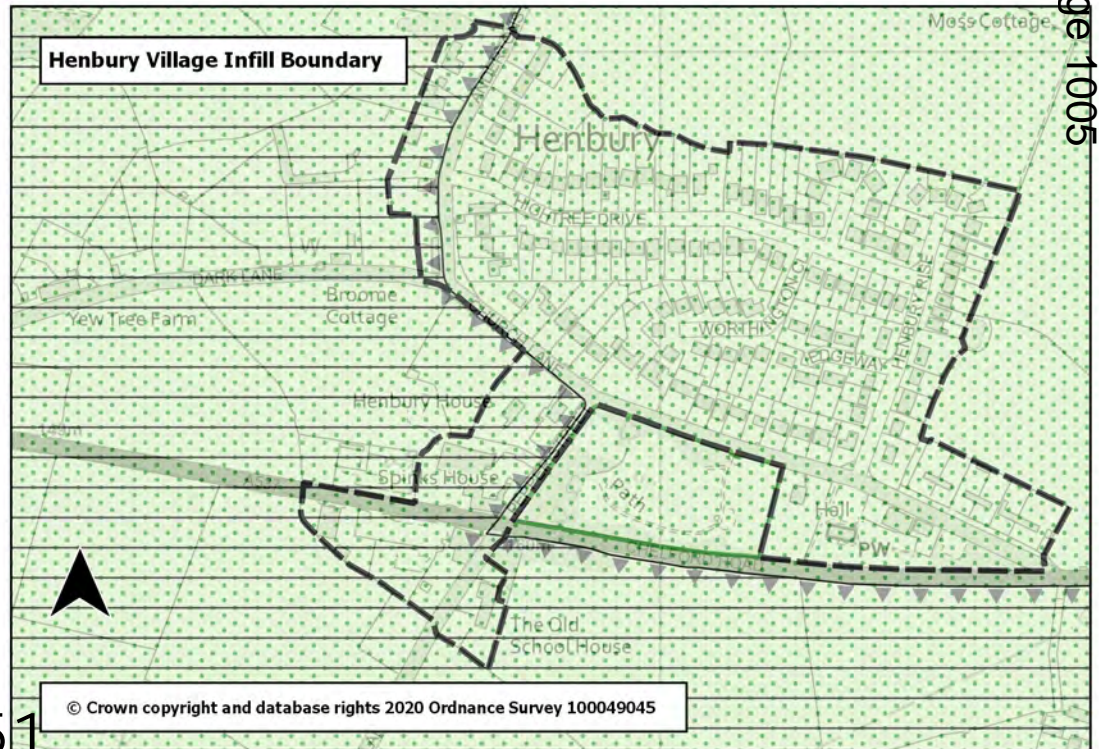
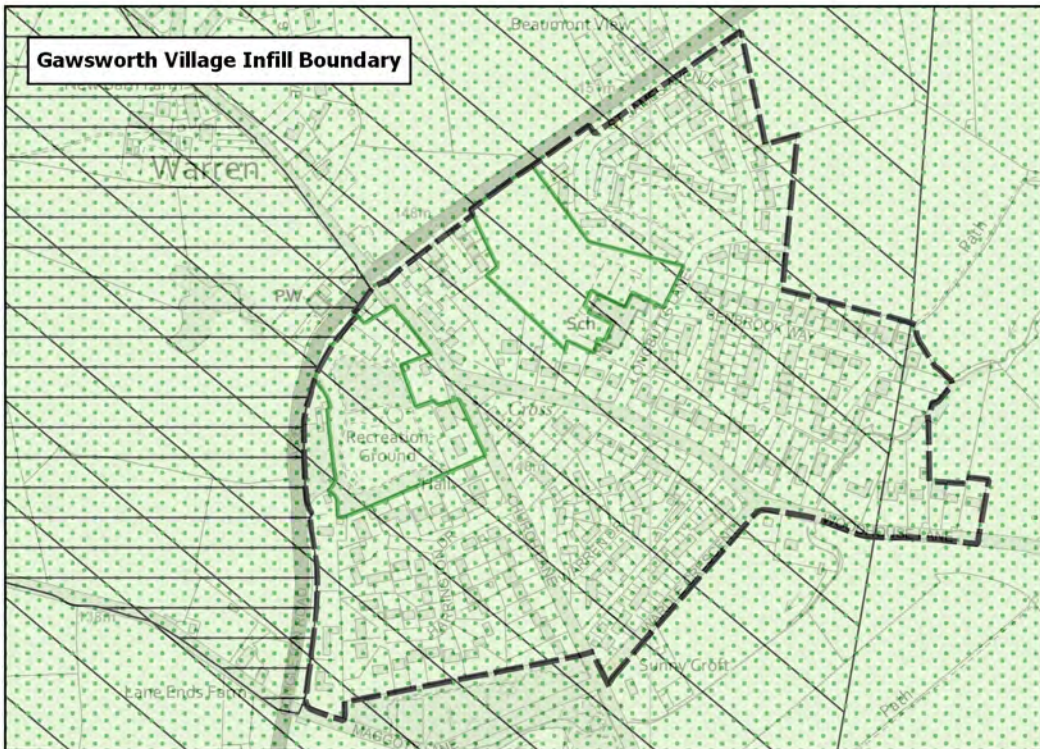
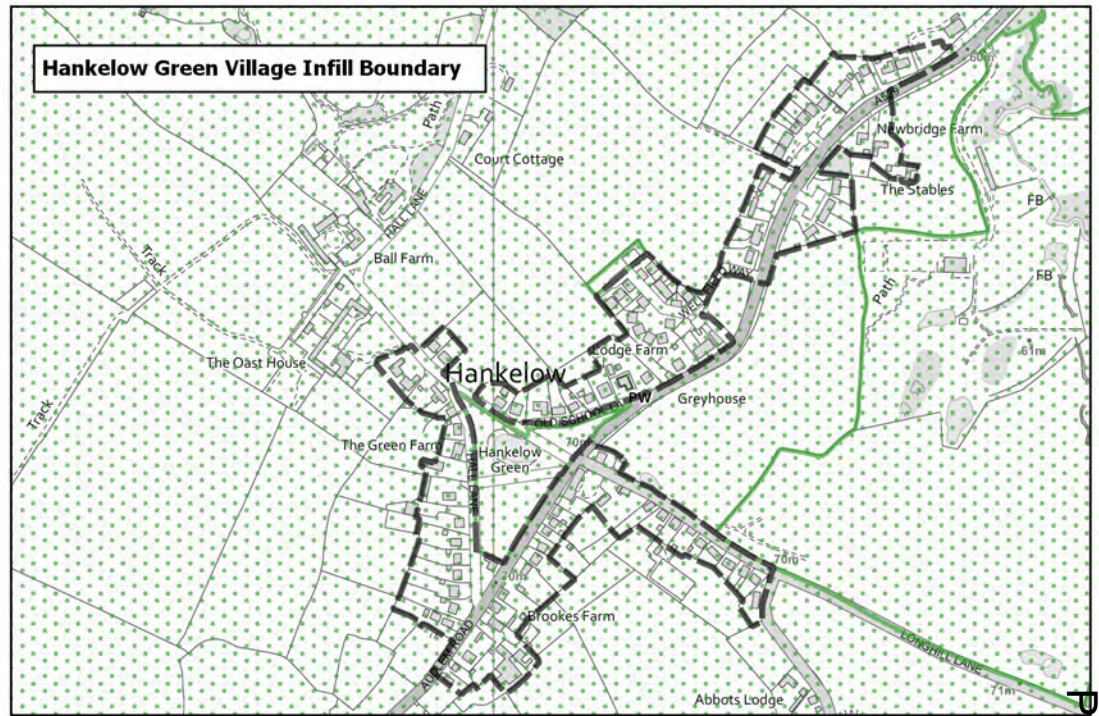
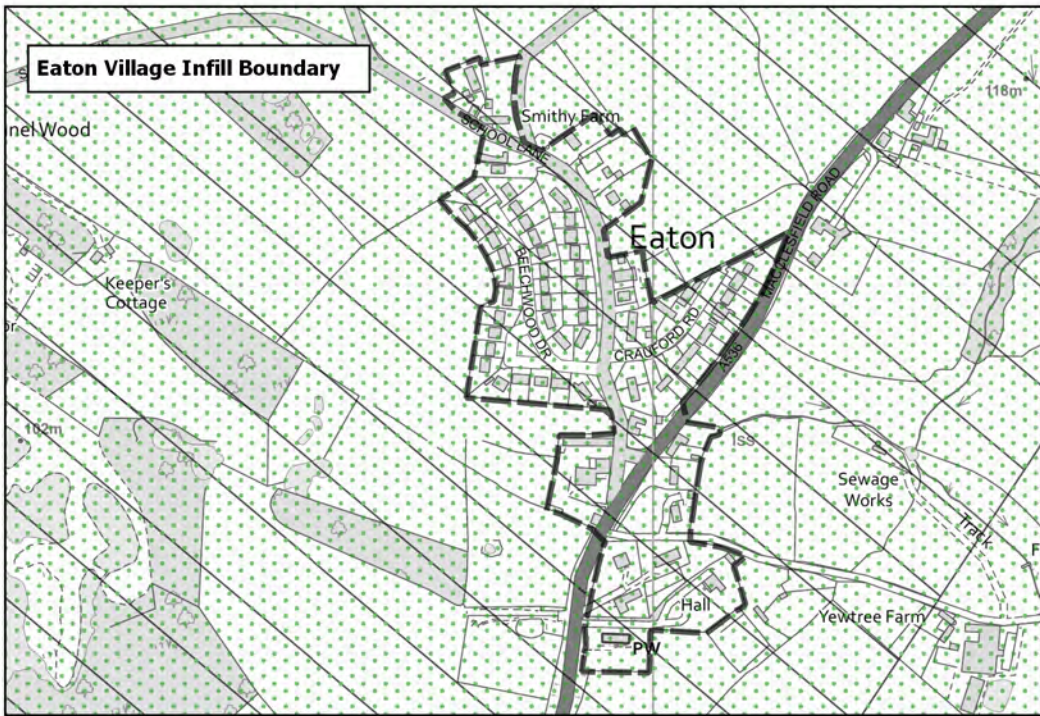




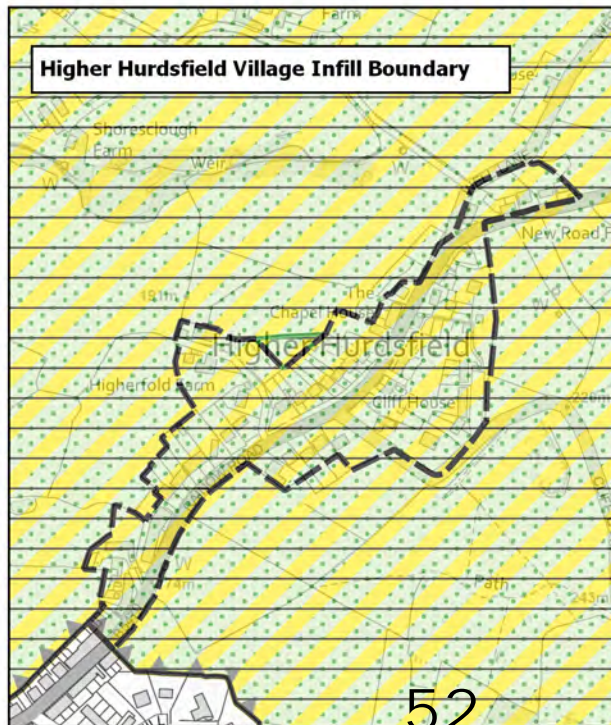
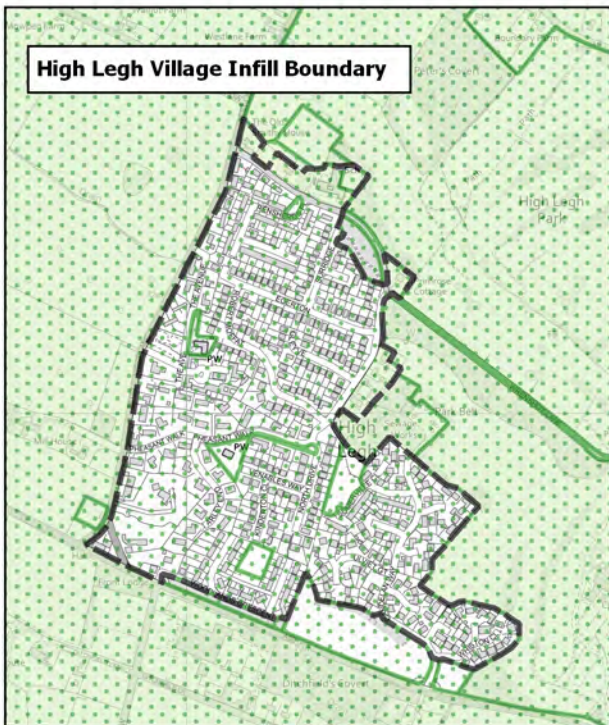
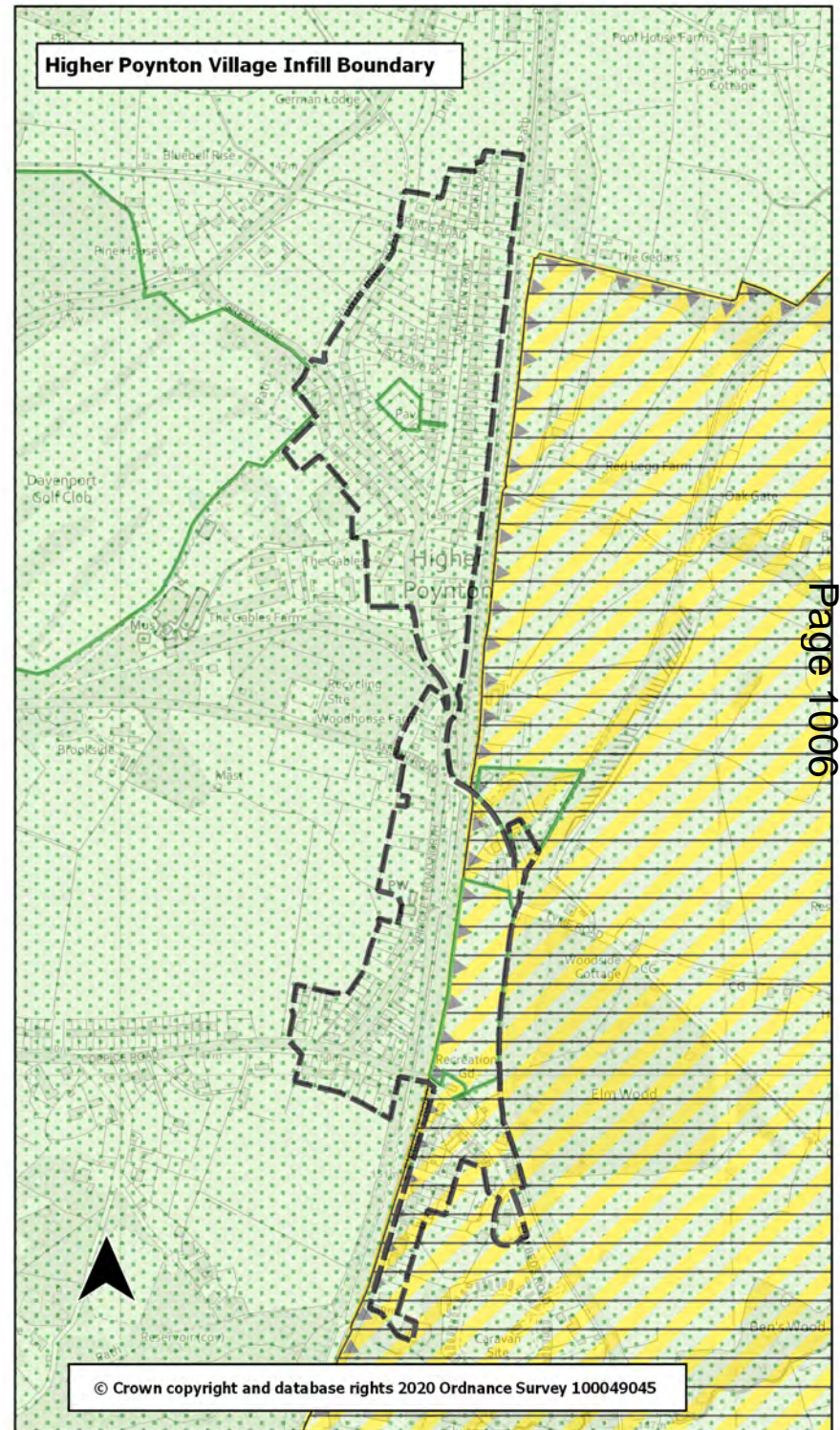
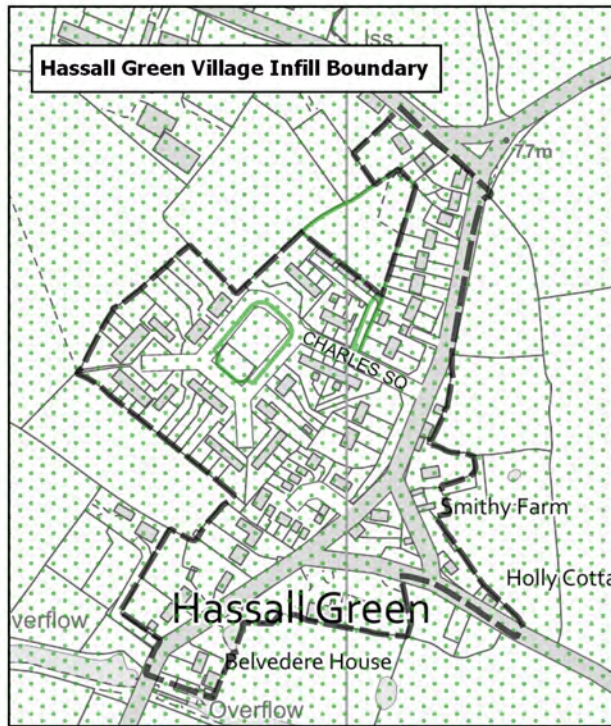
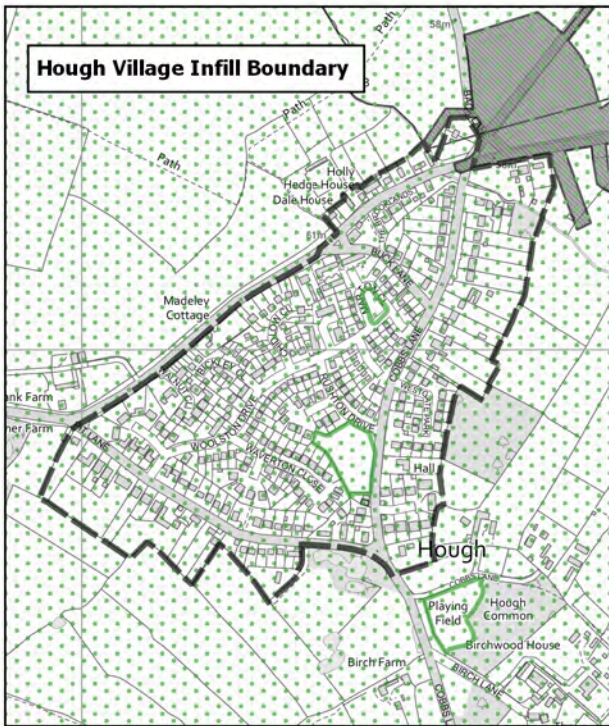




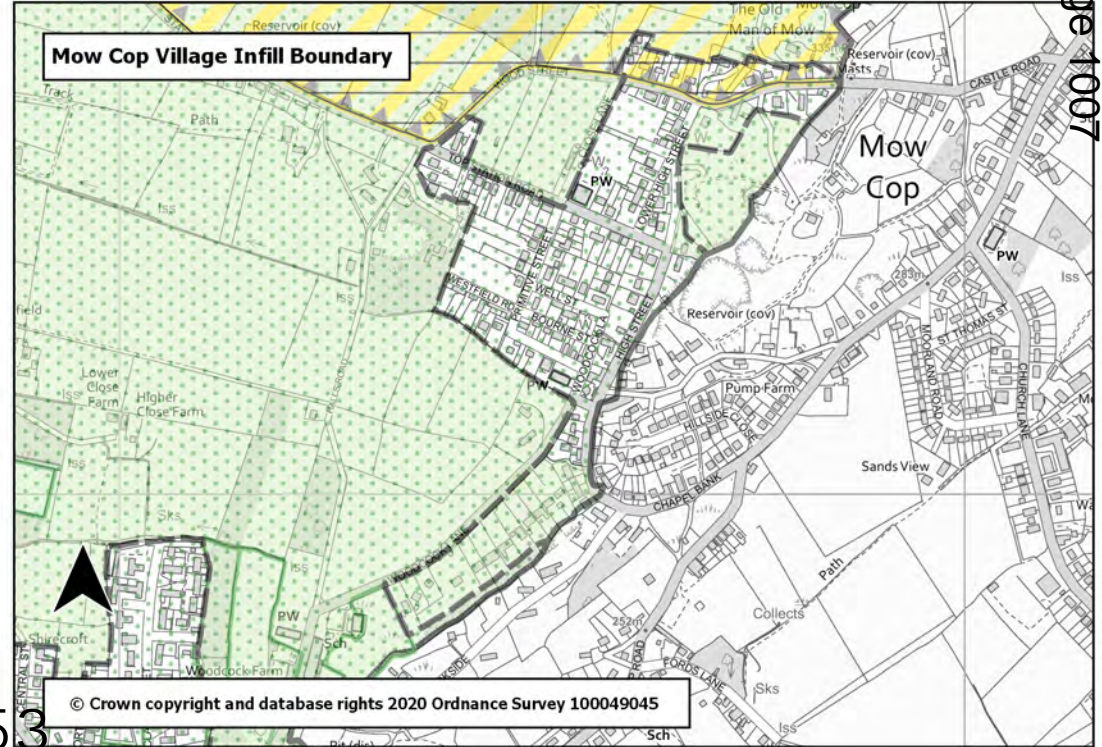
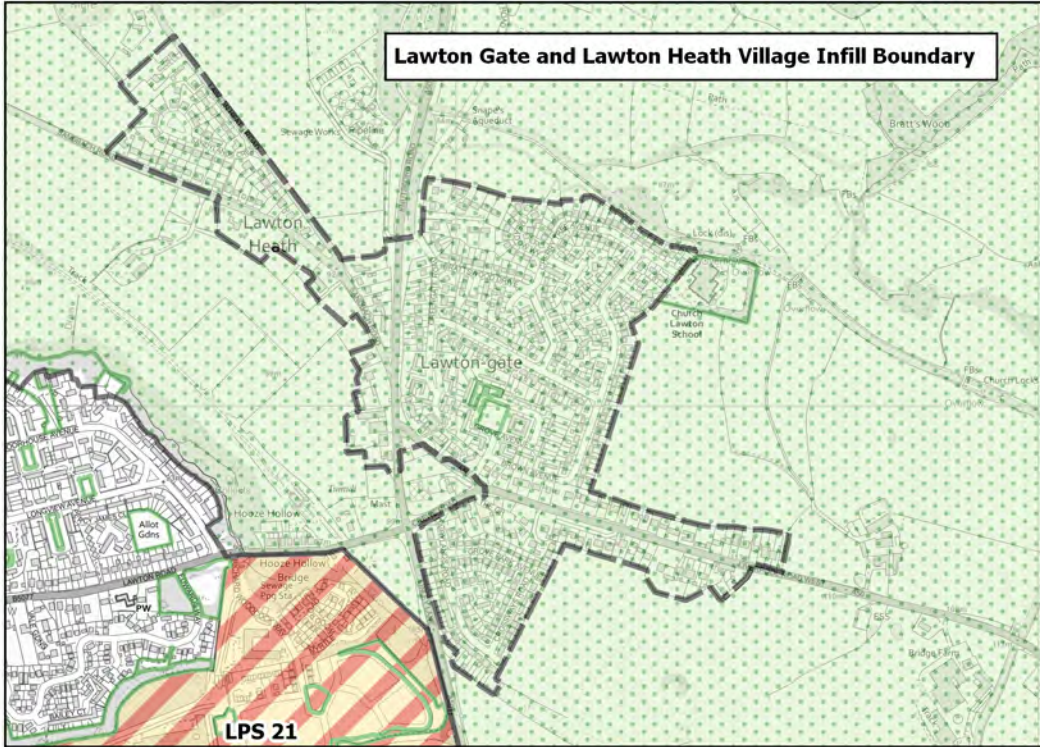
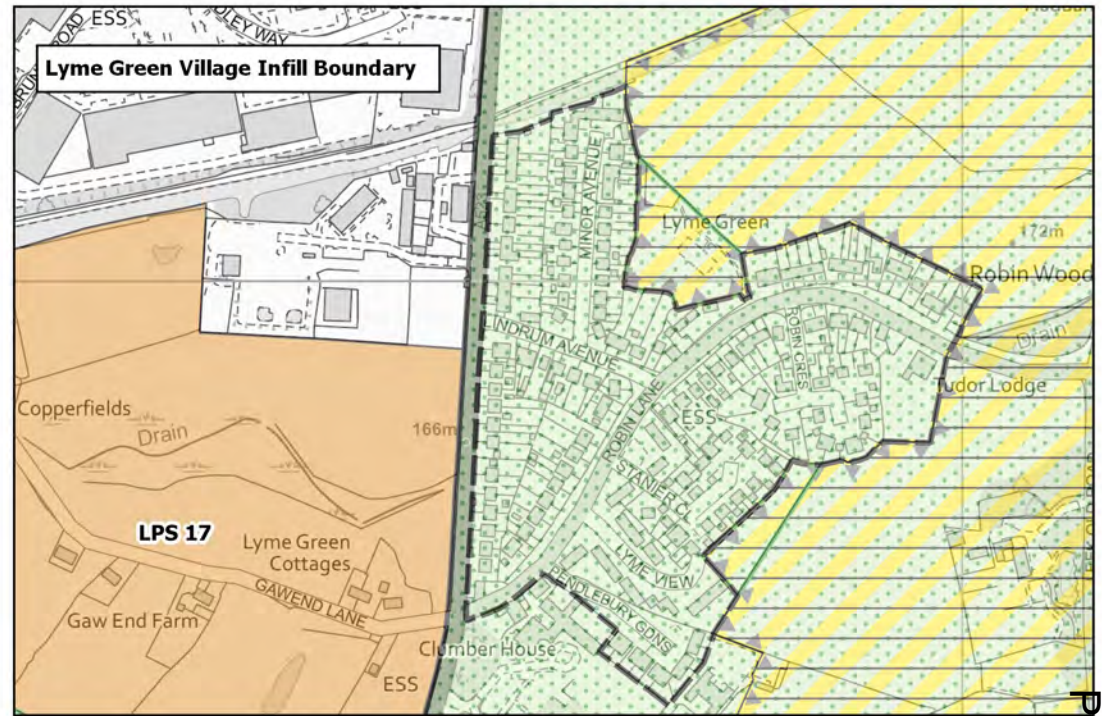
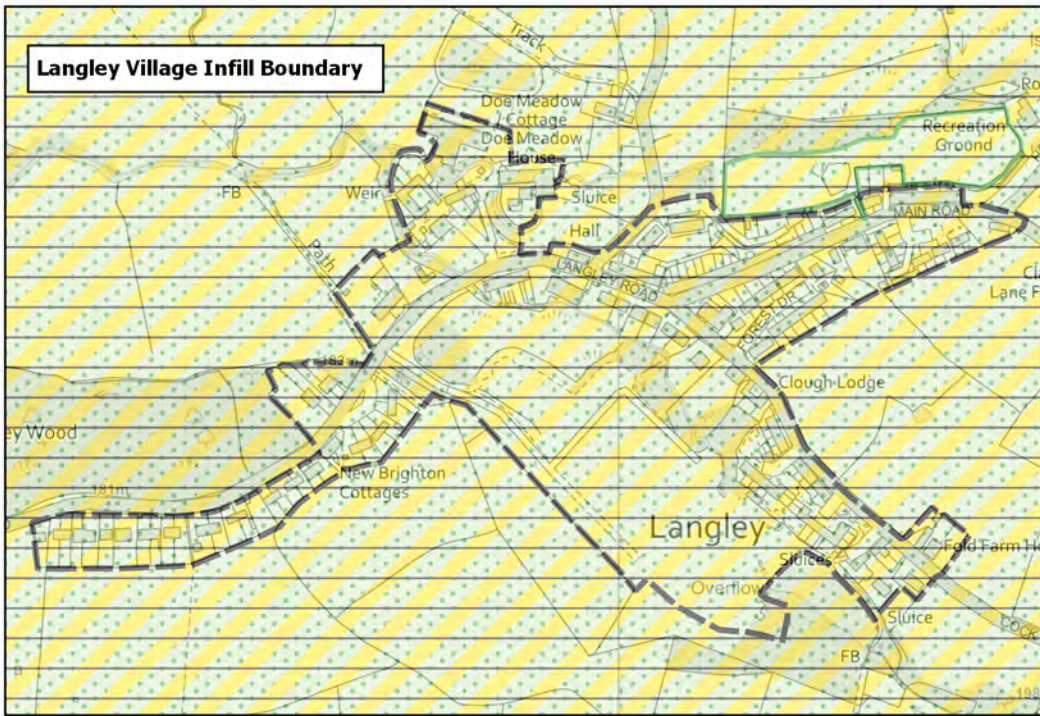




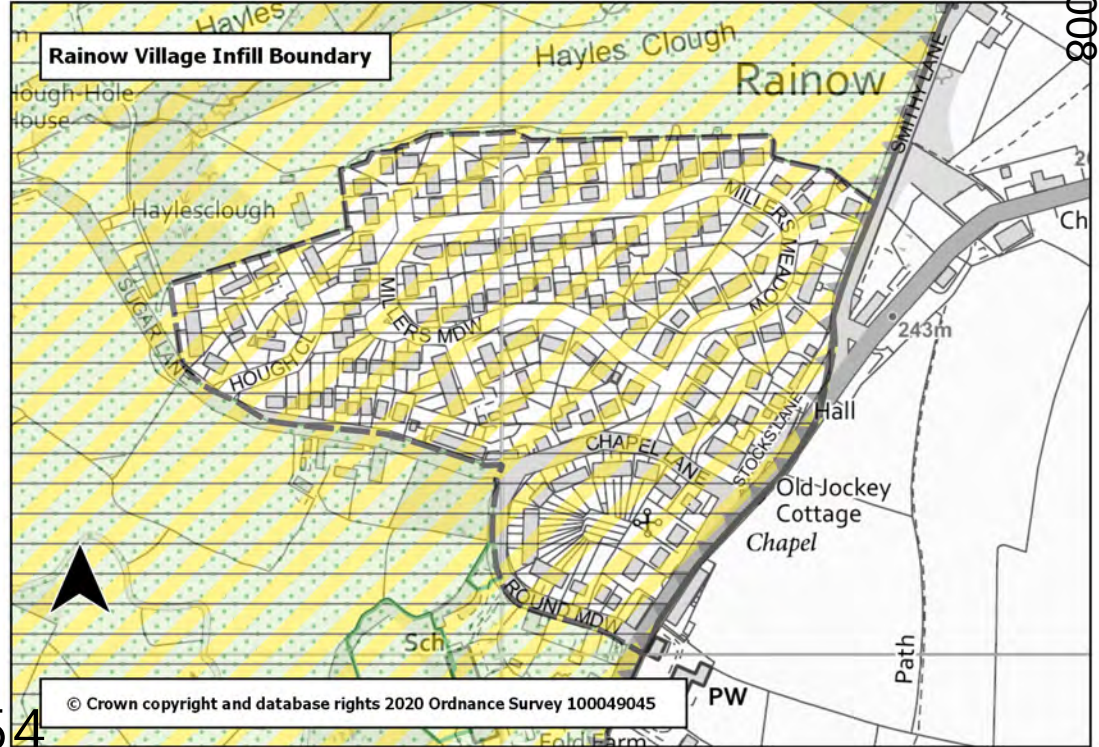
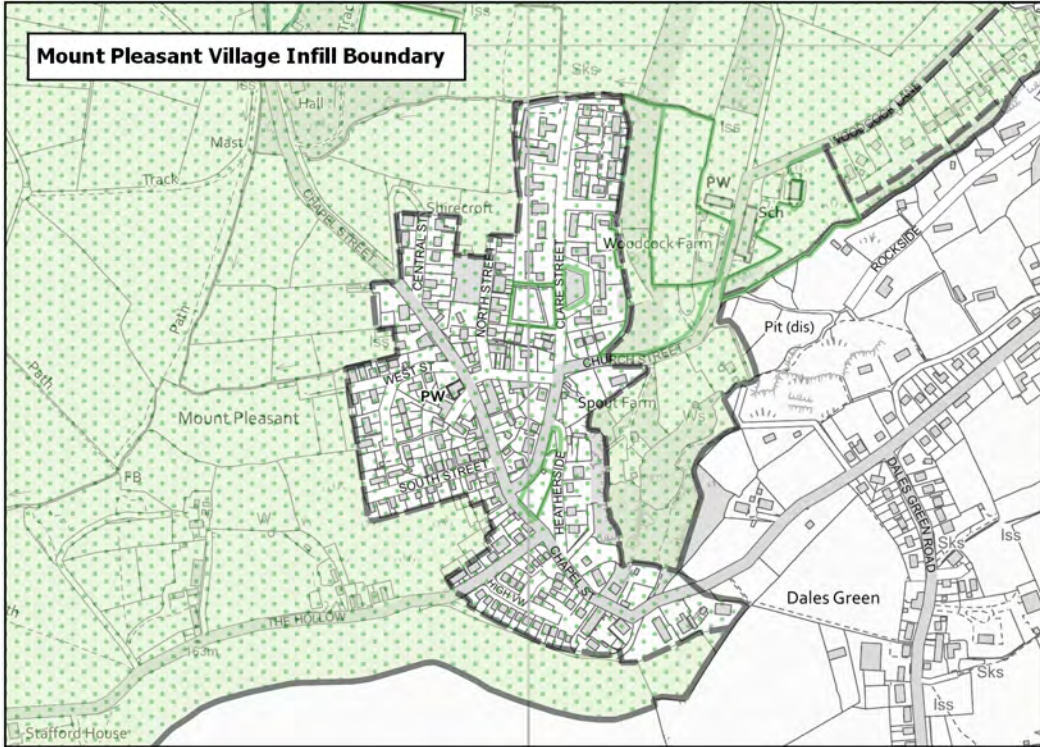
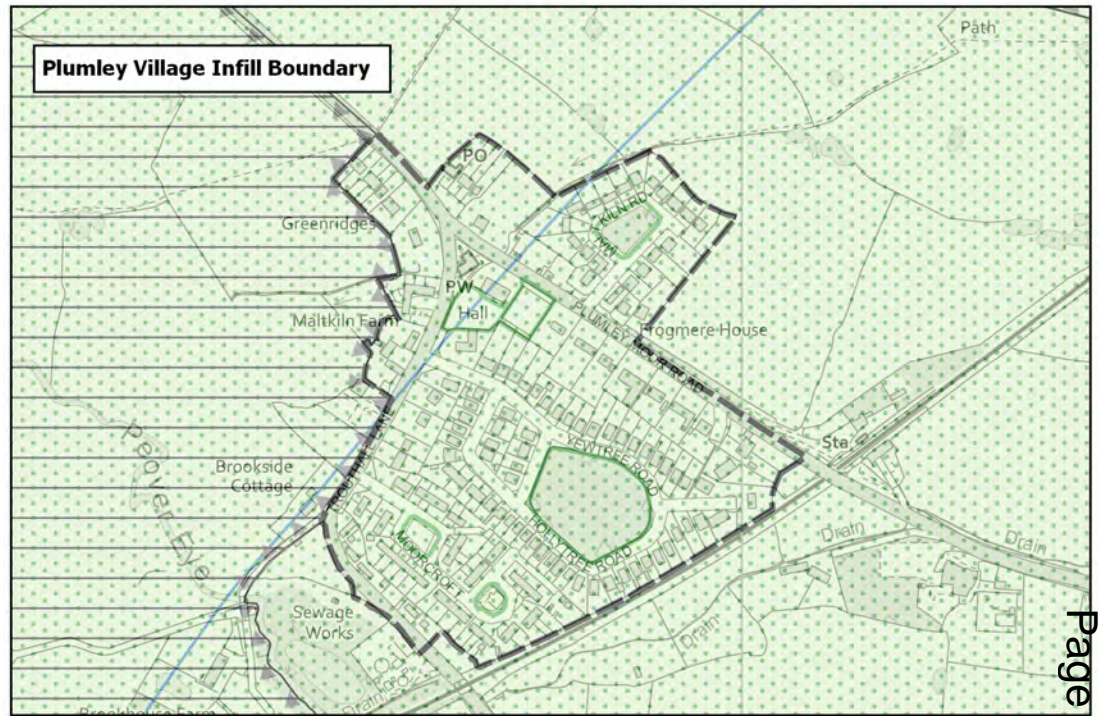
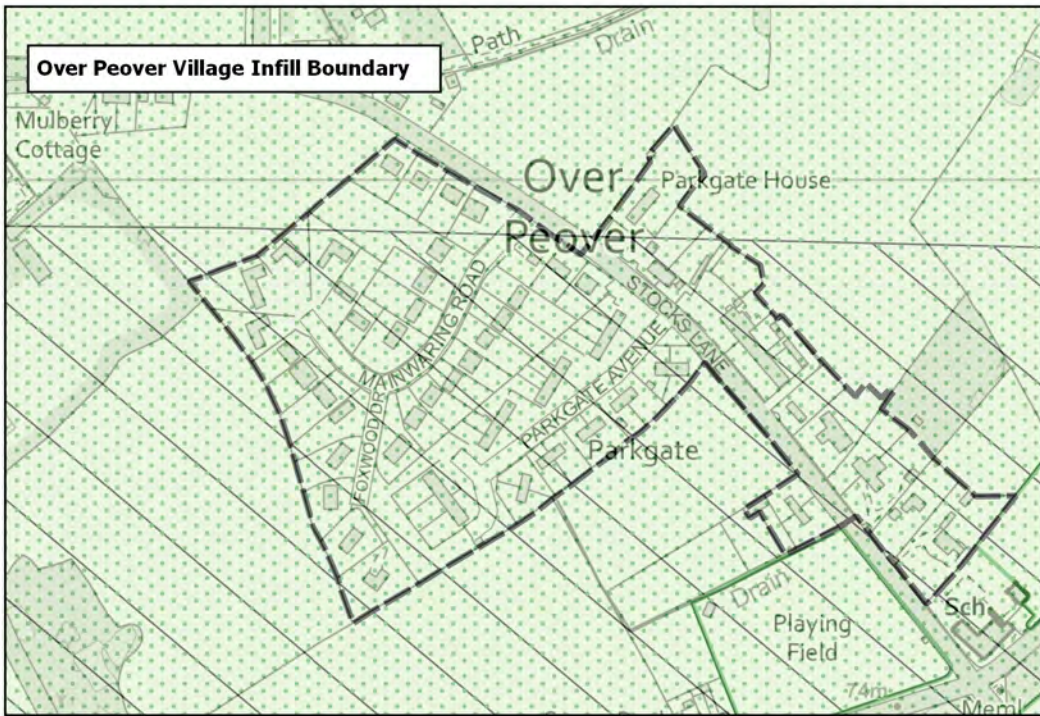














**Scholar Green Village Infill Boundary**

Bearded Barn Bridge (No 3)  
Boarsted Barn Bridge (Nos 1)  
Kents Green House Farm  
PW  
Cinderhill  
Scholar Green Recreation Ground  
Hall Green  
Flea Crows Plantation  
Mill Lane Plantation

55

This map illustrates the Styly Village Infill Boundary, which is outlined in a thick black line. The boundary follows a path through the village, starting from the top left near Tullerone and extending southwards, passing Birch Farm and ending near the railway station. Key features include:

- Noise Contours:**
  - Red lines representing 54 dB (day) and 51 dB (day) contours.
  - Blue lines representing 48 dB (night) and 45 dB (night) contours.
- Infrastructure:**
  - Altrincham Road:** A major road running horizontally across the lower middle of the map.
  - Railway:** A line running vertically through the center-right of the map, with a station labeled 'Sta'.
  - Drainage:** A 'Drain' path is shown on the right side of the map.
  - Other Roads:** 'B5100' and 'B5101' are labeled at the top.
- Landmarks and Features:**
  - Tullerone:** A residential area in the top left.
  - Birch Farm:** A farmstead located within the infill boundary.
  - Cricket Ground:** Located to the west of the main village area.
  - War Memorial:** Situated near the railway station.
  - Styly Green:** An open area at the bottom of the village.
  - Styly Lo:** Located to the east of the village.
  - Driving Range:** Located to the east of the village.
  - Crab (site of):** A site located to the east of the village.
- Other Labels:** 'FB' (Field Boundary) is marked in several locations. 'PW' (Public Works) is marked near the Cricket Ground. 'Styly' is written in large letters near the bottom left.

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**Sutton Lane Ends Village Infill Boundary**

The map displays the village of Sutton Lane Ends, with a yellow background and green dots representing trees. A thick black line outlines the village boundary, and a thick red line outlines the infill boundary. Various streets and landmarks are labeled, including Sutton Lane, Church Lane, and Ridgehill Farm. A legend in the top left corner identifies the boundary types.

Winterley Village Infill Boundary

Swallow Farm

Astley House

Western Park Homes

Haslington House Farm

Whitehall Lodge

Winterley Pool

Winterley Mill Bridge

Winterley Pool Farm

Yew Tree Barn

Kent's Green Farm Drain

Newton Lane

Newton Grove

Newton Crescent

Nested Drive

His Brays

Charles Barrett Rd

Memlow Ave

Pool Lane

0 100m

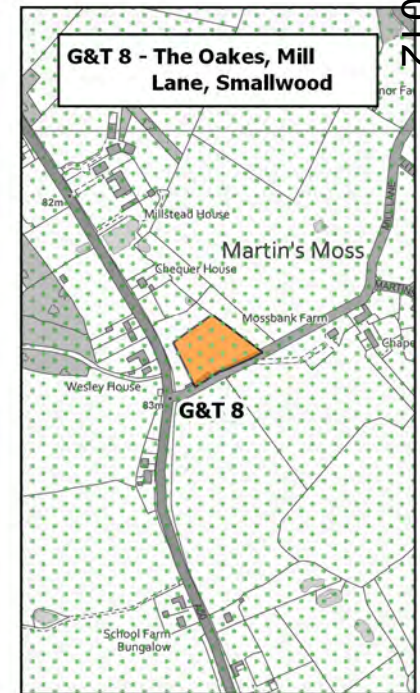
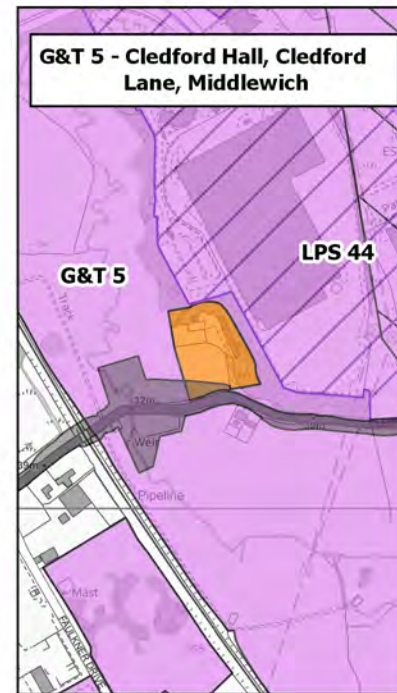
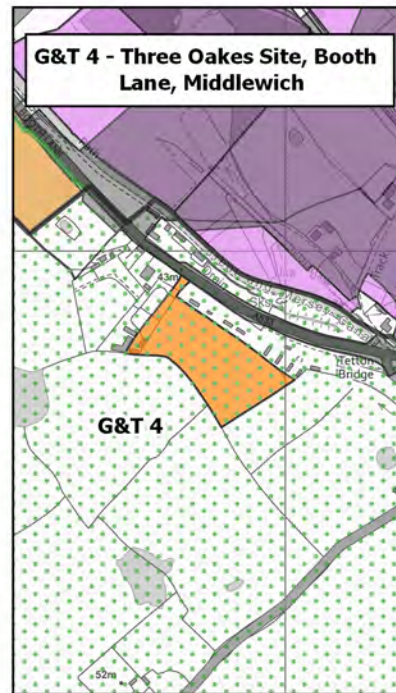
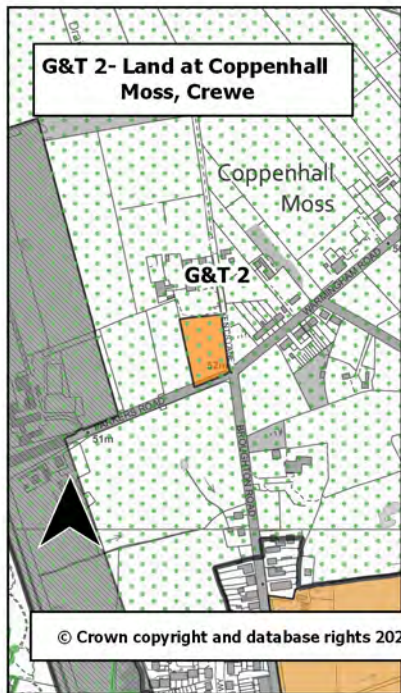
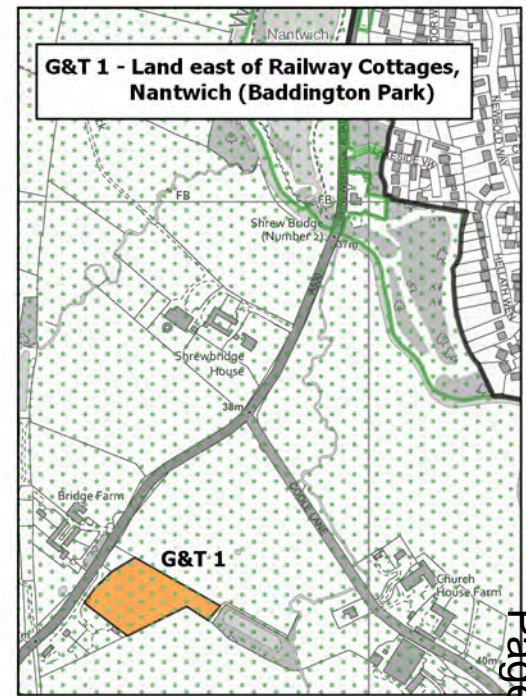
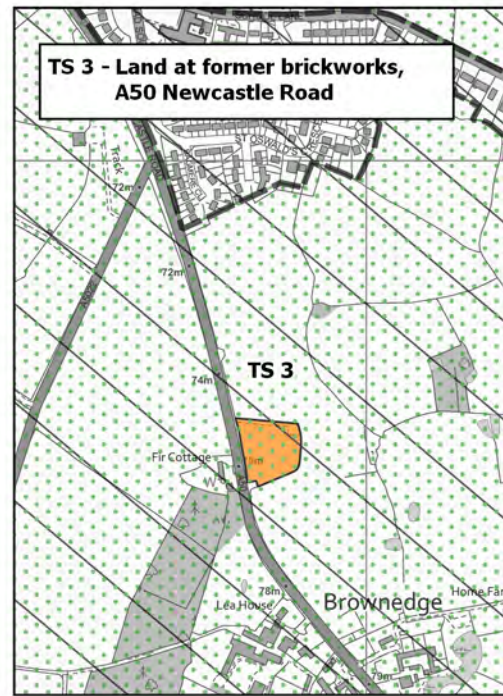
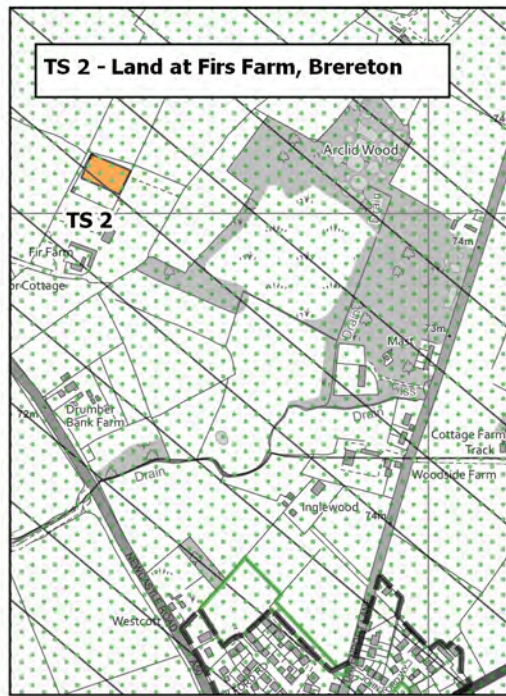
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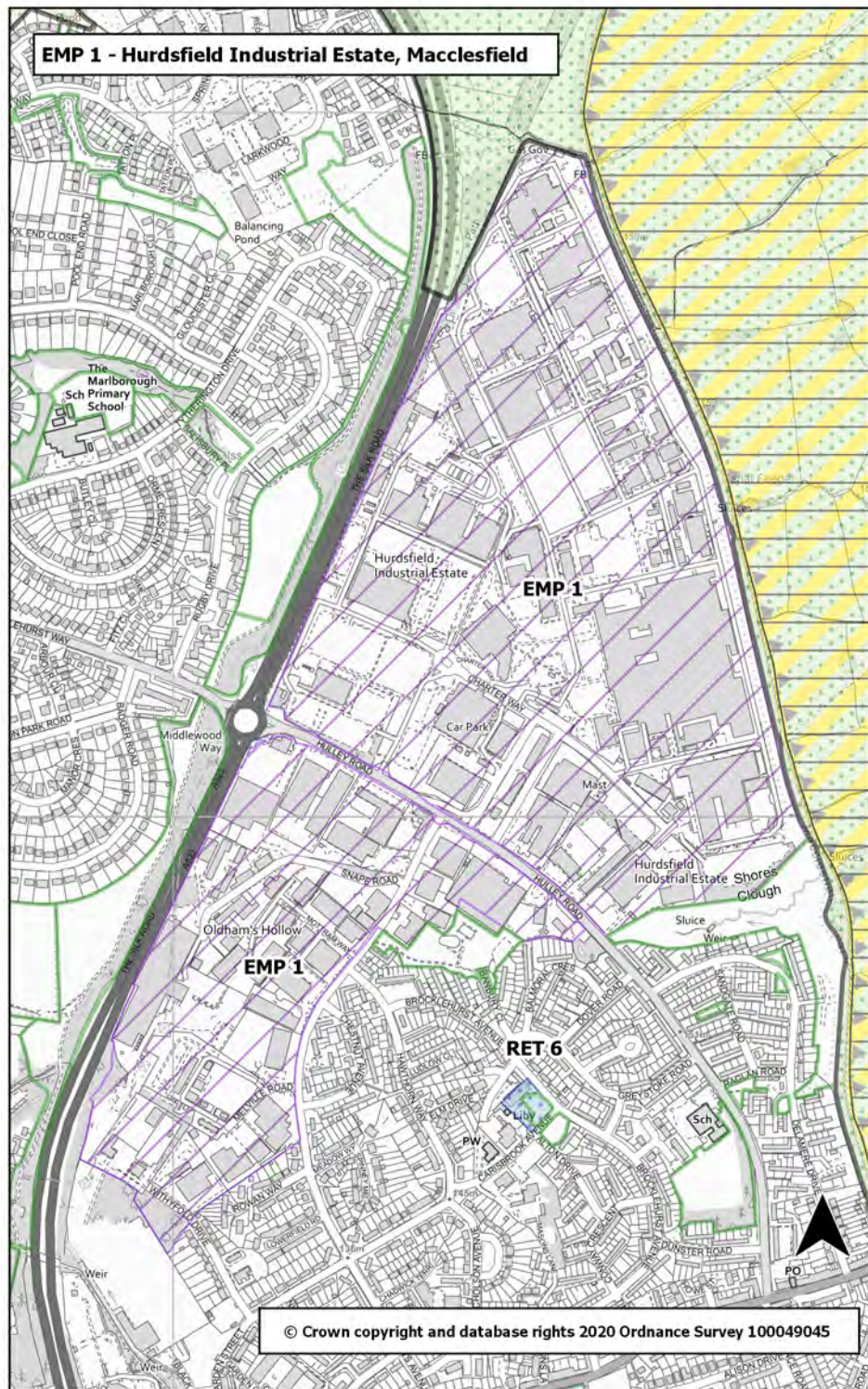




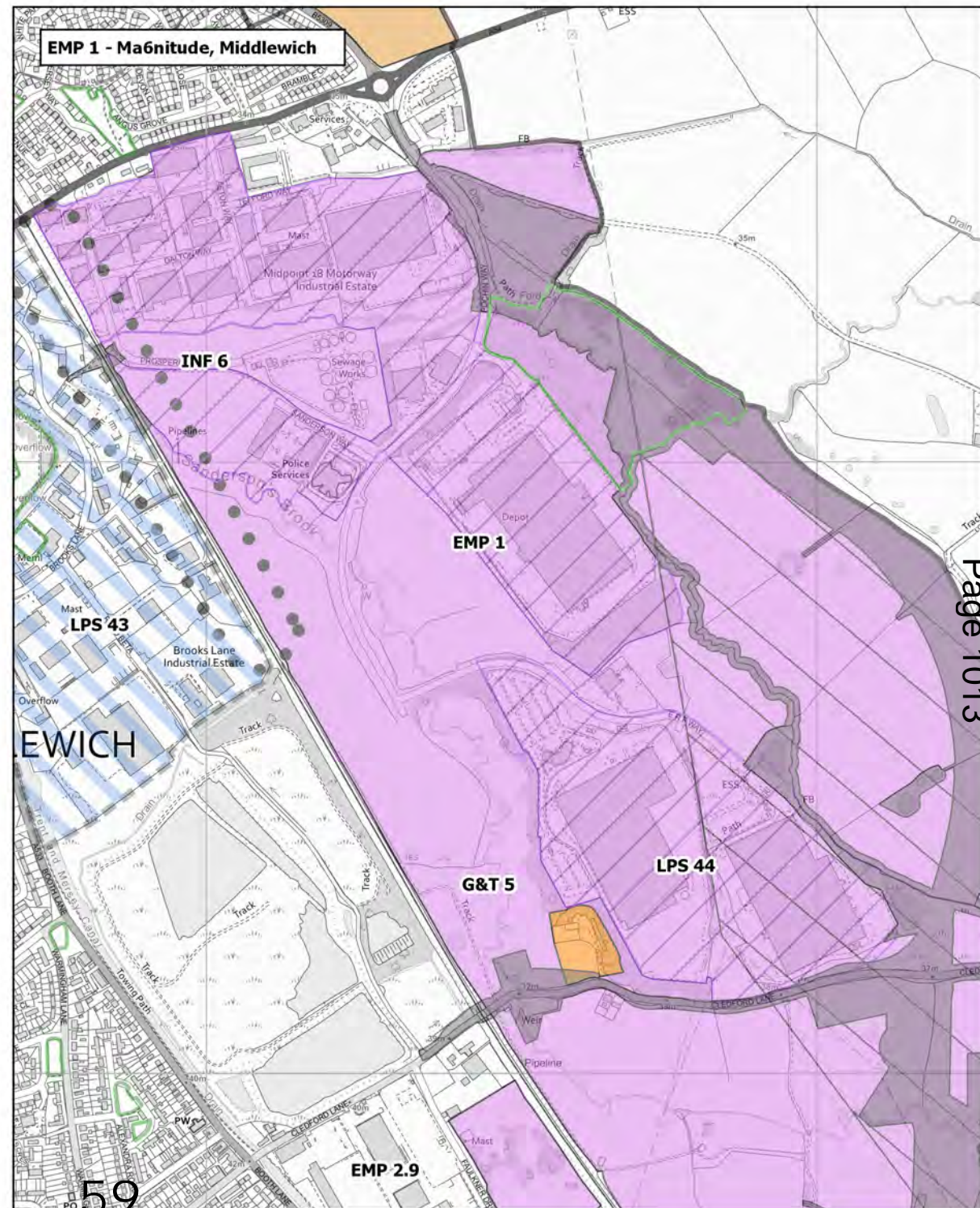




# EMP 1 - Hurdsfield Industrial Estate, Macclesfield



# EMP 1 - Ma6nitute, Middlewich





**EMP 1 - Booths Hall, Knutsford**

The map shows the site boundary for EMP 1 in purple. Key features include:

- Over Knutsford**: The area immediately surrounding the site.
- Cricket Ground**: A green space located to the south of the site.
- Playing Field**: A green space located to the south of the Cricket Ground.
- Obelisk**: A landmark located to the south of the site.
- Booths Hall**: The site of the proposed development, outlined in purple.
- Booths Hall**: The site of the proposed development, outlined in purple.
- Booths Hall**: The site of the proposed development, outlined in purple.

**EMP - 1 Crewe Green Business Park, Crewe  
Crewe Gates Industrial Estate, Crewe**

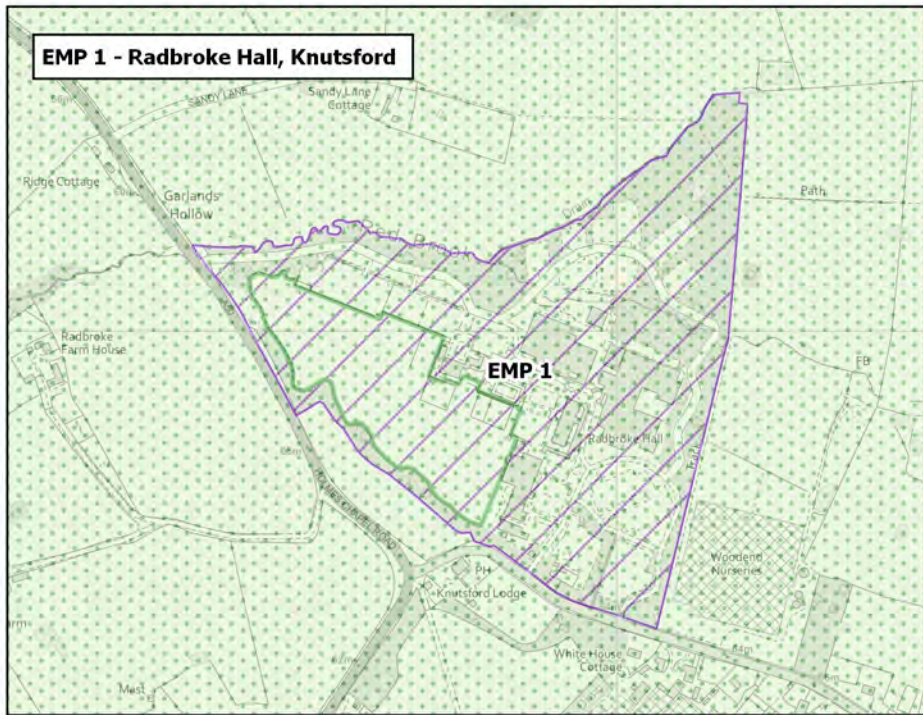
Map showing the Crewe Green Business Park and Crewe Gates Industrial Estate. The map includes various roads, buildings, and infrastructure. Key features include:

- EMP 1** (multiple locations)
- EMP 2.1** (near the bottom left)
- EMP 2.2** (near the top right)
- Roads: Crewe Road, Crewe Green Road, etc.
- Buildings: Crewe Campus, Crewe Business Park, Crewe Gates Farm Industrial Estate, etc.
- Infrastructure: Sewage Ppg Sta, Pipeline, etc.
- Surrounding areas: Basford Hall Sorting Sidings, Quaker's Coppice Nature Reserve, etc.

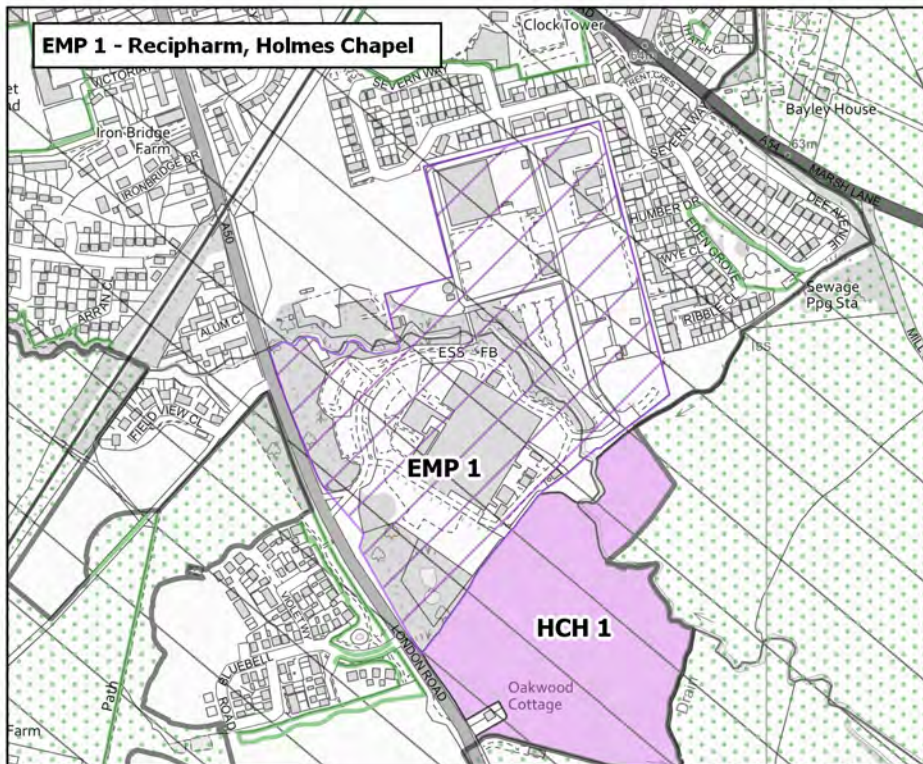
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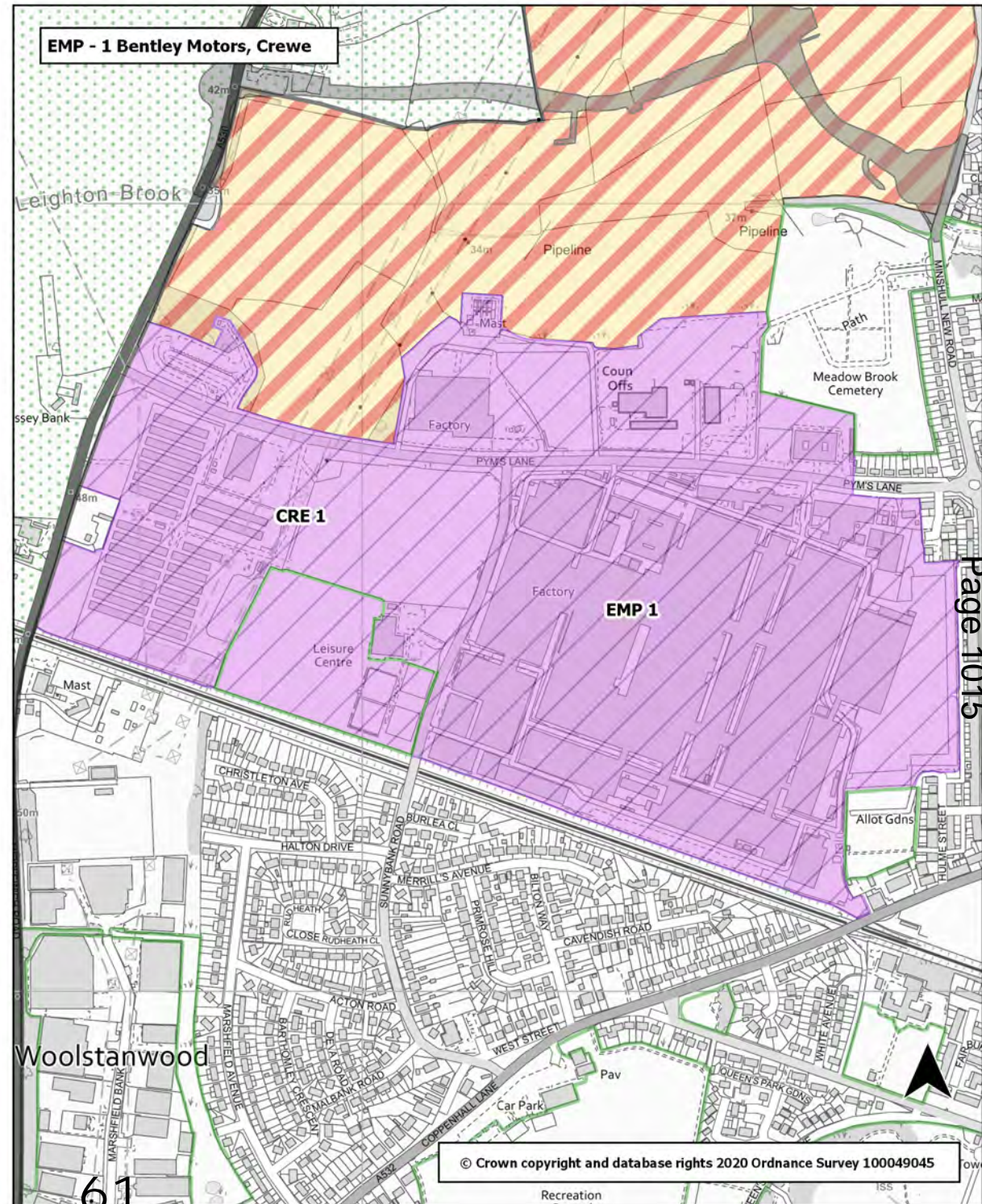
**EMP 1 - Radbroke Hall, Knutsford**



**EMP 1 - Recipharm, Holmes Chapel**

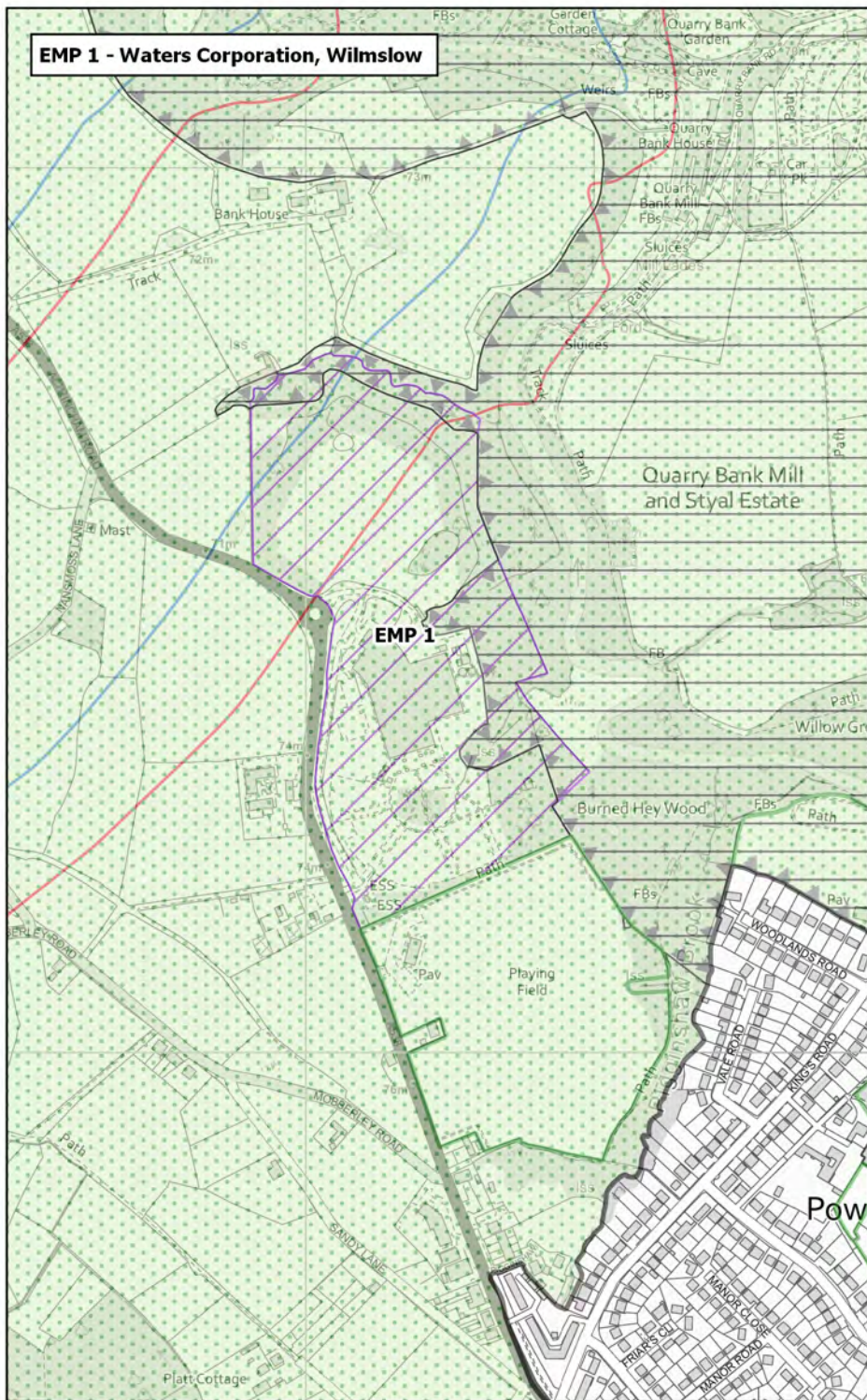


**EMP - 1 Bentley Motors, Crewe**

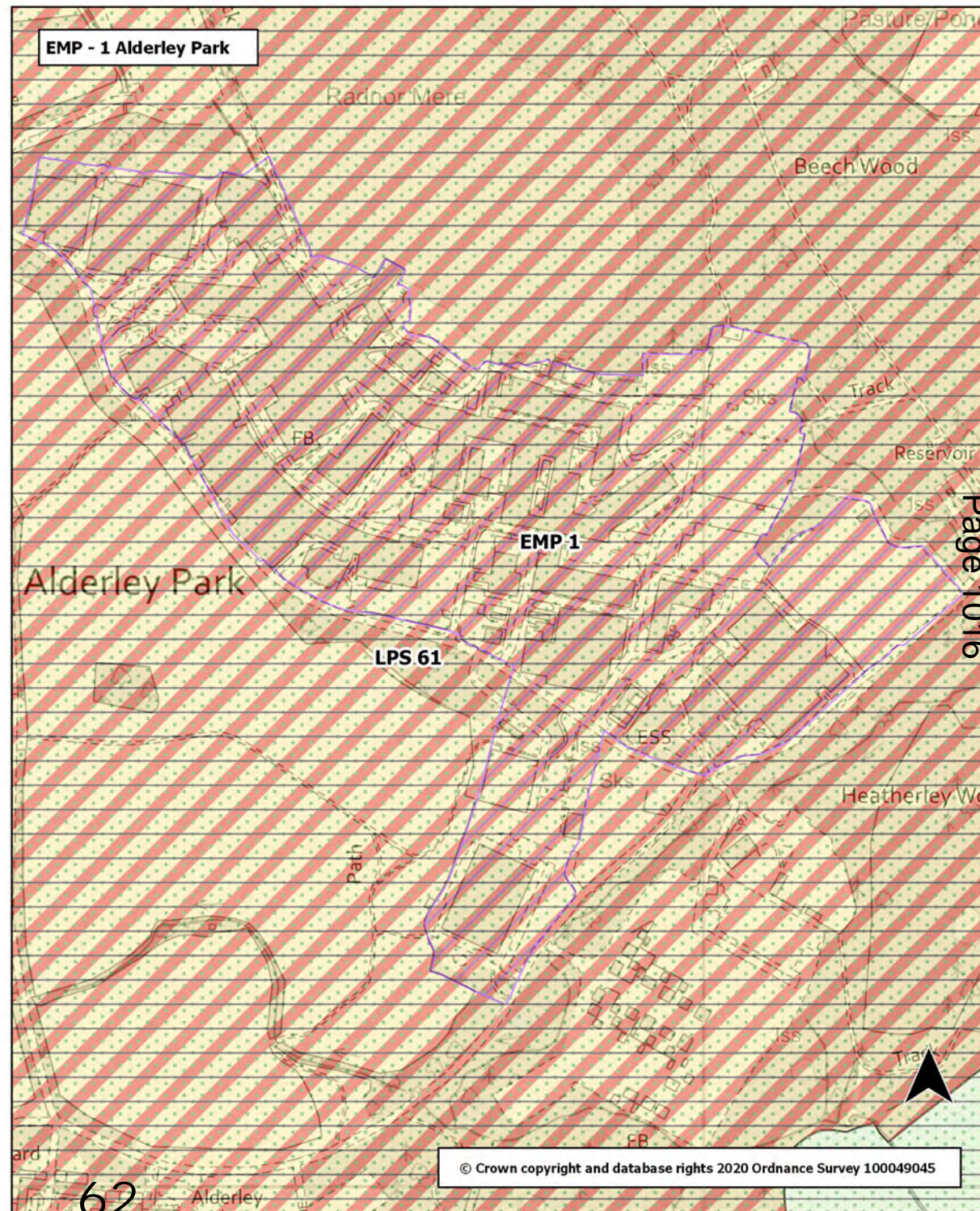




# EMP 1 - Waters Corporation, Wilmslow



# EMP - 1 Alderley Park





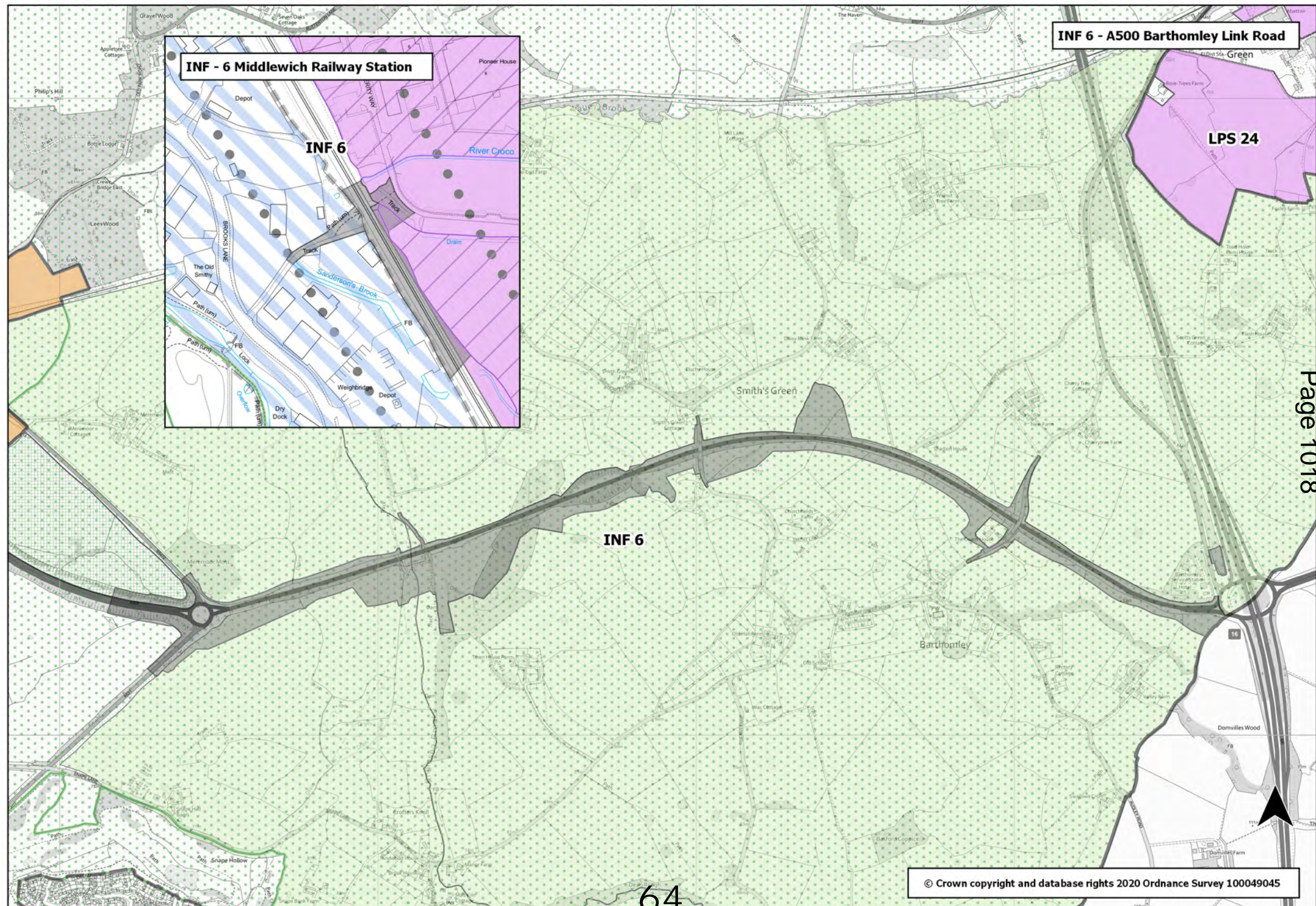
[illegible]

The map displays the INF 6 - Middlewich Eastern Bypass project area. Key features include:

- INF 6**: The main project area, shaded in light purple, covering a large portion of the central and right-hand side of the map.
- EMP 1**: A specific area within the INF 6 project, shaded in a darker purple.
- LPS 43**: A land parcel in the upper left, shaded in light blue.
- LPS 44**: A land parcel in the center, shaded in light purple.
- G&T 5**: A small orange-shaded parcel located between LPS 44 and EMP 2.9.
- EMP 2.9**: A land parcel in the lower center, shaded in light purple.
- LPS 42**: A land parcel in the lower left, shaded in orange.
- LPS 45**: A land parcel in the bottom left corner, shaded in orange.
- EMP 2.7**: A land parcel in the lower right, shaded in light purple.
- G&T 4**: A small orange-shaded parcel located near the bottom right corner.

The map also shows surrounding infrastructure, including roads (A51, A50, A52), railways, and various land parcels. A north arrow is located in the bottom right corner. The map is titled "INF 6 - Middlewich Eastern Bypass" in the top right corner.





**INF - 6 Middlewich Railway Station**

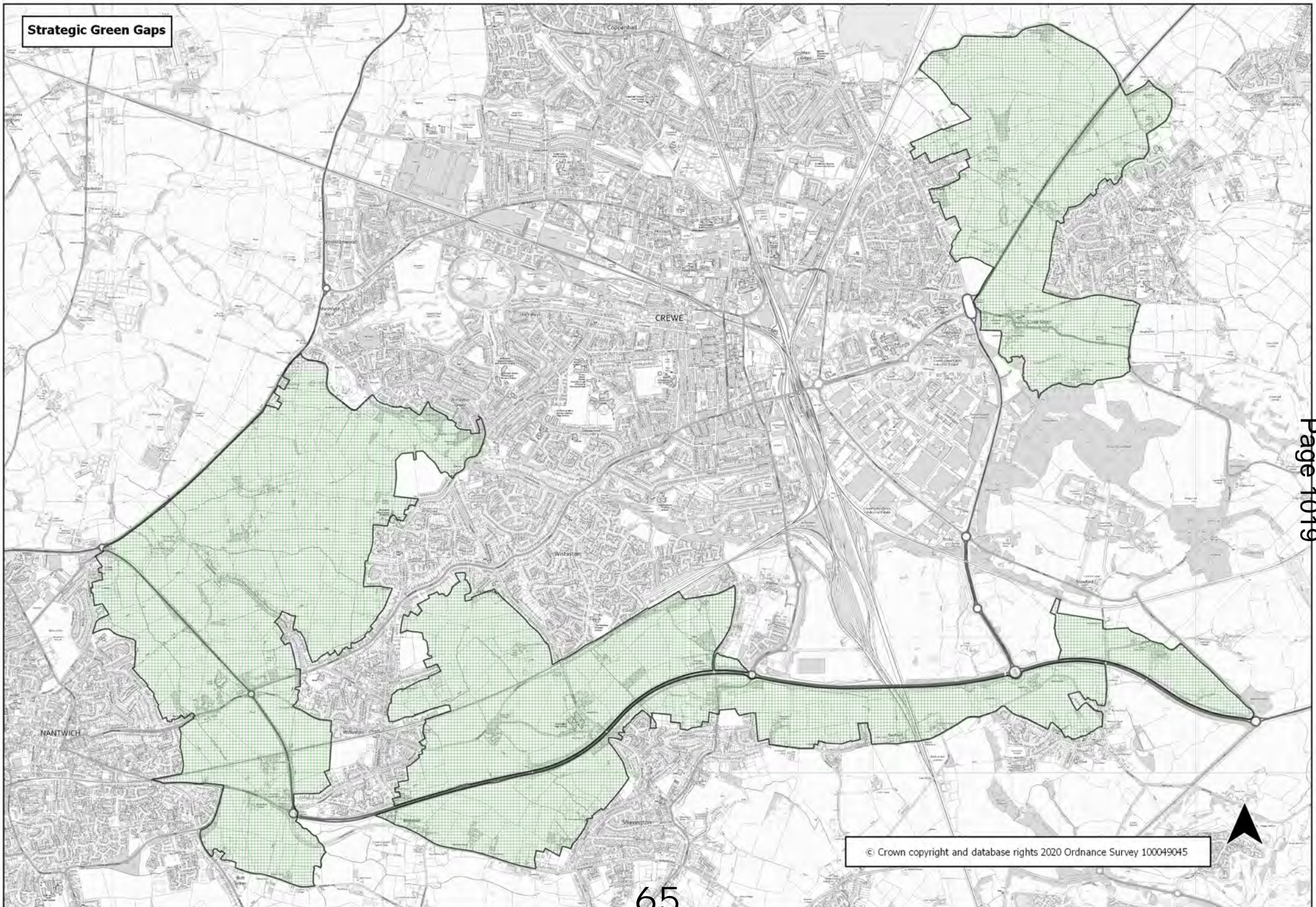
**INF 6 - A500 Barthomley Link Road**

**INF 6**

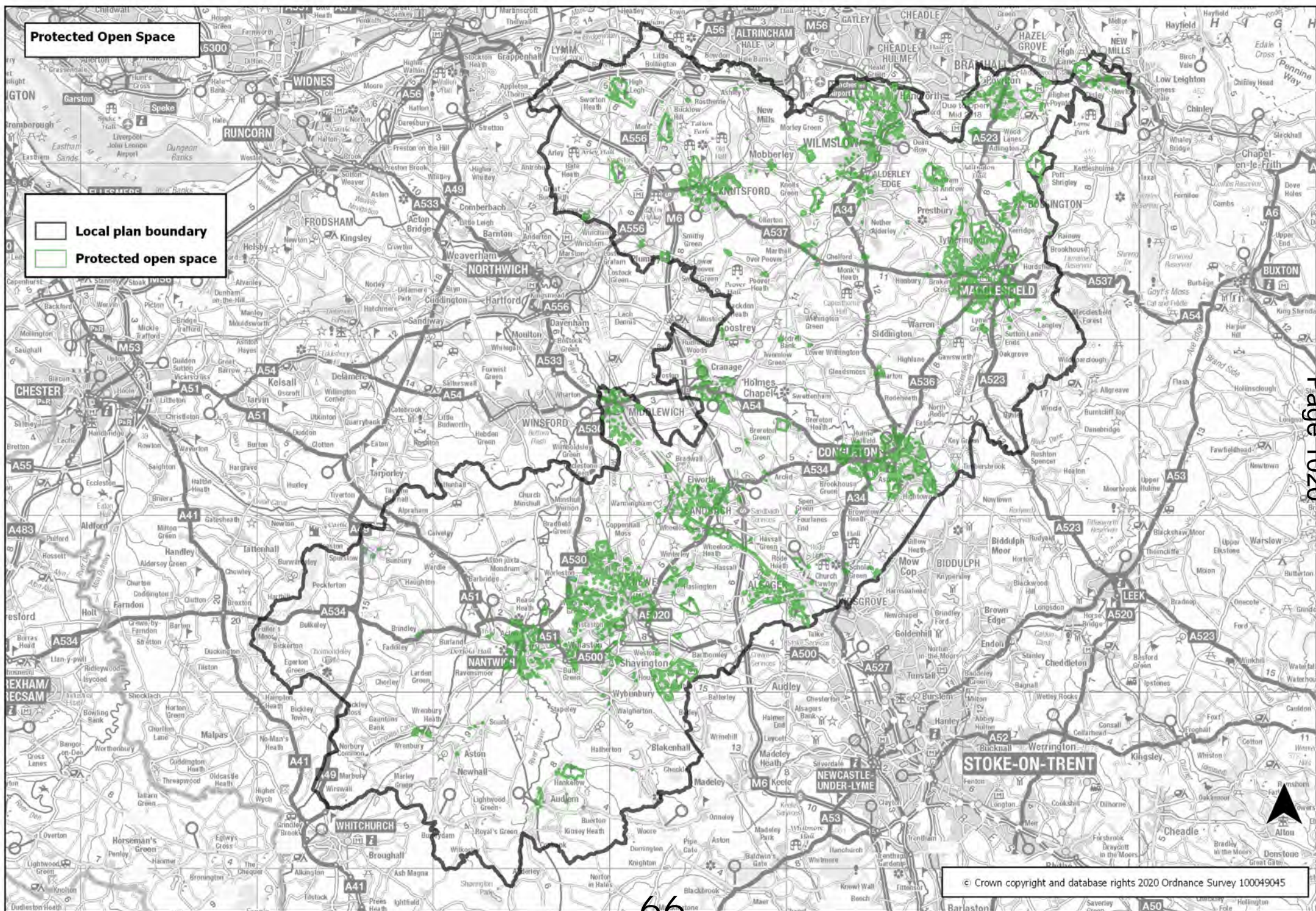
**LPS 24**



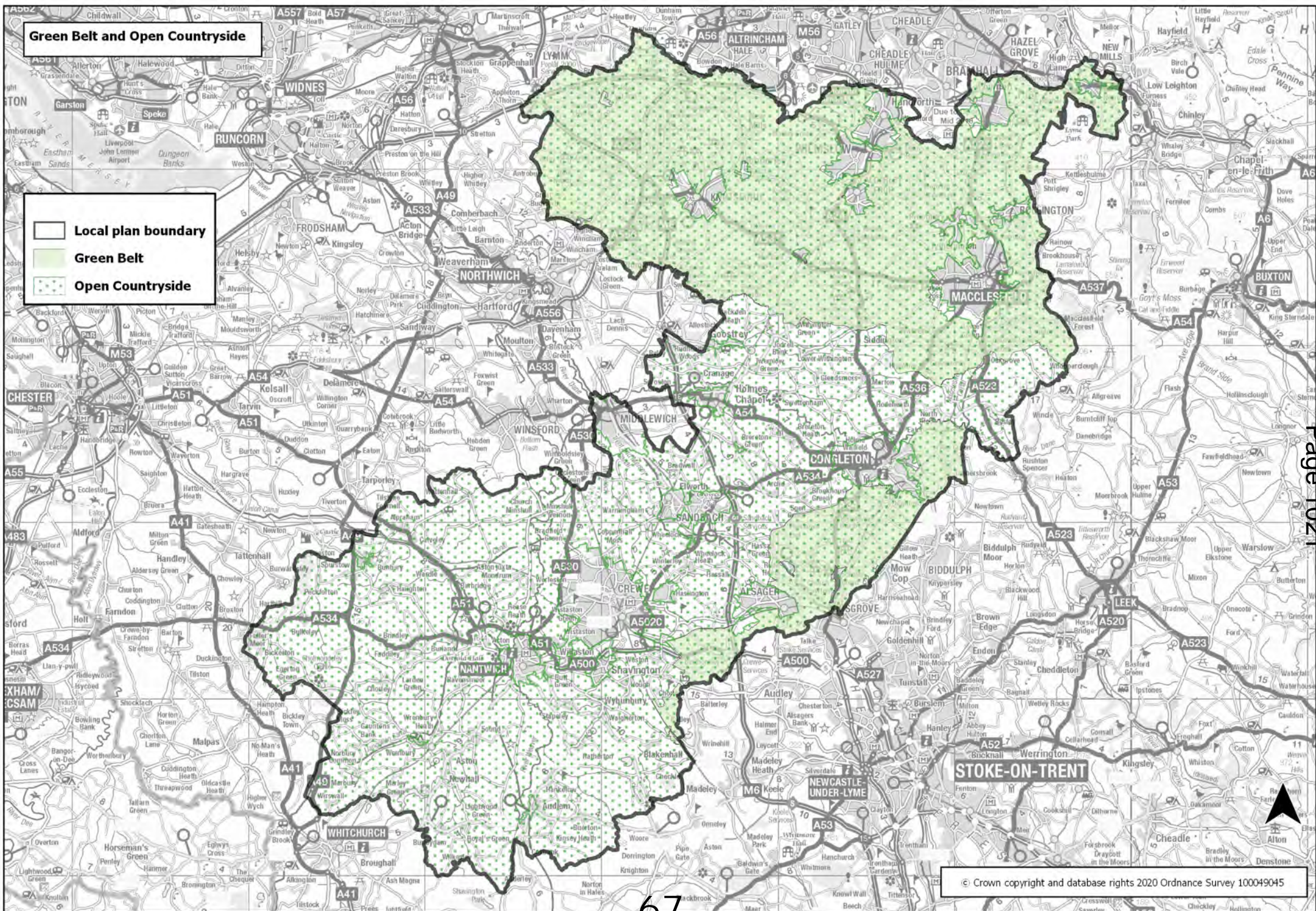
# Strategic Green Gaps







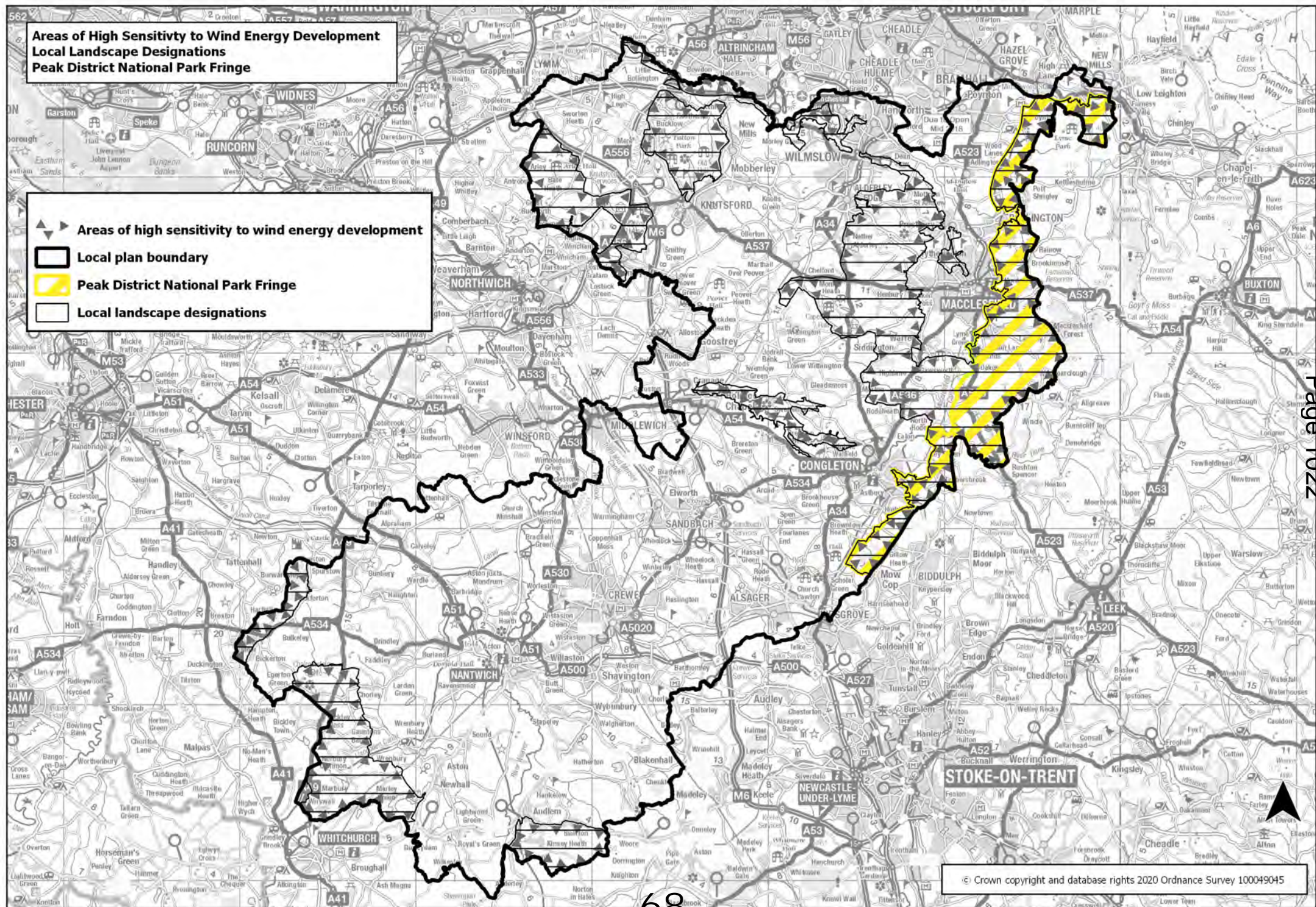






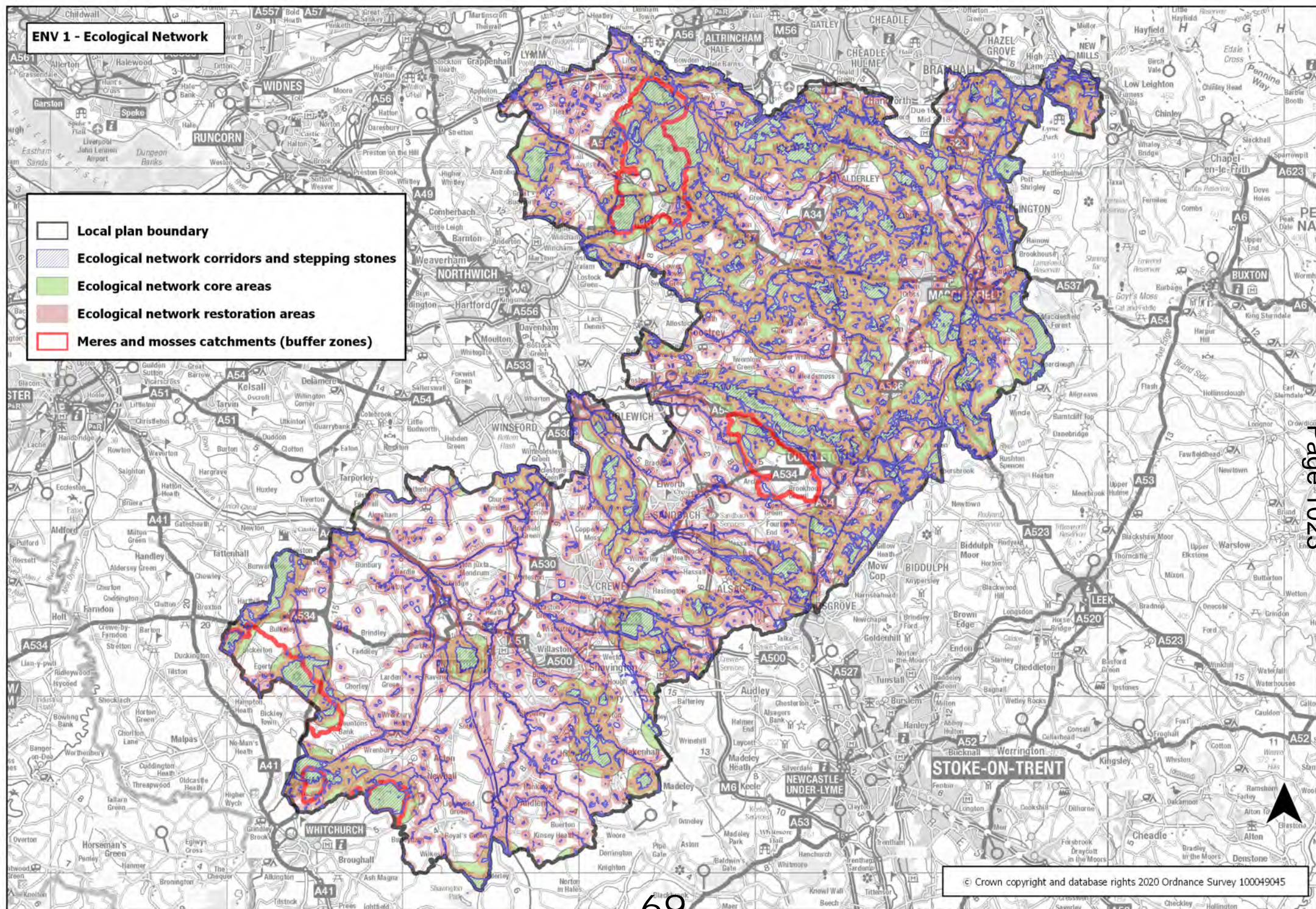
**Areas of High Sensitivity to Wind Energy Development**  
**Local Landscape Designations**  
**Peak District National Park Fringe**

- ▲ Areas of high sensitivity to wind energy development
- ▭ Local plan boundary
- ▨ Peak District National Park Fringe
- ▭ Local landscape designations



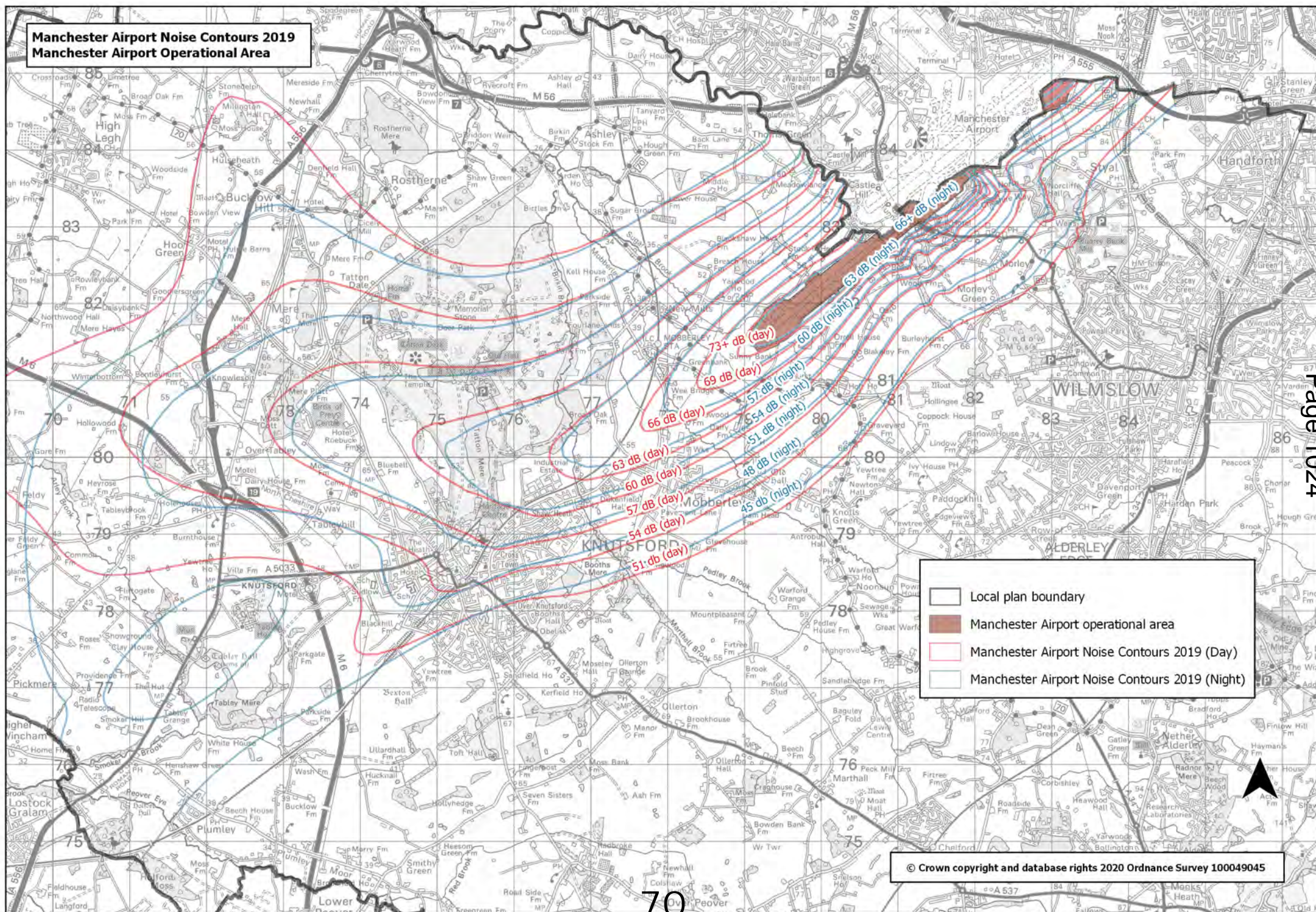


### ENV 1 - Ecological Network





**Manchester Airport Noise Contours 2019**  
**Manchester Airport Operational Area**





## APPENDIX 8

# **Cheshire East Council Site Allocations and Development Policies Duty to Co-operate Draft Statement of Common Ground**

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August 2020



**CHESHIRE EAST COUNCIL  
SITE ALLOCATIONS AND DEVELOPMENT POLICIES  
DUTY TO CO-OPERATE  
DRAFT STATEMENT OF COMMON GROUND**

## **1. Introduction**

1.1 The Local Plan in Cheshire East<sup>1</sup> will be made up of four documents:

- The Local Plan Strategy (“LPS”) sets out the vision and overall planning strategy for the borough over the period to 2030. It includes strategic planning policies and allocates strategic sites for development. The Local Plan Strategy was adopted in July 2017.
- The Site Allocations and Development Plan Document (“SADPD”), which will set detailed non strategic planning policies to guide planning decisions and allocate additional sites for development, where necessary, to assist in meeting the overall development requirements set out in the LPS. This draft statement of common ground (August 2020) supports the consultation on the revised publication version of the SADPD.
- The Minerals and Waste Development Plan Document (“MWDPD”), which will set out planning policies for minerals and waste, including the identification of specific sites for these uses where required. The first draft of the MWDPD is currently being prepared.
- The Crewe Station Hub Area Action Plan (CSHAAP) will set out a planning framework to manage change and support investment and development of Crewe station and the surrounding area associated with the arrival of HS2 in Crewe.

1.2 This duty to co-operate draft statement of common ground (“DTC SoCG”) relates to the revised publication version of the Cheshire East Site Allocations and Development Policies document (August 2020) (“SADPD”) which represents the second part of the council’s Local Plan.

1.3 Section 33A of the Planning and Compulsory Purchase Act 2004, amongst other things, requires that local planning authorities co-operate with each other and with prescribed bodies in maximising the effectiveness of development plan preparation in terms of strategic matters. In respect of the SADPD, that means sustainable development or the use of land that has or would have a significant impact across administrative boundaries.

1.4 National planning policy and guidance re-affirm that local planning authorities are under a duty to co-operate on cross-boundary strategic matters. It highlights the need for relevant organisations to collaborate to identify these matters which need to be addressed in plans. Indeed, effective and ongoing joint working on these matters is described as integral to the production of a positively prepared and justified strategy and should be demonstrated through

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<sup>1</sup> Excluding the part in the Peak District National Park where the park authority is responsible for planning matters.

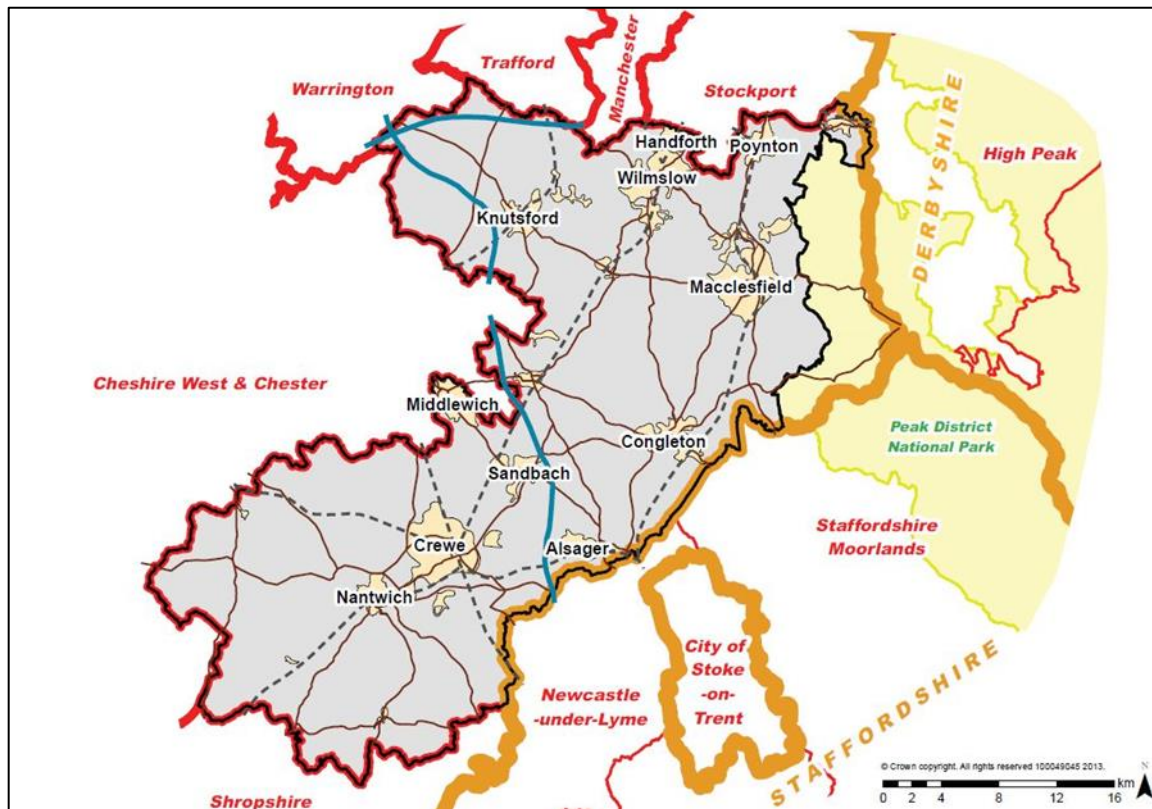
the preparation and maintenance of one or more statements of common ground.

- 1.5 The SADPD has been prepared as a 'daughter' document to the adopted LPS. The SADPD is not seeking to amend any strategic policies in the Local Plan Strategy. There are no new strategic cross boundary matters arising from the content of the SADPD. The council has agreed this with all of its neighbouring local planning authorities and other relevant bodies. Although guidance on the preparation of a statement of common ground is directed at strategic policy-making authorities during the process of planning for strategic cross-boundary matters, the preparation of this statement serves to demonstrate that the council has properly discharged its legal duty and has reached agreement with all relevant parties that the SADPD does not give rise to any new strategic cross boundary issues. The Statement also provides an opportunity for the council to show how it has continued to work effectively and on an ongoing basis with relevant bodies regarding the strategic cross boundary matters identified during the preparation of the LPS.
- 1.6 Planning practice guidance says that a statement of common ground should include
  - A description of the administrative area covered by the statement with a justification for this;
  - the key strategic matters being addressed by the statement;
  - the governance arrangements and how the statement will be maintained and kept up to date; and
  - a record where areas of agreement have (or have not) been reached on key strategic matters, including the process for reaching agreements on these.

This statement addresses all of those matters in turn.

## **2. Geographical & Administrative area covered the statement**

- 2.1. As the SADPD does not give rise to any new strategic cross boundary issues this SoCG does not need to cover any other area outside of Cheshire East which, for plan-making purposes, excludes an area in the Peak District National Park that falls within the borough. Through the LPS, it was established that the borough does not form part of a shared functional economic area and that Cheshire East is comprised of a single housing market area.



**Figure 1: Cheshire East in Context**

- 2.2. Cheshire East shares a border with nine local authority areas: Cheshire West & Chester, Warrington, Trafford, Manchester, Stockport, High Peak, Staffordshire Moorlands, Newcastle-under-Lyme and Shropshire, as shown in Figure 1 above. The city of Stoke-on-Trent is also relatively close. Trafford, Manchester and Stockport are part of the Greater Manchester Combined Authority. The borough includes part of the Peak District National Park, as do High Peak and Staffordshire Moorlands and other local authorities not adjoining Cheshire East.

### 3. Strategic and Development Plan Context

- 3.1. In the development of the LPS and through work with other authorities and organisations, a number of strategic, cross-boundary matters arose and were addressed through the duty to co-operate. The examining Inspector was satisfied that the legal duty and national policy requirements had been met. There is no need to deal with these matters again in this statement insofar as the SADPD is concerned. However, an up to date commentary on the workstreams emanating from the strategic cross boundary matters identified through the LPS process is provided later in this report. Although it is not considered strictly necessary to cover this in this statement of common ground, it has nevertheless been included to inform parties of how this work, related to the content of the LPS, has been progressed.

#### High Speed 2 (HS2) and the Constellation Partnership

- 3.2. The HS2 high speed rail link will connect London, Birmingham, Manchester and Leeds. As part of Phase 2a, HS2 is expected to connect to the West Coast Main Line just south of Crewe in 2027. HS2 Limited is currently working on the preferred route for the line (Phase 2b) from Crewe to Manchester: this runs northwards through the borough and parts of Cheshire West and Chester, before turning northeast into Greater Manchester and on to Manchester Piccadilly (via Manchester Airport).<sup>2</sup>
- 3.3. A review of HS2 has recently been undertaken suggesting that the project be delivered in 2 phases. As part of Phase 1, HS2 is expected to connect to the West Coast Main Line at Crewe, in the period 2028-31. Phase 2 will incorporate links to Manchester, Sheffield, Leeds, and beyond. This phase is expected to be operational in the period 2035- 2040
- 3.4. Whilst the LPS recognises that HS2 may arrive at the borough within the current plan period, it does not address the land-use consequences of the proposed development of HS2. The land use consequences of HS2 would be a matter for an update of the LPS to deal with. In line with the LPS, the SADPD is also, therefore, a 'pre-HS2 Plan'.
- 3.5. The council continues to develop proposals for a Crewe Hub Station anticipating the arrival of HS2 to the town. A new, high quality interchange would be created, reinforcing the role of Crewe as a strategic transport gateway to the north west of England. Related to this, the council is preparing an Area Action Plan (AAP) focused on the area around the future Crewe Hub Station. The AAP is separate to the SADPD and is supported by its own evidence base and statement of common ground.
- 3.6. The council is working in partnership to ensure that the wider sub-region benefits from the opportunities that HS2 will bring to the area in terms of

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<sup>2</sup> <https://www.gov.uk/government/publications/hs2-phase-2b-crewe-to-manchester-route-section-map>



sustainable development. The Constellation Partnership<sup>3</sup> comprises of two Local Enterprise Partnerships and seven local authorities, including Cheshire East<sup>4</sup>. The Partnership continues to have a dialogue with the Government about longer term sustainable development and infrastructure investment, however, consideration of this falls outside the scope of the SADPD. As noted earlier, other than the work ongoing through the development of the AAP, the implications of HS2 would be considered through a subsequent update of strategic planning policies.

Greater Manchester Spatial Framework (GMSF) and the evolving plans of other adjacent local authorities

- 3.7. The local authorities within Greater Manchester are working together to prepare the Greater Manchester Spatial Framework. A second (pre-publication) draft of the GMSF was consulted upon in early 2019<sup>5</sup> with the intention of publishing a final draft Plan in November / December 2020 before submission for examination. Manchester City Council completed its Local Plan Review Issues consultation in May 2020<sup>6</sup>. Warrington Borough Council has produced and consulted on a publication version of its Local Plan review in the first half of 2019<sup>7</sup> with the submission of the Plan expected in 2020. Stoke-on-Trent and Newcastle-under-Lyme are currently developing a Joint Local Plan<sup>8</sup>. A Preferred Options consultation took place in early 2018 and a pre-publication draft Plan is expected to be consulted upon in early 2020. Shropshire is undertaking a partial review of its Plan<sup>9</sup> and is preparing a regulation 18, version of the Plan to consult upon in August / September 2020. Cheshire West and Chester adopted the Local Plan (Part 2) Land Allocations and Detailed Policies document in July 2019<sup>10</sup>. It is evident that the scope of plans and plan-making timetables vary significantly amongst Cheshire East's neighbouring authorities. Where relevant, each of these plans is, or will be, accompanied by its own statement of common ground relevant to what it is proposing.

## Development Plan Context

- 3.8. The council's development plan and progress on emerging plans is set out in Table 1 below:

<sup>3</sup> <http://constellationpartnership.co.uk/>

<sup>4</sup> Cheshire and Warrington Local Enterprise Partnership, Stoke-on-Trent & Staffordshire Enterprise Partnership, CE, Cheshire West & Chester Council, Stafford BC, Staffordshire Moorlands DC, Newcastle under Lyme BC, City of Stoke-on-Trent, Staffordshire CC.

<sup>5</sup> <https://www.greatermanchester-ca.gov.uk/gmsf>

<sup>6</sup> [https://manchester-consult.objective.co.uk/portal/planning/issues\\_and\\_options\\_2020/lpi](https://manchester-consult.objective.co.uk/portal/planning/issues_and_options_2020/lpi)

<sup>7</sup> <https://www.warrington.gov.uk/localplan>

<sup>8</sup> <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/joint-local-plan>

<sup>9</sup> <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/>

<sup>10</sup> <http://consult.cheshirewestandchester.gov.uk/file/5425635>

**Table 1: Development plan documents in Cheshire East**

Document (see footnotes for web links to these documents)	Stage	Date
Cheshire East Local Plan Strategy 2010 to 2030 <sup>11</sup>	Adopted	July 2017
Saved policies: <sup>12</sup>		
Retained Policies from Congleton Borough Local Plan First Review	Adopted	January 2005
Retained Policies from Borough of Crewe and Nantwich Replacement Local Plan	Adopted	February 2005
Retained Policies from Macclesfield Borough Local Plan	Adopted	January 2004
Retained Policies from Cheshire Replacement Minerals Local Plan	Adopted	June 1999
Retained Policies from Cheshire Replacement Waste Local Plan	Adopted	July 2007
Cheshire East Site Allocations and Development Policies Document (SADPD) 2010 to 2030 <sup>13</sup>	Revised publication Version consultation mid 2020.	N/A
Minerals and Waste Development Plan Document 2010 to 2030 <sup>14</sup>	Pre-publication draft expected to be consulted on late 2020	N/A
Crewe Station Hub Area Action Plan <sup>15</sup>	Publication draft expected to be consulted on in 2020.	N/A
Neighbourhood Plans <sup>16</sup>	30 Plans made, as of June 2020	Various

3.9. Cheshire East's up to date strategic planning policies are set out in the Local Plan Strategy ("LPS"). The LPS sets out the overall levels and location of new development across the borough from 2010 to 2030. The Plan was adopted in July 2017 and includes the following strategic priorities:-

- Promoting economic prosperity by creating conditions for business growth.
- Creating sustainable communities, where all members are able to contribute and where the Infrastructure required to support the community is provided.

<sup>11</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/local-plan-strategy/local\\_plan\\_strategy.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local-plan-strategy/local_plan_strategy.aspx)

<sup>12</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/saved\\_and\\_other\\_policies/saved\\_and\\_other\\_policies.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/saved_and_other_policies.aspx)

<sup>13</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/site\\_allocations\\_and\\_policies.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/site_allocations_and_policies.aspx)

<sup>14</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/minerals-and-waste-development-plan-documents.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/minerals-and-waste-development-plan-documents.aspx)

<sup>15</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/area-action-plan-for-crewe/area-action-plan-for-crewe.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/area-action-plan-for-crewe/area-action-plan-for-crewe.aspx)

<sup>16</sup> <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

- Protecting and enhancing environmental quality of the built and natural environment.
  - Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network.
- 3.10. The LPS sets out the overall strategy for the pattern, scale and quality of development. It is supported by an infrastructure delivery plan and provides the strategic context for the conservation and enhancement of the natural, built and historic environment in the borough.
- 3.11. Following on from the Local Plan Strategy, the Council is now preparing its Site Allocations and Development Policies Document (SADPD) and a Minerals and Waste Development Plan Document. These will form the second and third parts of the Local Plan and, once adopted, these will replace all the retained policies in the older, but still extant, local plans (1999 – 2007) listed in Table 1. These older plans were prepared and adopted by the councils that existed prior to local government re-organisation in 2009 and the creation of Cheshire East.
- 3.12. The Crewe Station Hub Area Action Plan (CSHAAP) will set out a planning framework to manage change and support investment and development of Crewe station and the surrounding area.

#### Strategic, cross-boundary matters related to the LPS

- 3.13. The LPS was supported by memoranda of understanding and detailed reports setting out areas of agreement on strategic matters and the further collaborative work necessary to address these. This included work related to the planning of transport and infrastructure around the boundary with Greater Manchester, amplified by the work currently in progress on the Greater Manchester Spatial Framework. It also included further consideration of transport and education (schools provision) planning across the Cheshire East-Newcastle-under-Lyme boundary (mainly with regard to Alsager). This has involved engagement with Stoke-on-Trent City Council, Newcastle-under-Lyme and Staffordshire County Council. Appendix 1 provides a short summary of the position of neighbouring local authorities and / or prescribed bodies, in respect of the SADPD and matters requiring further joint work following the adoption of the LPS.

#### Community Infrastructure Levy ("CIL")

- 3.14. The Cheshire East CIL Charging Schedule came into effect on 1<sup>st</sup> March 2019. The process of preparing a CIL charge for Cheshire East has not identified any cross boundary strategic matters in respect of the provision of infrastructure.

#### Summary of SADPD Position

- 3.15. The SADPD is a 'daughter' document to the LPS and designed to fulfil two functions. The first is to set detailed non strategic planning policies to guide

planning decisions and also to allocate additional sites, where necessary to do so, for development to assist in meeting the overall development requirements set out in the LPS.

3.16. As documented by the responses received in Appendix 1, there are no strategic cross boundary issues that flow from the policies and proposals set out in the SADPD. There is also ongoing engagement with other local authorities related to existing memoranda of understanding put in place to support the Local Plan Strategy.

## **4. Governance and Management**

### Governance

- 4.1. The draft Statement of Common Ground has been prepared by officers from the council's Strategic Planning Team and agreed by Cheshire East's Cabinet alongside the approval to consult on the revised publication draft of the SADPD, its Sustainability Appraisal and Habitats Regulations Assessment.
- 4.2. The Strategic Planning Team will take lead responsibility for reviewing and updating the Statement, and for collaborating with other teams and partner organisations. For the avoidance of doubt, this SOCG relates to the SADPD and other DTC SOCGs will be prepared alongside subsequent Development Plan Documents, as required.
- 4.3. This DTC SOCG is being published as a draft document for consideration by, in particular, relevant DTC organisations who will be then invited to sign it, prior to it being submitted to the Secretary of State for consideration by the appointed Inspector at examination.

### Review

- 4.4. The SoCG will be formally reviewed and updated, as required, as circumstances change and new development plan documents are prepared.

### Working with Partners

- 4.5. Cheshire East Council will continue to work with all relevant organisations to support successful plan-making. These include not just Cheshire East's neighbouring local authorities, but also other organisations with an important role in addressing strategic matters.
- 4.6. In addition to neighbouring councils, the council has engaged with the following "prescribed bodies" in the preparation of the SADPD:-
  - Environment Agency;
  - Historic England;
  - Natural England;
  - Homes England;



- NHS Clinical Commissioning Group(s);
- Highways England;
- Civil Aviation Authority;
- Network Rail Infrastructure Limited

4.7. The council has also engaged with the following additional 'specific consultation bodies:-

- Utility providers in respect of: Gas; Electric; Sewage; Water; and Telecommunications
- The Coal Authority

4.8. Local Enterprise Partnerships and Local Nature Partnerships are not subject to the requirements of the duty but in accordance with Planning Practice Guidance the council has engaged them in the preparation of the Plan and has had regard to their activities relevant to local plan-making.

## **5. Signatories**

To be completed during consultation on the revised publication draft SADPD.

**6. Appendix 1: Summary of position with adjacent Local Authority or Prescribed bodies.**

- 6.1. Adjacent local authorities, prescribed and other bodies (where relevant to do so) have been consulted with at all stages of the development of the Plan (the SADPD) and where appropriate there has been specific engagement and collaboration in the preparation of joint studies and evidence based documents.
- 6.2. Where comments have not been received during formal consultation stages then additional engagement has taken place to confirm the position of neighbouring authorities and relevant prescribed bodies. This included a set of letter(s) sent through March – May 2019 which sought to confirm whether stakeholders felt that the First Draft SADPD gave rise to any new strategic matters that cross administrative boundaries. Followed by letters sent in August – November 2019 regarding the publication draft SADPD. A further letter was sent in February 2020 which provided for a progress update on the SADPD. The outcomes of this engagement is briefly summarised In table 2 below:-

<b>Table 2: - Summary of responses to the SADPD</b>	
<b>Local Authority / prescribed bodies</b>	<b>Outcome of DTC engagement</b>
Cheshire West and Chester	<p><b><u>First Draft SADPD</u></b></p> <p>Response received to the First Draft SADPD consultation (September / October 2018) confirmed that the key strategic matters between the two authorities have been fully addressed through the preparation and adoption of the Local Plan (Part One) Strategic Policies in Cheshire West and the Local Plan Strategy (LPS) in Cheshire East. Additional comments of a technical and non strategic nature received relating to the approach of the First Draft SADPD to Middlewich and policies including GEN 5, ENV 1 and INF 8.</p> <p><b><u>Publication Draft SADPD</u></b></p> <p>CWAC responded to the consultation on the publication draft SADPD noting that having reviewed the consultation documents and did not consider that the publication draft SADPD raised any cross-boundary strategic issues.</p> <p>CWAC also responded to the publication draft SADPD version of the draft Statement of Common Ground</p>

	<p>(response received 11.02.2020) noting agreement to the summary position outlined above subject to minor amendments to reflect the status of the Cheshire West and Chester Local Plan (Part two) Land Allocations and Detailed Policies document (adopted in July 2019).</p> <p>In the Report on the Examination of the Cheshire West and Chester Council Local Plan (Part Two) Land Allocations and Detailed Policies (June 2019)<sup>17</sup>, the Inspector notes that “There is convincing evidence of constructive and ongoing joint working between the two councils on the strategy for development around Middlewich, including housing and employment land, during the preparation of this Plan; a matter that is confirmed by both councils” (Paragraph 22).</p> <p>Cheshire West and Chester and Cheshire East Council’s continue to work collaboratively regarding the delivery of the proposed Middlewich Eastern Bypass, a key piece of infrastructure to facilitate planned development at Middlewich and improve connectivity to Junction 18 of the M6. An element of the scheme falls within Cheshire West and Chester and the collaborative working has now culminated in the granting of planning permission for this scheme by both councils.</p>
Derbyshire County Council	<p><b><u>First Draft SADPD</u></b> Response received 14.03.2019 confirming that the Cheshire East Local Plan SADPD does not give rise to any new strategic matters that cross the Cheshire East/Derbyshire boundary.</p> <p><b><u>Publication Draft SADPD</u></b> A consultation response was not received by Derbyshire County Council to the publication draft version of the SADPD.</p>
Halton Borough Council	<p><b><u>First Draft SADPD</u></b> Response received 10.04.2019 confirming that the draft SADPD does not raise any strategic issues likely to affect Halton.</p> <p><b><u>Publication Draft SADPD</u></b> Halton Borough Council responded to the publication draft SADPD draft Statement of Common Ground noting</p>

<sup>17</sup> Available at [http://consult.cheshirewestandchester.gov.uk/portal/cwc\\_ldf/cw\\_lp\\_part\\_two/sub/](http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/sub/)

	agreement to the summary position outlined above (response received 27.11.2019).
High Peak Borough Council	<p><b><u>First Draft SADPD</u></b> Response received 18.03.2019 confirming that the SADPD (August 2018) does not give rise to any new strategic matters under the Duty to Co-operate.</p> <p><b><u>Publication Draft SADPD</u></b> High Peak Borough Council responded to the publication draft SADPD draft Statement of Common Ground noting agreement to the summary position outlined above (30.09.2019).</p>
Manchester City Council	<p><b><u>First Draft SADPD</u></b> Response received 01.04.2019 confirming that the SADPD does not give rise to any additional issues of a strategic cross boundary nature. Additional comment of a technical nature made regarding policy ENV 9 (Wind Energy).</p> <p><b><u>Publication Draft SADPD</u></b> A consultation response was not received by Manchester City Council to the publication draft version of the SADPD.</p>
Trafford Council	<p><b><u>First Draft SADPD</u></b> Response received 21.03.2019 confirming that the SADPD does not give rise to any new strategic matters that cross administrative boundaries.</p> <p><b><u>Publication Draft SADPD</u></b> Trafford Council also responded to the publication draft SADPD draft Statement of Common Ground noting agreement to the summary position outlined above (10.12.2019).</p>
Greater Manchester Combined Authority	<p><b><u>First Draft SADPD</u></b> Response received 26.04.2019 confirming that that GMCA does not consider that the Cheshire East SADPD gives rise to any new strategic cross-boundary issues from a Greater Manchester perspective.</p> <p><b><u>Publication Draft SADPD</u></b> A consultation response was not received by the Greater Manchester Combined Authority to the publication draft version of the SADPD.</p>
Peak District	<b><u>First Draft SADPD</u></b>



National Park Authority	<p>Response received 01.04.2019 stating that the authority has no specific concerns with the proposals in the SADPD, however it would ask that robust protection is given to the setting of the National Park and that there is a duty on all public bodies when making decisions likely to affect the National Park, and the setting of a National Park, to have regard to the purposes for which national parks were designated, namely the conservation of wildlife, cultural heritage, and natural beauty.</p> <p><b><u>Publication Draft SADPD</u></b> Peak District National Park also responded to the publication draft SADPD draft Statement of Common Ground noting agreement to the summary position outlined above (23.09.2019).</p> <p>A response of a technical nature was received to the publication draft SADPD from the Peak District National Park Authority to the Wind Energy policy.</p>
Shropshire Council	<p><b><u>First Draft SADPD</u></b> Response received 01.04.2019 noting that the Local Plan Strategy which was adopted in 2017 contains the strategic planning policies and strategic site allocations and it is the purpose of the Draft SADPD to provide detailed policies and further, smaller, non-strategic allocations. Having considered the Draft SADPD, Shropshire Council does not consider that the proposals within it will create any significant cross border strategic issues with Shropshire Council.</p> <p><b><u>Publication draft SADPD</u></b> Shropshire Council also responded to the publication draft SADPD draft Statement of Common Ground noting agreement to the summary position outlined above (23.10.2019).</p>
Staffordshire County Council	<p><b><u>First Draft SADPD</u></b> Response received 28.03.2019 confirming that the SADPD does not give rise to any new strategic matters that cross administrative boundaries.</p> <p>Following the adoption of the LPS there were a series of cross boundary issues identified and mechanisms to address these were set out in both the Plan and a signed Memorandum of Understanding (MoU) between the authorities. The Joint Local Plan for Stoke-on-Trent and Newcastle-under-Lyme is now progressing and Staffordshire County Council will therefore need to further enact the MoU, particularly around education and</p>

	<p>transport infrastructure. Ongoing engagement on these matters is and will need to continue.</p> <p><b><u>Publication Draft SADPD</u></b> Staffordshire County Council also responded to the publication draft SADPD draft SOCG noting agreement to the summary position outlined above (13.09.2019).</p>
Staffordshire Moorlands Borough Council	<p><b><u>First Draft SADPD</u></b> Response received 18.03.2019 confirming that the SADPD (August 2018) does not give rise to any new strategic matters under the Duty to Co-operate.</p> <p><b><u>Publication Draft SADPD</u></b> Staffordshire Moorlands Borough Council also responded to the publication draft SADPD draft SOCG noting agreement to its content (30.09.2019).</p>
Stockport Metropolitan Borough Council	<p><b><u>First Draft SADPD</u></b> Response received 09.05.2019 confirming that that having checked the proposed allocations and associated policies, Stockport Council does not intend to make specific comment on any of those matters at this stage. The proposed allocations which are in broad proximity to Stockport's boundary, or which might affect Stockport, are sites of which the Council was already aware as a result of the LPS. The comments that were made by the Council at that time in relation to those sites were addressed through the examination of the LPS.</p> <p>Stockport Council is conscious of the ongoing cross-boundary issues which exist in relation to proposed developments in both the 'Site Allocations' and 'Local Plan Strategy' documents, particularly in relation to transport matters. It is the intention to continue working with Cheshire East on these matters through the development of all planning documents relating to both Cheshire East and Stockport.</p> <p><b><u>Publication Draft SADPD</u></b> A consultation response was not received by Stockport Metropolitan Borough Council to the publication draft version of the SADPD.</p>
Stoke-on-Trent and Newcastle-Under-Lyme	<p><b><u>First Draft SADPD</u></b> Response received 03.04.2019 confirming that whilst the SADPD does not give rise to any new strategic matters that cross administrative boundaries there is recognition that there are existing cross boundary issues</p>

Borough Council	<p>which remain from the Cheshire East Local Plan Strategy and will require further collaboration. This has been flagged up through Duty to Co-operate meetings.</p> <p>There were a series of cross boundary issues identified in the LPS and mechanisms to address these were set out in both the Plan and a signed Memorandum of Understanding (MOU) between authorities and Staffordshire County Council, particularly concerning highways and transport issues.</p> <p>The Joint Local Plan for Stoke-on-Trent and Newcastle-under-Lyme is progressing and is at a point where transport modelling is being undertaken. It is important to ensure that the transport modelling correctly recognises the cross boundary issues already flagged up through the MOU for the Cheshire East Local Plan and that these are addressed jointly. Ongoing engagement on these matters is and will need to continue.</p> <p><b><u>Publication Draft SADPD</u></b></p> <p>Newcastle-Under-Lyme Council also responded to the publication draft SADPD draft SOCG noting agreement to the position outlined above (30.09.2019).</p>
Warrington Borough Council	<p><b><u>First Draft SADPD</u></b></p> <p>Response received 28.03.2019 confirming that the Cheshire East Site Allocations and Development Policies Document does not give rise to any new strategic matters that cross our administrative boundaries.</p> <p><b><u>Publication Draft SADPD</u></b></p> <p>Warrington Borough Council also responded to the publication draft SADPD draft SOCG noting agreement to the position outlined above (26.09.2019).</p>
Environment Agency	<p><b><u>First Draft SADPD</u></b></p> <p>Response received 29.04.2019 confirming that having reviewed the first draft of the SADPD and they have not identified any new strategic matters resulting from the first draft of the SADPD. Comments were also provided regarding the content of policies contained in the first draft SADPD.</p> <p><b><u>Publication Draft SADPD</u></b></p> <p>Environment Agency also responded to the publication draft SADPD draft SOCG noting agreement to the position outlined above (26.09.2019).</p> <p>Response received to the publication draft SADPD (30.09.2019) with detailed comments to the policies included in the SADPD.</p>

Historic England	<p><b><u>First Draft SADPD</u></b>  Response received 08.05.2019 confirming that they do not consider that there are any strategic matters as set out in S110 of the Localism Act 2011 which affect the historic environment. However, bearing in mind that the duty to co-operate is an ongoing process, hope that, should any strategic matters arise which would affect the historic environment of the area; Historic England will be able to continue to work closely with the Council.</p> <p><b><u>Publication Draft SADPD</u></b>  Historic England also responded to the publication draft SADPD draft SOCG noting agreement to the position outlined above (19.09.2019).</p> <p>Response received to the publication draft SADPD (20.09.2019) with detailed comments to the policies included in the SADPD.</p>
Natural England	<p><b><u>First Draft SADPD</u></b>  Response received 18.06.2019 stating that Natural England confirmed that they do not consider that the Cheshire East Site Allocations Development Policies Draft Plan gives rise to any new strategic matters.</p> <p><b><u>Publication Draft SADPD</u></b>  Natural England also responded to the publication draft SADPD draft SOCG noting agreement to the position outlined above (01.10.2019).</p> <p>Natural England confirmed that they had reviewed the publication draft SADPD and had no comments to make.</p>
Civil Aviation Authority	<p><b><u>First Draft SADPD</u></b>  Response received 30.04.2019 - No comment to make.</p> <p><b><u>Publication Draft SADPD</u></b>  No comments were received to the publication draft SADPD.</p>
Homes England	<p><b><u>First Draft SADPD</u></b>  Response received 14.06.2019 stating that Homes England submitted a response to the draft SADPD on 19.10.18. This addressed technical, site specific points where Homes England have an active land interest rather than any strategic, plan-wide matters which are for the local authority to determine, based on</p>



	<p>appropriate and available evidence.</p> <p><b><u>Publication Draft SADPD</u></b>  Homes England responded to the publication draft SADPD draft Statement of Common Ground noting agreement to the summary outlined above (27.09.2019).</p> <p>Homes England responded to the publication draft SADPD noting that it does not have any land holdings affected by the consultation but are keen to work with the Council to fulfil housing growth ambitions.</p>
South Cheshire Clinical Commissioning Group	<p><b><u>First Draft SADPD</u></b>  Response received 07.05.2019 stating that NHS South Cheshire CCG has reviewed the Site Allocations and Development Policies Document. The CCG is supportive of the changes made within the document, but with the points raised that additional housing will create pressure on both Primary Care and Acute services within the CCG area. The pressure on Primary Care is significant both from physical 'premise capacity' to the pressures on clinical staffing. The CCG would welcome advance notice of new housing developments in the area and continued interoperability with the local authority in the process of obtaining additional funds that will assist with the pressures mentioned above.</p> <p><b><u>Publication Draft SADPD</u></b>  South Cheshire Clinical Commissioning Group responded to the publication draft SADPD draft Statement of Common Ground noting agreement to its content (27.09.2019).</p> <p>Minor comments made of a technical nature to the publication draft SADPD (27.09.2019).</p>
Highways England	<p><b><u>First Draft SADPD</u></b>  Response received 10.06.2019 stating that based on the additional information provided for the Recipharm site (Site HCH1), it is concluded that the site expansion in isolation is not of a significant scale that it would result in an impact to the operation and safety of the Strategic Road Network ("SRN") (namely M6 Junction 18). Notwithstanding, it would be expected that Highways England is consulted at the pre-application scoping stage should the site be progressed in the future, with appropriate assessment determined at this time. Highways England therefore maintains that, based on the available evidence, there are no individual sites that</p>

	<p>should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the SRN.</p> <p>Through the correspondence with CEC to date, Highways England is aware that a strategic model of the borough does not currently exist and therefore it is not possible to assess the traffic impacts on a borough-wide scale at this stage. Nevertheless, we recommend that during the life of the Local Plan a Transport Study is undertaken in order to monitor the performance of the individual SRN junctions as the development sites come forward.</p> <p>Updated transport evidence undertaken at suitable mid-point(s) of the Local Plan would enable the performance of these junctions to be monitored and for the effects of these schemes, combined with development sites coming forward, to be better understood by both parties.</p> <p><b><u>Publication Draft SADPD</u></b></p> <p>Highways England responded to the publication draft SADPD draft Statement of Common Ground noting agreement to the summary position outlined above (17.09.2019).</p> <p>Highway England responded to the Publication Draft SADPD noting that they recommend that during the life of the Local Plan a Transport Study is undertaken in order to monitor the performance of the individual SRN junctions as the development sites come forward. Highways England will continue to liaise with Cheshire East Council to establish what assistance can be provided to enable a transport study to be undertaken to assess the cumulative highway traffic impacts of development set out within Cheshire East Council's Local Plan and Site Allocations and Development Policies Document.</p>
Cheshire Region Local Nature Partnership	<p><b><u>First Draft SADPD</u></b></p> <p>Response received 18.06.2019. The Local Nature Partnership (LNP) recognises that the SADPD policies add detail to the strategic policies of the LPS including those that relate to the protection and enhancement of the natural environment. The LNP do not consider that there are any new or additional strategic cross boundary matters arising through the policies and proposals of the SADPD.</p> <p>Suggest that consideration is given to highlighting the role of the ecological framework in both targeting net gain and safeguarding existing ecological assets in future policy. Referencing Northern Forest will also help to highlight opportunities that this initiative may provide for the borough.</p> <p>Welcome the inclusion of net gain and natural flood management as key considerations and these are</p>

	<p>certainly cross boundary issues that will need future coordination.</p> <p><b><u>Publication draft SADPD</u></b>  A consultation response was not received by Cheshire Region Local Nature Partnership to the publication draft version of the SADPD.</p>
Cheshire Local Enterprise Partnership	<p><b><u>First Draft SADPD</u></b>  Response received 28.06.2019. The Local Enterprise Partnership confirms that from a LEP perspective, the Local Plan is consistent with the ambitions of the LEP's Economic Plan and that the Site Allocations and Development Policies Document does not give appear to give rise to any new strategic matters.</p> <p><b><u>Publication draft SADPD</u></b>  A consultation response was not received by Cheshire Local Enterprise Partnership to the publication draft version of the SADPD.</p>