

Cheshire East Local Plan

Publication Draft SADPD Sustainability Appraisal

July 2019



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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.⁽¹⁾ The National Planning Policy Framework (2019) 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'.⁽²⁾ 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

¹ National Planning Practice Guidance ("NPPG"): Strategic environmental assessment and sustainability appraisal.
² 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.

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. These will generally be 'non-strategic' sites, which means sites of less than 150 homes or 5 hectares in size. The additional allocations will make sure that the overall development requirements for the Borough set out in the LPS are met. 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. The LPS identifies a Vision and four Strategic Priorities to deliver it, which were drawn up based on current planning guidance, the results of the evidence base and the outcomes of consultations:

- 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 Station Hub Area Action Plan ("CSHAAP") forms part of the Local Plan and will be a bespoke planning document that will set out a planning framework



for the development of the Hub Station and its environs. The CSHAAP has an anticipated Plan period up to 1 April 2040 (subject to statutory review processes, and is beyond the LPS Plan period), once adopted.

The purpose and structure of this SA Report

1.12 This legally required SA Report has been produced and is published alongside the 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 Publication Draft SADPD at this stage
- Chapter 5 sets out the cumulative effects of the Publication Draft SADPD
- Chapter 6 sets out the next steps and initial thoughts on monitoring

1.14 Documents referenced with the 'PUB' prefix are available to view in the 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.⁽³⁾

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

3 http://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/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
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 15 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 ₂ emissions from road transport in the Borough have increased
	Build standards have improved in the Borough, although there has been a slight decrease in the average SAP rating
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
	The Borough contains Lower Super Output Areas that are some of the most deprived in England



Topics	Sustainability issues
Economic development	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 proportion working in skilled trades and low-skill or elementary occupations are slightly below the UK average
	There is a relatively high proportion of residents in employment and a low proportion of economically active population aged 16 and above unemployed

SA objectives

2.7 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.

2.8 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~~.

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 in the Borough .
	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 all forms of <u>air</u> pollution.



Topics	Sustainability Objectives
	<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 from <u>by decentralised and/or</u> renewable resources.
	<u>Encourage the use of sustainable transport.</u>
Transport	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
	<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.
	Maintain and/or create vibrant rural communities.
	Create a safe environment to live in and reduce fear of crime.
	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> improve 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 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 disaggregation of housing and employment figures for the Local Service Centres ("LSCs") as required by LPS Policy PG7 "Spatial Distribution of Development"
- 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.

Background

3.3 The purpose of the SADPD is to set detailed planning policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the LPS.

3.4 LPS Policy PG 7 "Spatial Distribution of Development" (¶8.77) sets out that the overall development requirements for LSCs would be further disaggregated in the SADPD. The 'Local Service Centre Spatial Distribution Disaggregation Report' [PUB 05], informed by evidence, has considered a number of alternative options for how housing and employment land could be distributed among the LSCs. 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 'Local Service Centres Safeguarded Land Spatial Distribution Report' [PUB 53]. Options for the distribution of housing and employment land among the LSCs, and the safeguarded land options have been subject to SA.

3.5 It is clear that the allocation of additional sites (generally of a non-strategic nature) for development to meet the needs of the Borough is at the heart of the SADPD and therefore it is considered reasonable⁽⁴⁾ that alternatives appraisal in the SADPD should focus on this matter at this stage.

3.6 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

4 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.



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

3.7 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.

3.8 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 the development requirements for 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 "Spatial distribution of development; local service centres".

Disaggregation Options

Developing the reasonable alternatives

3.9 Policy PG 7 "Spatial Distribution of Development" in the LPS expects LSCs to accommodate in the order of 7 hectares of employment land and 3,500 new homes, with Other Settlements and Rural Areas ("OSRA") 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).

3.10 The purpose of the SADPD (part 2 of the Local Plan) is to focus on the disaggregation of the PG 7 development requirements for LSCs; the Council has explored alternatives to deliver this level of growth.

3.11 In terms of the OSRA the strategy of the LPS is to meet the majority of new development requirements 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.

3.12 The Council are also mindful of the limited amount of additional development necessary to meet the overall requirements for the OSRA. This amounts to 42 homes as at 31 March 2018. By way of comparison, the residual housing development requirement reduced by almost 350 homes in 2017/18; a single monitoring year. The OSRA housing requirement has already almost been fully provided for in the first eight years of a 20 year plan period, primarily through windfall development. Therefore, it is anticipated that the PG 7 OSRA development requirement will be met through existing completions and commitments, and allocations through Neighbourhood Development Plans ("NDPs").

3.13 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 OSRA is set out in a dedicated OSRA Report [PUB 46] and 'Approach towards housing supply flexibility in the SADPD' [PUB 47].



3.14 Several factors are considered to influence the disaggregation of the spatial distribution around the LSCs. These include: 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 disaggregation options have also informed the Council's approach.

3.15 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 – 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

3.16 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.

3.17 Seven high-level 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

3.18 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).

3.19 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.



Table 3.1 High-level Options subject to testing

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⁽⁵⁾ 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>

5 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, 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: 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.



3.20 Table 3.2 shows the amounts of employment land and homes for each LSC under each of the high-level Options, which have been subject to SA.⁽⁶⁾

Table 3.2 High-level 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

6 Figures are subject to rounding.



Appraising the reasonable alternatives

3.21 The following section sets out the method and the summary appraisal findings for the high-level disaggregation options.

3.22 A detailed method for the appraisal of the 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.

3.23 A summary of the appraisal findings for the high-level options for the disaggregation of LPS Policy PG 7 identified in ¶3.17 of this Report is provided in Table 3.3. Detailed appraisal findings are presented in Appendix C.

Table 3.3 Summary high-level disaggregation options appraisal findings

	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	3

3.24 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.

3.25 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.



3.26 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.

3.27 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.

3.28 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.

3.29 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.

3.30 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.

3.31 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 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

3.32 Appendix C of this Report sets out a detailed appraisal of each Option by SA topic. Table 3.4 provides an outline of the reasons for the progression/non-progression of 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 play a key role in the decision making process.

Table 3.4 Reasons for progression or non-progression of disaggregation Options

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.

Safeguarded land Options

Developing the reasonable alternatives

3.33 Green Belt boundaries are intended to endure over the longer-term. Therefore, when reviewing Green Belt boundaries, it is important to draw the new boundaries having regard to potential development needs arising well beyond the Plan period. As a result, it is necessary to identify areas of safeguarded land that are between the urban area and the Green Belt boundary in order to meet these potential long-term development requirements, and avoid the need for another review of the Green Belt at the end of this Plan period.

3.34 As set out in the LPS (¶8.57), 200ha of safeguarded land will enable the Green Belt boundary to retain a significant degree of permanence. LPS Policy PG 4 "Safeguarded Land" identifies 186.4ha of safeguarded land, and criterion 6 of PG 4 states that *"it may also be necessary to identify additional non-strategic areas of land to be safeguarded in the Site Allocations and Development Policies Document"*.

3.35 The safeguarded land distribution identified in the LPS site selection methodology originally identified 24ha to be found in the LSCs. However, the LPS has provided for more safeguarded land compared to the identified spatial distribution at Macclesfield and some of the Key Service Centres in the LPS. This means that only 13.6ha of land is now required to meet the overall need for 200ha. This remaining amount of safeguarded land is to be distributed to the LSCs inset in the North Cheshire Green Belt.

3.36 The preferred option for the LSC spatial distribution in the SADPD (Option 7) considers the relevant factors for this Plan period and takes full account of the need to promote sustainable development. As with the LPS, the proposed spatial distribution of development in this Plan period was initially used as the basis for distributing safeguarded land, by settlement.⁽⁷⁾

3.37 The amount of development proposed (new homes and employment land) under Option 7 in each LSC inset in the Green Belt was calculated as a proportion of the total amount of development proposed in the LSCs inset in the Green Belt. The 13.6ha remaining safeguarded land requirement was then distributed as shown in Table 3.5.⁽⁸⁾

⁷ as documented in 'Local Service Centres Safeguarded Land Spatial Distribution Report' [PUB 53].

⁸ Figures are subject to rounding.



Table 3.5 Safeguarded land requirements under option 7

Inset LSC	Safeguarded land requirement (ha)
Alderley Edge	2.67
Bollington	4.09
Chelford	2.31
Disley	2.70
Mobberley	0.63
Prestbury	1.21
Total	13.60

3.38 It became evident from working through the potential supply of sites to meet the safeguarded land requirements identified in Table 3.5, that in Bollington's case the safeguarded land requirement of 4.09 ha could not be met. Further detail on which can be found in Bollington Site Selection Report [PUB 24] and the 'Local Service Centres Safeguarded Land Spatial Distribution Report' [PUB 53].

3.39 At this point further consideration was given as to how the matter could be addressed, which led to the development of three Options as shown in Table 3.6.

Table 3.6 Safeguarded land Options

Option	Reasoning
Option A - redistribute Bollington's safeguarded land requirement to the other inset LSCs	This alternative would redistribute Bollington's share of safeguarded land to the inset LSCs of Alderley Edge, Chelford, Disley, Mobberley and Prestbury. It takes into account the proportion of development that the inset LSCs are expected to accommodate over the Plan period.
Option B - don't meet the safeguarded land requirement for Bollington	This alternative would result in the same safeguarded land requirements for the inset LSCs, which are based on LSC Option 7, however the safeguarded land requirement at Bollington, and therefore of the Borough, would not be met. This option has not been progressed as a reasonable alternative as a sufficient permanence may not be given to Green Belt boundaries and the safeguarded land requirement for the Borough would not be met.
Option C - redistribute Bollington's safeguarded land requirement to Chelford	This alternative would redistribute Bollington's share of safeguarded land to Chelford.

3.40 Table 3.7 shows the amounts of safeguarded land for each inset LSC under each of the Options, which have been the subject of SA.⁽⁹⁾

Table 3.7 Safeguarded land Options subject to sustainability appraisal

Inset LSC	Option A (ha)	Option C (ha)
Alderley Edge	3.82	2.67
Bollington	0.00	0.00
Chelford	3.30	6.40
Disley	3.86	2.70
Mobberley	0.90	0.63
Prestbury	1.73	1.21
Total	13.60	13.60

9 Figures are subject to rounding.



Appraising the reasonable alternatives

3.41 A detailed method for the appraisal of the 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.

3.42 A summary of the appraisal findings for the reasonable alternatives for the disaggregation of the remaining safeguarded land requirement identified in ¶3.35 of this Report is provided in Table 3.8. Detailed appraisal findings are presented in Appendix C.

Table 3.8 Summary of appraisal findings: safeguarded land

	Option A	Option C
Biodiversity, flora and fauna	2	1
Population and human health	=	=
Water and soil	2	1
Air	2	1
Climatic factors	=	=
Transport	=	=
Cultural heritage and landscape	=	=
Social inclusiveness	=	=
Economic development	=	=

3.43 The appraisal found that at a Plan making 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 impacts 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 Option C (redistributing Bollington's safeguarded land requirement to Chelford) 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 a AQMA, whereas Disley does

3.44 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 Plan making level. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development.



Reasons for selecting the preferred approach

3.45 Appendix C of this Report sets out a detailed appraisal of each 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 Spatial Distribution Report' [PUB 53] have informed the Council's approach to decision making.

3.46 Both Options A and C are considered to be reasonable approaches to take in relation to redistributing the amount of safeguarded land requirement at Bollington, as they both address the remaining safeguarded land requirement for the Borough. However, it is considered that Option C provides particular advantages in that it allows a comprehensively planned approach to be taken towards any future development (should safeguarded land be required) of a site that is situated next to a Railway Station, and that could incorporate a range of community benefits. This could include the provision of much improved pedestrian and cycling links to existing village facilities for residents, along with the potential for improved Railway Station accessibility and car parking. There are also fewer constraints at Chelford, as highlighted by the SA findings.

Site options

Site Selection Process

3.47 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.

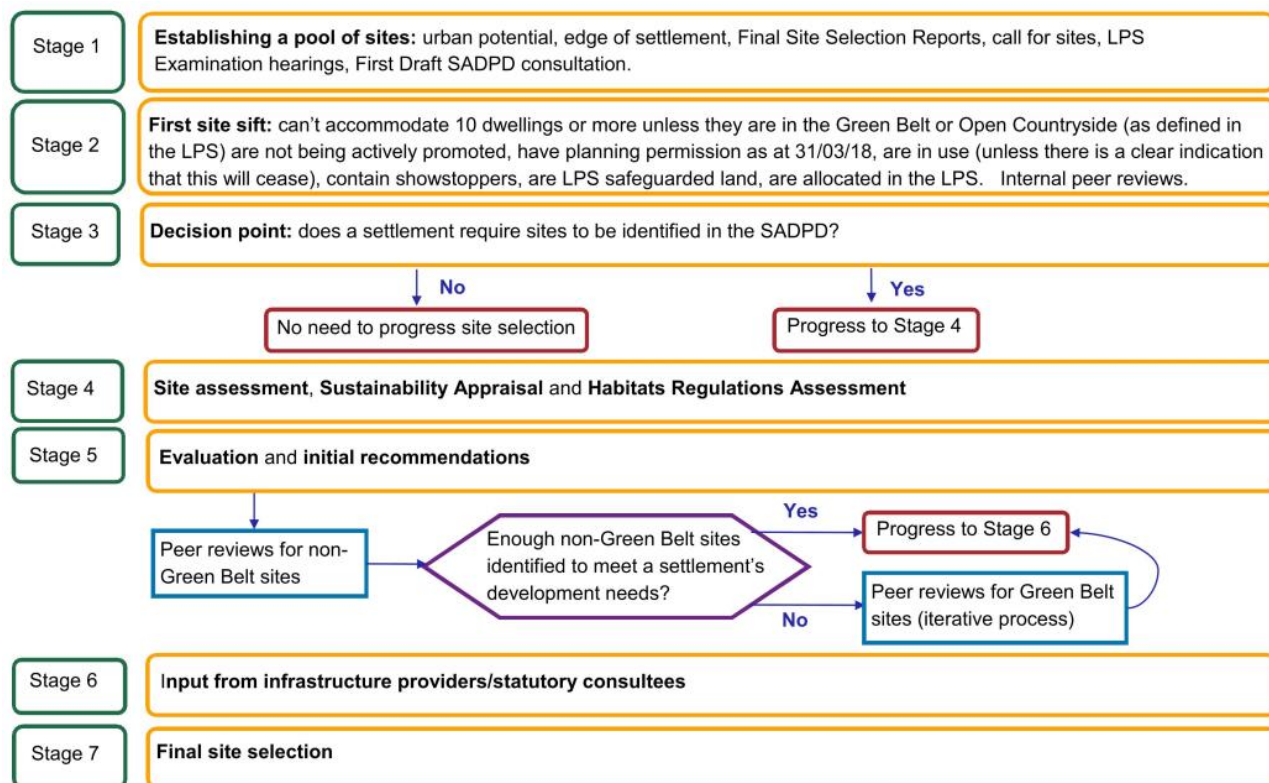
3.48 The SSM sets out the steps undertaken to determine the sites that should be selected to meet the housing and employment requirements identified in LPS Policy PG 7, along with a sufficient amount of safeguarded land. The majority of land has already been allocated or designated in the LPS, with the remainder to be allocated or designated in the SADPD.

3.49 The site selection process was carried out on a settlement-by-settlement basis, using the requirements in LPS Policy PG 7 as a starting point. For those settlements in the Green Belt that needed land to be safeguarded, the requirement set out in Table 3 (Appendix 2, pp36 to 37) of the LPS Site Selection Methodology (February 2016) was used as the starting point.

3.50 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 ¶¶3.50 to 3.54 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

3.51 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 and the First Draft SADPD consultation in 2018.

3.52 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.

Stage 2: First site sift

3.53 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⁽¹⁰⁾
- are not being actively promoted
- have planning permission as at 31/3/18

¹⁰ 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 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⁽¹¹⁾

3.54 The reasons as to why any sites were sifted out are provided in the individual Settlement Reports [PUB 21 to PUB 44]. The reasons included an element of planning judgement, and the results were the subject of an internal peer review.

3.55 Further information on the SSM can be found in the SSM Report [PUB 07].

Appraising the site options

3.56 The following section sets out the method for appraising the site options.

Method

3.57 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.

3.58 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 [PUB 07], 'LSC Spatial Distribution Disaggregation Report' [PUB 05], 'Local Service Centres Safeguarded Land Spatial Distribution Report' [PUB 53], SA findings, HRA findings [PUB 04], Green Belt Site Assessments ("GBSA"), and Heritage Impact Assessments ("HIAs").

3.59 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 housing and employment figure that the LSCs are expected to accommodate; seven Options for this 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 (based on the identified preferred approach to the disaggregation of housing and employment requirements around the LSCs); these options were also appraised.

3.60 The work on disaggregating the LSC requirements 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 31/3/18) for housing and employment development. The Council used the outcomes of the call for sites process and the First Draft SADPD consultation in 2018, which formed part of the initial pool

¹¹ 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.



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.

3.61 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, GBSAs were 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.

3.62 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 PG7 (Spatial Distribution of Development). The Key Service Centres with further site allocations in the SADPD are Congleton, Middlewich and Poynton.

3.63 Further information on the site selection process can be found in the SSM Report [PUB 07], and the disaggregation process is documented in the 'LSC Spatial Distribution Disaggregation Report' [PUB 05]. The consideration of safeguarded land can be found in 'Local Service Centres Safeguarded Land Spatial Distribution Report' [PUB 53]. Individual Settlement Reports [PUB 21 to PUB 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

3.64 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 [PUB 21 to PUB 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.14, 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 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.⁽¹²⁾ 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 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.

12 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 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 "Spatial distribution of development: local service centres"** disaggregates the overall level of development directed to LSCs in the LPS. The Council tries to direct development to brownfield sites where possible, however due to the lack of available/suitable brownfield sites, a proportion of development is being proposed 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. The increase in housing distributed to the 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 It should be noted that 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 Publication Draft SADPD [PUB 04] determined that the Local Plan site allocations could potentially have likely significant effects as a result of changes in water levels and/or quality, through discharges, and surface and/or groundwater contamination, recreational pressures, and/or air pollution, both alone and in-combination with other plans, on the following sites:

- River Dee and Bala Lake SAC
- Midland Meres and Mosses Phase 1 Ramsar
- Rostherne Mere Ramsar

4.11 An Appropriate Assessment as part of the HRA was then undertaken to consider the European sites identified above and potential issues in more detail in order to determine whether the 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.

4.12 The Assessment identified that the existing policies and provisions in the LPS, Publication Draft SADPD and other plans, in relation to sustainable water management, provision of appropriate infrastructure, sustainable travel and transport, provision and protection of open space, sport, leisure and recreation facilities and pollution control, should make sure that the Publication Draft SADPD has no significant adverse impact on site integrity on these European Sites.

4.13 Proposed SADPD Policy **PG 11 "Green Belt boundaries"** identifies further land to be released from the Green Belt, to that in the LPS. Although Green Belt is not a biodiversity designation, there could be a loss of greenfield land and therefore the potential for minor long term negative effects on biodiversity, flora and fauna. 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.

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 mitigation and adaptation"** 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. 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 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 2.3 "Land east of University Way, Crewe"**, 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 2.3 "Land east of University Way, Crewe"** falls within the IRZ for Sandbach Flashes and Oakhanger Moss SSSIs, with 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.

- The high level HRA screening assessment for Site **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 (planning ref: 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.

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 Policy **HOU 5 "Gypsy, Traveller and Travelling Showpersons 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.



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 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 allocations 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. 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 and Midland Mere and Mosses Phase 1 Ramsar (Wybunbury Moss SSSI). 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 B1 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 Council are 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 an 8m 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.



- Proposed Site **ALD 1 "Land adjacent to Jenny Heyes"**, Alderley Edge appears to support a range of semi-natural open/grassland habitats, potentially including some areas of marshy grassland. These habitats may be of significant conservation value and there may be protected species present. The supporting information for the policy requires a habitats survey to be provided in support of any planning application and to inform the mitigation measures. The proposed policy requires a buffer of semi-natural habitat to safeguard Whitehall Brook.
- There is potential for protected species to be present at proposed Site **ALD 2 "Ryleys Farm, north of Chelford Road"**, Alderley Edge. The proposed policy requires a buffer of semi-natural habitat to the unculverted sections of the main river watercourse. The supporting information for the policy requires a habitats survey to be provided in support of any planning application and to inform the mitigation measures.
- There is an unculverted section of watercourse at proposed safeguarded land **ALD 3 "Ryleys Farm (safeguarded)"**, Alderley Edge, which should be retained and buffered. There is also the potential for protected species.
- There is potential for protected species to be present to the west (on the other side of the railway line) of proposed Site **ALD 4 "Land north of Beech Road"**, Alderley Edge. However, the site appears to offer limited habitat for these species and it is likely that the impacts could be mitigated. The proposed policy requires a buffer of semi-natural habitat to safeguard Whitehall Brook. Policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** will help to minimise the impact on biodiversity, flora and fauna.
- There is potential for great crested newts and snakes to be present at proposed Site **AUD 1 "Land south of Birds Nest"**, Audlem; the proposed policy requires a mitigation strategy to be provided and implemented if their presence is confirmed.
- The northern/upper part of proposed Site **BOL 1 "Land at Henshall Road"**, Bollington is mature woodland (on the National Inventory - Woodland Priority Habitat), which is to be retained, protected, and enhanced as open space through the proposed policy.
- There is potential for protected species on proposed Site **BOL 3 "Land at Jackson Lane"**, Bollington. However, the grassland habitat appears to be of low nature conservation value and any impacts could be mitigated. 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 **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; the proposed policy requires this area of woodland belt to be retained.
- 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.

- 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). No increased recreational pressure is foreseen and there is no hydrological connectivity to the Ramsar and so the site is considered in the HRA assessment of likely significant effects of European sites for air quality impacts alone. 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 future use of the site is likely to include manufacturing and product innovation. Following further correspondence with Natural England no concerns have been raised regarding the proposed site and as such no likely significant effect is anticipated. 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.
- Proposed Site **MOB 1 “Land off Ilford Way”**, Mobberley falls within Natural England’s IRZ for Rostherne Mere SSSI. The high level HRA screening assessment identifies that this site has a potential impact on a European site(s). The site is located close to the Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. Potential impact pathways may include recreational pressure, air pollution and hydrological impacts through changes in groundwater quality and levels. The HRA assessment of likely significant effects identifies that Site **MOB 1** is not likely to have a significant effect for air quality and hydrological impacts. However, the site may, in combination, cause an increase in recreational pressure on Tatton Mere and Rostherne Mere. Site **MOB 1** has therefore been considered through an appropriate assessment in respect of recreation impacts on Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. The appropriate assessment process has identified mitigation measures, including the need for a project level HRA, to be undertaken alongside any future development of the site to consider recreational pressures and impacts of increased foot traffic on sensitive habitats and species. The proposed policy requires development proposals to demonstrate that they 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 site.
- Proposed Safeguarded land **MOB 2 “Land north of Carlisle Close”**, Mobberley falls within Natural England’s IRZs for Rostherne Mere SSSI, The Mere SSSI and Tatton Mere SSSI. The high level HRA screening assessment identifies that this site has a potential impact on a European site(s). The site is located close to the Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. Potential impact pathways may include recreational pressure, air pollution and hydrological impacts through changes in groundwater quality and levels. The HRA assessment of likely significant effects



identifies that Safeguarded land **MOB 2** is not likely to have a significant effect for air quality and hydrological impacts. However, the site may, in combination, cause an increase in recreational pressure on Tatton Mere and Rostherne Mere. Safeguarded land **MOB 2** has therefore been considered through an appropriate assessment in respect of recreation impacts on Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. The appropriate assessment process has identified mitigation measures, including the need for a project level HRA, to be undertaken alongside any future development of the site to consider recreational pressures and impacts of increased foot traffic on sensitive habitats and species. The site may have a limited ecological impact as long as the existing trees and hedgerows are retained. A bat survey would be needed at the planning application stage if the house were to be demolished.

- Proposed Site **PRE 1 "Land south of cricket ground"**, Prestbury contains the edge of woodland, which the proposed policy requires to be retained. There is some potential for protected species to occur on site, but it is likely that any issues could be addressed through mitigation. Grassland habitats in the north/west part of the site may have some value, therefore an ecological survey should be completed to assess the grassland habitats on site, 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.
- There is potential for protected species at proposed Site **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.
- The high level HRA screening has identified that proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich"** 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 6 “Thimswarra Farm, Moston”** falls within Natural England’s IRZ for Sandbach Flashes SSSI. 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.
- Proposed Site **G&T 7 “Land at Meadowview, Moston”** falls within Natural England’s IRZ for Sandbach Flashes SSSI. 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.
- 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). The site is located close to the Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. Potential impact pathways may include recreational pressure, air pollution and hydrological impacts through changes in groundwater quality and levels. The HRA assessment of likely significant effects identifies that Site **TS 1** is not likely to have a significant effect for air quality and hydrological impacts. However, the site may, in combination, cause an increase in recreational pressure on Tatton Mere and Rostherne Mere. Site **TS 1** has therefore been considered through an appropriate assessment in respect of recreation impacts on Midlands Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. The appropriate assessment process has identified mitigation measures, including the need for a project level HRA, to be undertaken alongside any



future development of the site to consider recreational pressures and impacts of increased foot traffic on sensitive habitats and species. The proposed site is also close to 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, and for it to be demonstrated 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 site.

- Proposed Site **TS 2 “Land at Firs 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 has considered the potential implications of this site and determined that it is unlikely to have an effect on recreational and hydrological impacts due to a lack of downstream connectivity and the fact that Bagmere is not accessible to the public. 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.

Contamination

- The majority of sites 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 a sand pit, tannery and works at proposed Site **MID 1 “Land off St. Ann’s Road”**, Middlewich.
- 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.
- Proposed Site **BOL 3 “Land at Jackson Lane”**, Bollington is located in a Radon Affected Area, therefore the proposed policy requires development proposals to incorporate appropriate protection measures.
- Proposed Site **MOB 1 “Land off Ilford Way”**, Mobberley has a history of industrial use and therefore there is a high potential for contamination.



- 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 Firs 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.

Appraisal of the draft plan as a whole

4.36 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need 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 allocations, predominantly as a result of the loss of greenfield land and potential loss and fragmentation of habitats. Policies in the LPS and the 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 "Spatial distribution of development: local service centres"** seeks to deliver sufficient growth in order to meet the housing needs of the communities in the LSCs, in sustainable locations. The more housing an area is allocated 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.

General requirements

4.40 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.

4.41 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.

Natural environment, climate change and resources

4.42 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.

4.43 Proposed SADPD Policy **ENV 7 "Climate change mitigation and adaptation"** 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.

4.44 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.

The historic environment

4.45 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

4.46 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.

4.47 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.

4.48 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

4.49 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.



4.50 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 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 allocations provide further opportunity for members of the community to access jobs, which can have a long term minor positive effect.

Neighbouring uses

- Just over 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 north and east of Site **EMP 2.3 "Land east of University Way, Crewe"**, 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 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

4.51 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.

4.52 Proposed SADPD Policy **HOU 5 "Gypsy, Traveller and Travelling Showpersons provision"** 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. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme.

4.53 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.

4.54 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.

4.55 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

4.56 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.

4.57 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 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.

4.58 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.



4.59 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.

4.60 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. This proposed policy is likely to have a long term minor positive effect on population and human health.

4.61 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

4.62 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.

4.63 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.

4.64 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.

4.65 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

4.66 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.



4.67 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.

4.68 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

4.69 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:

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.
- 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 "Ryleys Farm (safeguarded)"**, 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.
- Proposed Site **ALD 4 "Land north of Beech Road"**, Alderley Edge is located close 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.
- 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.
- Proposed Site **DIS 1 "Greystones allotments"**, Disley 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.
- 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 **MOB 1 "Land off Ilford Way"**, Mobberley is impacted by aircraft noise due to the noise contours of Manchester Airport flight path, and therefore the proposed policy requires an Acoustic Design Statement to demonstrate how the internal noise levels for new homes will be met. It also seeks to locate any new homes in the south east corner of the site so that they are subject to the lowest possible aircraft noise levels. The proposed policy requires the provision of homes where external amenity spaces do not form an intrinsic part of the overall design. The proposed site is also located to the south of a wastewater treatment works, hence the proposed policy requires an Odour Impact Assessment to demonstrate an acceptable level of amenity could be achieved.
- There is an issue with aircraft noise at proposed Safeguarded land **MOB 2 "Land north of Carlisle Close"**, Mobberley due to the noise contours of the Manchester Airport flight path. Policies including proposed SADPD Policy **ENV 13 "Aircraft noise"** will help to minimise the impact on health.
- 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.
- 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 (2017) daytime noise levels 57 and 63dB 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 Firs Farm, Brereton”**, whereby the supporting information to the proposed policy suggest that’s this should be suitably addressed through planning condition.

Accessibility

- The majority of sites 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.
- Both proposed Sites **PYT 3 "Land at Poynton High School"**, Poynton and **PYT 4 "Former Vernon Infants School"**, Poynton involve the loss of playing fields, however these are intended to be replaced to an equivalent or better quality in suitable locations.
- A safe pedestrian access that links to the footpath on Heyes Lane is needed in respect of proposed Site **ALD 1 "Land adjacent to Jenny Heyes"**, Alderley Edge.
- A safe and attractive connection to the existing footway/cycleway alongside the A34 Melrose Way is required for proposed Site **ALD 2 "Ryleys Farm, north of Chelford Road"**, Alderley Edge.
- A safe and attractive new off-road pedestrian and cycle route to link Alderley Edge and Wilmslow is required in respect of proposed Site **ALD 4 "Land north of Beech Road"**, Alderley Edge. The proposed policy also requires land for an extension to the existing allotments.
- Proposed Site **AUD 1 "Land south of Birds Nest"**, Audlem requires a suitable pedestrian access into the site from Audlem Road. A new footway is also needed from the site entrance to Heathfield Road, with a widened footway running parallel to Cheshire Street to improve pedestrian access to the wider village.
- Proposed Site **DIS 1 "Greystones allotments"**, Disley is an existing allotment site that is proposed for residential development; the proposed policy requires the provision of replacement allotments of an equal or better standard, on a suitable site in the Disley Newtown area.
- 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.
- Currently, the only point of access to proposed Site **PRE 2 "Land south of Prestbury Lane"**, Prestbury is by way of Prestbury Lane. This is a relatively narrow road with no footpath. Therefore the proposed policy requires the provision of a safe and convenient pedestrian footpath to the site, linking to the local footpath network.
- 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 sites 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 a sand pit, tannery and works at proposed Site **MID 1 "Land off St Ann's Road"**, Middlewich.
- 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.
- Proposed Site **BOL 3 "Land at Jackson Lane"**, Bollington is located in a Radon Affected Area, therefore the proposed policy requires development proposals to incorporate appropriate protection measures.
- Proposed site **MOB 1 "Land off Ilford Way"**, Mobberley has a history of industrial use and therefore there is a high potential for contamination.
- 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 Firs 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.

Appraisal of the draft plan as a whole

4.70 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.71 The appraisal found that, generally, there is the potential for residual long term minor positive effects due to the proposed allocations, 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 Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

4.72 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.

4.73 A Health Impact Assessment has been carried out for the Publication Draft SADPD (see Appendix G of this Report). It found that the 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

4.74 Proposed SADPD Policy **PG 8 "Spatial distribution of development: local service centres"** sets the indicative level of development for the LSCs. The Council tries to direct development to brownfield sites where possible, however, due to the lack of available/suitable brownfield sites, a large proportion of development is being proposed 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.

4.75 Proposed SADPD Policy **PG 11 "Green Belt boundaries"** identifies further land to be released from the Green Belt, to that in the LPS. This would result in a loss of greenfield land and therefore the potential for minor long term negative effects on water and soil. 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

4.76 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

4.77 Proposed SADPD Policy **ENV 1 "Ecological network"** seeks to protect, conserve, restore and enhance the ecological network.

4.78 Proposed SADPD Policy **ENV 4 "River corridors"** looks to protect and enhance river corridors, which are important green infrastructure assets.

4.79 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.

4.80 Proposed SADPD Policy **ENV 7 "Climate change mitigation and adaptation"** 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.

4.81 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 have a long term minor positive 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]).

4.82 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.

4.83 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

4.84 None of the historic environment policies are likely to have a significant direct or indirect effect on water and soil.

Rural issues

4.85 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.

4.86 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 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]).

4.87 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.

4.88 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

4.89 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 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 15 "Surface water management and flood risk"**.
- Development of Site **EMP 2.3 "Land east of University Way, Crewe"**, 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

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are in a Mineral Safeguarding Area (including the 250m Buffer Zone) or an Area of Search, with the potential for a long term minor negative effect on water and soil through the sterilisation of mineral resources when the site is developed. However, if the site is brownfield the site could already be considered to be sterilised and would therefore have a neutral effect. Site **EMP 2.3 "Land east of University Way, Crewe"** and Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** are greenfield, with **EMP 2.9 "Land at British Salt, Middlewich"** being a mix of greenfield and brownfield.

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 15 "Surface water management and flood risk"**.
- Site **EMP 2.3 "Land east of University Way, Crewe"** and Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** are 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 15 "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. The exception to this is Site **EMP 2.3 "Land east of University Way, Crewe"**, which contains Grade 3 agricultural land, but it is unknown if this is Grade 3a (BMV) or Grade 3b.

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

4.90 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.

4.91 Proposed SADPD Policy **HOU 5 "Gypsy, Traveller and Travelling Showpersons provision"** 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. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme.

4.92 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.

4.93 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

4.94 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.

4.95 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

4.96 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.

4.97 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.

4.98 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

4.99 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.

4.100 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

4.101 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 sites do not have any known flooding or drainage issues, with the potential for long term minor positive effects on water and soil. However, 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 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.
- There is a small pocket of surface water risk at proposed Site **MID 1 "Land off St. Ann's Road"**, Middlewich, therefore the supporting information for the policy requires any development proposal to demonstrate that the site can be adequately drained. The policy requires the retention of an open, undeveloped buffer zone on 8 Southway's northeastern side, which will aid infiltration.
- 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.
- Proposed Site **PYT 4 "Former Vernon Infants School"**, Poynton contains a section of culverted watercourse, the location of which should be identified, a condition survey, maintenance and upgrading works carried out, and adequate access to the culvert provided. Development of the site also involves the loss of a small area of playing field. The vegetation to the building's frontage is proposed to be retained, which will aid infiltration.
- Part of proposed Site **ALD 1 "Land adjacent to Jenny Heyes"**, Alderley Edge falls in flood zones 2 and 3; the policy requires these areas to be avoided for the construction of new homes. The policy also requires the provision of an undeveloped buffer zone along Whitehall Brook.
- An unnamed (main river) tributary of Whitehall Brook, part of which is in culvert, runs through proposed Site **ALD 2 "Ryleys Farm, north of Chelford Road"**, Alderley Edge. The policy seeks to remove the culverted section of the watercourse, where site topography allows. Buffer zones are required along the main river watercourse.
- There is a main river tributary of Whitehall Brook running through proposed Safeguarded land **ALD 3 "Ryleys Farm (safeguarded)"**, 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 be also be an elevated water table.
- Part of proposed Site **ALD 4 "Land north of Beech Road"**, Alderley Edge falls in flood zones 2 and 3 as well as areas of medium and high risk surface water flooding; the policy requires these areas to be avoided for the construction of new homes. The policy also requires the provision of an undeveloped buffer zone along Whitehall Brook.
- A combined sewer and gravity sewer crosses proposed Site **BOL 1 "Land at Henshall Road"**, Bollington, which needs to be taken into account as part of any development proposal.
- A gravity sewer crosses proposed Site **BOL 2 "Land at Oak Lane/Greenfield Road"**, Bollington, which needs to be taken into account as part of any development proposal.
- Surface water is adjacent to proposed Site **CFD 1 "Land off Knutsford Road"**, Chelford; the supporting information to the policy requires further assessment and suitable mitigation measures to make sure that the site is adequately drained.
- 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.



- Proposed Site **DIS 1 "Greystones Allotments"**, Disley, is currently in use as allotments; the policy requires replacement allotments of an equal or better standard on a suitable site, minimising impacts on water and soil if they are to be located on a brownfield site.
- 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 Site **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; the policy requires these areas to be avoided for the construction of new homes. The policy also requires a drainage strategy and for runoff rates to be achieved that are equivalent to a greenfield site.
- There is a risk of surface water flooding at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich"**, 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 6 "Land at Thimswarra Farm, Moston"** and **G&T 7 "Land at Meadowview, Moston"** 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 Firs 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 sites are in a Mineral Safeguarding Area (including the 250m Buffer Zone) or an Area of Search, with the potential for a long term minor negative effect on water and soil through the sterilisation of mineral resources when the site is developed. However, if the site is brownfield the site could already be considered to be sterilised and would therefore have a neutral effect.



Brownfield/greenfield

- The vast majority of sites 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 15 "Surface water management and flood risk"** will help to minimise the impact of this.

Agriculture

- The majority of sites 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.

Contamination

- The majority of sites 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 a sand pit, tannery and works at proposed Site **MID 1 "Land off St Ann's Road"**, Middlewich.
- 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.
- Proposed Site **BOL 3 "Land at Jackson Lane"**, Bollington is located in a Radon Affected Area, therefore the proposed policy requires development proposals to incorporate appropriate protection measures.
- Proposed site **MOB 1 "Land off Ilford Way"**, Mobberley has a history of industrial use and therefore there is a high potential for contamination.
- 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 Firs 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.

Appraisal of the draft plan as a whole

4.102 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.103 The appraisal found that there is the potential for residual long term minor negative effects due to the proposed allocations, predominantly as a result of the loss of greenfield land and sterilisation of mineral resources. Policies in the LPS and the Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects. In relation to minerals, there is only an indication as to the potential location of mineral resources, and it is worth noting that a separate Minerals and Waste Development Plan Document will be produced, with two main purposes:

- it will identify mineral and waste site allocations along with establishing Mineral and Waste Safeguarding Areas to highlight the location of these resources; and
- it 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.

4.104 It is recommended that any proposal should seek a reduction in surface water runoff and minimise the risk from flooding, where possible.



Air

4.105 The main focus of the discussion is the consideration of the impacts on air quality from atmospheric pollution (which includes transport related CO₂ emissions) and other sources. The topic of air has close ties to both the climatic factors and transport topics.

Planning for growth

4.106 Proposed SADPD Policy **PG 8 "Spatial distribution of development: local service centres"** seeks to deliver sufficient growth in order to meet the housing and employment needs of the communities in the LSCs, in sustainable locations. However, an increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of housing and employment, 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.

General requirements

4.107 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

4.108 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.

4.109 Cheshire East Council has declared 17 Air Quality Management Areas ("AQMA's"), 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

4.110 The theme is considered to have a neutral effect on air quality.

Rural issues

4.111 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.



4.112 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, leading to a long term minor positive effect on air quality.

4.113 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.

Employment and economy

4.114 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 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

- Just over 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 north and east of Site **EMP 2.3 "Land east of University Way, Crewe"**, 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

4.115 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.

4.116 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.

4.117 The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policy **HOU 5 "Gypsy, Traveller and Travelling Showpersons provision"**).

4.118 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.



4.119 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

4.120 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.

4.121 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.

4.122 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.

4.123 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

4.124 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.

4.125 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.

4.126 Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** looks to provide adequate and safe pedestrian and cyclist access; having a potential long term positive effect on air quality.



Recreation and community facilities

4.127 The theme is considered to have a neutral effect on air quality.

Site allocations

4.128 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 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 safe pedestrian access that links to the footpath on Heyes Lane is needed in respect of proposed Site **ALD 1 "Land adjacent to Jenny Heyes"**, Alderley Edge.
- A safe and attractive connection to the existing footway/cycleway alongside the A34 Melrose Way is required for proposed Site **ALD 2 "Ryleys Farm, north of Chelford Road"**, Alderley Edge.
- A safe and attractive new off-road pedestrian and cycle route to link Alderley Edge and Wilmslow is required for Site **ALD 4 "Land north of Beech Road"**, Alderley Edge.
- Proposed Site **AUD 1 "Land south of Birds Nest"**, Audlem requires a suitable pedestrian access into the site from Audlem Road A new footway is also needed from the site entrance to Heathfield Road, with a widened footway running parallel to Cheshire Street to improve pedestrian access to the wider village.
- 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.



- Currently, the only point of access to proposed Site **PRE 2 "Land south of Prestbury Lane"**, Prestbury is by way of Prestbury Lane. This is a relatively narrow road with no footpath. Therefore the proposed policy requires the provision of a safe and convenient pedestrian footpath to the site, linking to the local footpath network.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich"** 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"**.
- The implementation of a consented access at proposed Site **TS 2 "Land at Firs Farm, Brereton"** would reduce conflict between pedestrians and vehicles.

Neighbouring uses

- 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.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton is located adjacent to the A523 (London Road North). Development proposals must demonstrate that prospective residents would not be unacceptably affected by transportation noise.
- Proposed Safeguarded land **ALD 3 "Ryleys Farm (safeguarded)"**, Alderley Edge is located close to the A34. Proposed SADPD Policy **ENV 15 "New development and existing uses"** will help to minimise the impact on development proposals.
- 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 (2017) daytime noise levels 57 and 63dB 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 Firs Farm, Brereton”**, whereby the supporting information to the proposed policy suggests that this should be suitable addressed through planning condition.

AQMA

- Proposed **Site MID 1 “Land off St. Ann's Road”**, Middlewich is very close to the Chester Road AQMA. Development proposals must demonstrate that they won't have an unacceptable impact on air quality in the AQMA.

Public transport

- The vast majority of the proposed allocated sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 “Land off Alexandra Way”**, Congleton, **AUD 1 “Land south of Birds Nest”**, Audlem, **G&T 3 “New Start Park, Wettenhall Road”**, **G&T 5 “Cledford Hall, Cledford Lane”** and **TS 2 “Land at Firs Farm, Brereton”** are not in walking distance of a commutable bus or rail service.

Appraisal of the draft plan as a whole

4.129 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.130 The appraisal found that there is the potential for residual long term minor negative effects due to the proposed allocations, 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 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.

4.131 It is recommended that any proposal should seek to provide further opportunities for active transport.





Climatic factors

4.132 The potential to affect per capita transport related CO₂ 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 CO₂ emissions.

Planning for growth

4.133 Proposed SADPD Policy **PG 8 "Spatial distribution of development: local service centres"** sets the indicative level of development for the LSCs. As the amount of development to be distributed to the LSCs is relatively small, 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.

General requirements

4.134 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

4.135 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 CO₂. 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.

4.136 Proposed SADPD Policy **ENV 7 "Climate change mitigation and adaptation"** 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.

4.137 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.

4.138 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.



4.139 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.

4.140 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

4.141 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

4.142 The theme is considered to have a neutral effect on climatic factors.

Employment and economy

4.143 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. Points to note are:

- The majority of employment allocations over 1ha have the potential to secure 10 per cent of their predicted energy requirements from decentralised and renewable and low carbon sources (in line with LPS Policy SE 9 "Energy efficient development").

Housing

4.144 The theme is considered to have a neutral effect on climatic factors.

Town Centres and retail

4.145 The theme is considered to have a neutral effect on climatic factors.



Transport and infrastructure

4.146 The theme is considered to have a neutral effect on climatic factors.

Recreation and community facilities

4.147 The theme is considered to have a neutral effect on climatic factors.

Site allocations

4.148 All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. Points to note are:

- it is unlikely that there are any opportunities to secure energy requirements from decentralised and renewable and low carbon sources, or to contribute to the development of a strategic district heating network.

Appraisal of the draft plan as a whole

4.149 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.150 The appraisal found that there is the potential for residual long term minor negative effects due to the proposed allocations, predominantly as a result of an increase in built environment related CO₂ emissions likely to arise through the delivery of housing and employment. Policies in the LPS and the 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.

4.151 It is recommended that any proposal should seek to provide renewable or low carbon energy, where possible.



Transport

4.152 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

4.153 Proposed SADPD Policy **PG 8 "Spatial distribution of development: local service centres"** seeks to deliver sufficient growth in order to meet the housing and employment needs of the communities in the LSCs, in sustainable locations, taking into account the amount of services, facilities and amenities a settlement has. This has the potential for a long term positive effect on accessibility, the significance of which will be dependent on other LPS and SADPD policies.

General requirements

4.154 Proposed SADPD Policy **GEN 1 "Design principles"** seeks to make sure that developments 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

4.155 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 accessibility through the opportunity to use sustainable transport modes.

The historic environment

4.156 The theme is considered to have a neutral effect on accessibility.

Rural issues

4.157 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.

4.158 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.

4.159 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

4.160 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 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

4.161 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.



4.162 The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policy **HOU 5 "Gypsy, Travellers and Travelling Showpersons provision"**).

Town Centres and retail

4.163 Neighbourhood parades of shops (proposed SADPD Policy **RET 6**) play an important role in providing the opportunity for local residents to access facilities 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.

4.164 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.

4.165 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

4.166 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.

4.167 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.

4.168 Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** looks to provide adequate and safe pedestrian and cyclist access; having a potential long term positive effect on accessibility through the opportunity to use sustainable transport modes.



Recreation and community facilities

4.169 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.

4.170 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.

4.171 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

4.172 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 allocations have either an existing access into the site or one can be created.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich"** requires the provision 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 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 6 "Land at Thimswarra Farm, Moston"** requires the provision of an appropriate visibility splay and access arrangements from Dragons Lane.



- Proposed Site **G&T 7 “Land at Meadowview, Moston”** requires the provision of an appropriate visibility splay and access arrangements from Dragons Lane.
- Proposed Site **TS 2 “Land at Firs 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.

Accessibility

- The majority of sites 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.
- A safe pedestrian access that links to the footpath on Heyes Lane is needed in respect of proposed Site **ALD 1 “Land adjacent to Jenny Heyes”**, Alderley Edge.
- A safe and attractive connection to the existing footway/cycleway alongside the A34 Melrose Way is required for proposed Site **ALD 2 “Ryleys Farm, north of Chelford Road”**, Alderley Edge.
- A safe and attractive new off-road pedestrian and cycle route to link Alderley Edge and Wilmslow is required in respect of proposed Site **ALD 4 “Land north of Beech Road”**, Alderley Edge.
- Proposed Site **AUD 1 “Land south of Birds Nest”**, Audlem requires a suitable pedestrian access into the site from Audlem Road. A new footway is also needed from the site entrance to Heathfield Road, with a widened footway running parallel to Cheshire Street to improve pedestrian access to the wider village.
- 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.



- Currently, the only point of access to proposed **Site PRE 2 "Land south of Prestbury Lane"**, Prestbury is by way of Prestbury Lane. This is a relatively narrow road with no footpath. Therefore the proposed policy requires the provision of a safe and convenient pedestrian footpath access to the site, linking to the local footpath network.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, and **G&T 5 "Cledford Hall, Cledford Lane"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however, Sites **G&T 1** and **G&T 2** meet 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.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 6 "Land at Thimswarra Farm, Moston"**, **G&T 7 "Land at Meadowview, Moston"** and **TS 2 "Land at Firs Farm, Brereton"** fail to meet the minimum standards for access to the majority of service 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 allocated sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 "Land off Alexandra Way"**, Congleton, **AUD 1 "Land south of Birds Nest"**, Audlem, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 2 "Land at Firs Farm, Brereton"** are not in walking distance of a commutable bus or rail service.

Appraisal of the draft plan as a whole

4.173 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.174 The appraisal found that there is the potential for residual long term minor positive effects due to the proposed allocations, 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 Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

4.175 It is recommended that any proposal should seek to provide services, facilities and amenities, where possible.



Cultural heritage and landscape

Planning for growth

4.176 Proposed SADPD Policy **PG 8 "Spatial distribution of development: local service centres"** sets the indicative level of development for the LSCs. The Council tries to direct development to brownfield sites where possible, however, due to the lack of available/suitable brownfield sites, a large proportion of development is being proposed on edge of settlement sites, which gives rise to potential for impacts on settlement edge landscapes; these are important due to the value attached to them 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.

4.177 It should be noted that 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 Local Landscape Designation Areas.

4.178 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.

4.179 Proposed SADPD Policy **PG 11 "Green Belt boundaries"** identifies further land to be released from the Green Belt, to that in the LPS. 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.

4.180 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

4.181 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.

4.182 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

4.183 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.

4.184 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.

4.185 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.

4.186 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.

4.187 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)⁽¹³⁾ and reduces the significance of the long term negative effect on the landscape.

4.188 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.

4.189 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.

13 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx



4.190 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

4.191 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 "Historic 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

4.192 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.

4.193 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 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

4.194 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 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

- Fewer than half 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.
- The Crewe Green Conservation Area should be taken into account when considering landscaping in relation to Site **EMP 2.3 "Land east of University Way, Crewe"**.
- 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⁽¹⁴⁾ 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

- Just over 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

14 more than 50% of one side of the development.



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.

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

4.195 Proposed SADPD Policy **HOU 5 "Gypsy, Traveller and Travelling Showpersons provision"** 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. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme.

4.196 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.

4.197 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.

Town Centres and retail

4.198 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 important existing historical/architectural features are retained. This policy should have a long term minor positive effect on cultural heritage and townscape.

4.199 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.

4.200 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.



4.201 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

4.202 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.

4.203 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.

4.204 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

4.205 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

4.206 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

- The majority of the proposed allocated sites 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.
- Public realm improvements are required as part of proposed Site **MID 1 "Land off St. Ann's Road"**, Middlewich.
- 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.
- The retention of the existing boundary hedges as part of a comprehensive landscaping scheme is required as part of the policy for 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.
- A buffer of semi-natural habitat is required at proposed Sites **ALD 1 "Land adjacent to Jenny Heyes"**, and **ALD 4 "Land north of Beech Road"**, both in Alderley Edge, to safeguard Whitehall Brook. Proposed Site **ALD 1** also requires the retention of existing boundary hedgerows and trees as part of a comprehensive landscaping scheme, which should also be designed to mitigate any impact of the development on the wider landscape, due to the proposed site falling within a Local Landscape Designation Area.
- A buffer of semi-natural habitat is also required at proposed Site **ALD 2 "Ryleys Farm, north of Chelford Road"**, Alderley Edge, to the unculverted sections of the main river watercourse.
- The existing boundary hedgerows and trees should be retained along site boundaries to screen proposed Site **AUD 1 "Land south of Birds Nest"**, Audlem from the existing adjoining development and the wider landscape.
- The area of woodland to the north of proposed Site **BOL 1 "Land at Henshall Road"**, Bollington should be retained and protected. The mature frontage trees should also be retained as part of a landscaped buffer along the frontage, as well as the sycamore in the western group of trees. The frontage stone wall is to be conserved/retained or rebuilt as part of any access.



- The majority of the mature hedgerows/trees along the frontage of proposed Site **BOL 2 "Land at Oak Lane/Greenfield Road"**, Bollington should be retained.
- The frontage stone wall and the mature lime tree should be retained/conserved as part of the development of proposed Site **BOL 3 "Land at Jackson Lane"**, Bollington.
- The woodland belt at proposed Site **CFD 1 "Land off Knutsford Road"**, Chelford is to be retained and protected. The proposed policy also requires a comprehensive landscaping scheme, including appropriate boundary treatments.
- 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.
- Proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury falls within the Bollin Valley Local Landscape Designation Area. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact on landscape.
- The presence of additional pitches at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich"** 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 6 “Land at Thimswarra Farm, Moston”** 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.
- Proposed Site **G&T 7 “Land at Meadowview, Moston”** 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 as proposed Site **TS 2 “Land at Firs Farm, Brereton”**.

Settlement character and urban form

- Some of the proposed allocated sites 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

- Almost half of the proposed allocated sites 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 the safeguarded land (proposed Safeguarded land **ALD 3 “Ryleys Farm (safeguarded)”**, Alderley Edge) adjacent to proposed Site **ALD 2 “Ryleys Farm, north of Chelford Road”**, Alderley Edge is currently undefined, therefore the proposed policy requires appropriate boundary treatments to mark the Green Belt boundary with a physical feature.
- The northern and eastern boundaries of proposed Site **ALD 4 “Land north of Beech Road”**, Alderley Edge are currently undefined, therefore the proposed policy requires appropriate boundary treatments to mark the new Green Belt boundary with a physical feature.
- Readily recognisable Green Belt boundaries need to be provided along the southern boundary of the retained woodland of proposed Site **BOL 1 “Land at Henshall Road”**, Bollington.



- Part of the northern boundary of proposed Safeguarded land **MOB 2 "Land to the north of Carlisle Close"**, Mobberley is currently undefined, therefore the proposed policy requires the incorporation of appropriate boundary treatments to mark the new Green Belt boundary with physical features, in the event that development comes forward in the future.
- There is a minor physical boundary to the south eastern edge of proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury, therefore the proposed policy requires the incorporation of appropriate boundary treatments to mark the new Green Belt boundary with physical features, in the event that development comes forward in the future.

Strategic Green Gap

- None of the proposed allocated sites are located in the Strategic Green Gap.

Heritage assets

- Some of the proposed allocated sites 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.
- 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.
- Proposed Site **MID 1 "Land off St Ann's Road"**, Middlewich requires 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. There are a large number of mature trees in the site and along its boundary that make a high contribution to the setting of the Conservation Area; therefore the proposed policy requires an Arboricultural Impact Assessment to be submitted in support of any planning application. The Grade II Listed Building of 8 Southway lies adjacent to the site's southwestern boundary; the proposed policy requires an undeveloped buffer zone on 8 Southway's northeast side to make sure that any new building adjacent to 8 Southway is set back and does not over dominate.
- 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.



- Proposed Site **ALD 2 "Ryleys Farm, north of Chelford Road"**, Alderley Edge is adjacent to a Grade II Listed Building and there are other heritage assets close by, therefore the policy requires appropriate mitigation and screening measures to protect these assets.
- Proposed Safeguarded land **ALD 3 "Ryleys Farm (safeguarded)"**, 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.
- Proposed Site **BOL 3 "Land at Jackson Lane"**, Bollington lies in the Kerridge Conservation Area, therefore the supporting information for the policy requires sympathetic design to minimise the impact on the heritage asset.
- Proposed Site **MOB 1 "Land off Ilford Way"**, Mobberley is adjacent to the Mobberley Conservation Area; the proposed policy requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of Mobberley Conservation Area.
- Proposed Site Safeguarded land **MOB 2 "Land north of Carlisle Close"**, Mobberley is located in the Mobberley Conservation Area.
- Proposed Site **PRE 1 "Land south of cricket ground"**, Prestbury is adjacent to a Grade II Listed Building; the proposed policy requires appropriate mitigation and screening measures to protect the setting of heritage assets. Vehicular access is to be taken from Castle Hill to avoid harm to the Prestbury Conservation Area.
- 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.
- 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.
- There are two Grade II Listed Buildings to the south west of proposed Site **TS 2 "Land at Firs 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.

Tree Preservation Orders

- Just under half of the proposed allocated sites 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

4.207 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.208 The appraisal found that there is the potential for residual long term minor negative effects due to the proposed allocations, 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 Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

4.209 It is recommended that any proposal should seek to provide landscaping schemes where possible, along with sensitively designed development proposals.

4.210 A Rural Proofing Assessment has been carried out for the Publication Draft SADPD (see Appendix H of this Report). It found that there would be no negative impacts on rural areas.



Social inclusiveness

Planning for growth

4.211 Proposed SADPD Policy **PG 8 "Spatial distribution of development: local service centres"** seeks to deliver sufficient growth in order to meet the housing needs of the communities in the LSCs, in sustainable locations. The more housing an area is allocated 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 require. 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.

4.212 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.

General requirements

4.213 Proposed SADPD Policy **GEN 1 "Design principles"** expects development 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.

Natural environment, climate change and resources

4.214 Proposed SADPD Policy **ENV 7 "Climate change mitigation and adaptation"** 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.

4.215 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

4.216 The theme is considered to have a neutral effect on social inclusiveness.

Rural issues

4.217 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

4.218 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 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

4.219 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.

4.220 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.

4.221 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.



4.222 Proposed SADPD Policy **HOU 5 "Gypsy, Traveller and Travelling Showpersons provision"** looks 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, however the policy 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.

4.223 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.

4.224 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.

4.225 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

4.226 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.

4.227 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.

4.228 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.

4.229 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. 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

4.230 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.

Recreation and community facilities

4.231 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.

4.232 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.

4.233 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

4.234 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:

- The majority of proposed allocated sites have been put forward for housing, which will include a mix of housing types and tenures, including affordable homes.

Accessibility

- Almost all of the sites 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).
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, and **G&T 5 "Cledford Hall, Cledford Lane"** fail to meet the minimum standards for access to a number of services and facilities identified in the



Accessibility Assessment, however Sites **G&T 1** and **G&T 2** 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.

- Proposed sites **G&T 3 “New Start Park, Wettenhall Road”, G&T 4 “Three Oakes Site, Booth Lane”, G&T 6 “Land at Thimswarra Farm, Moston”, G&T 7 “Land at Meadowview, Moston”** and **TS 2 “Land at Firs Farm, Brereton”** fail to meet the minimum standards for access to the majority of service 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 allocated sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 “Land off Alexandra Way”, Congleton, AUD 1 “Land south of Birds Nest”, Audlem, G&T 3 “New Start Park, Wettenhall Road”, G&T 5 “Cledford Hall, Cledford Lane”** and **TS 2 “Land at Firs Farm, Brereton”** are not in walking distance of a commutable bus or rail service.

Appraisal of the draft plan as a whole

4.235 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.236 The appraisal found that there is the potential for residual long term minor positive effects due to the proposed allocations, 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 Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

4.237 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.

4.238 An Equality Impact Assessment has been carried out for the Publication Draft SADPD (see Appendix F 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. Development would incorporate a suitable mix of housing types and tenures, and development opportunities are open to all. A Rural Proofing Assessment was also carried out for the Publication Draft SADPD (see Appendix H of this Report). It found that there would be no negative impacts on rural areas.



Economic development

Planning for growth

4.239 Proposed SADPD Policy **PG 8 "Spatial distribution of development: local service centres"** seeks to deliver sufficient growth in order to meet the employment needs of the communities in the LSCs, in sustainable locations, which could be of benefit to those who are currently unable to access 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.

4.240 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.

General requirements

4.241 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.

4.242 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.

Natural environment, climate change and resources

4.243 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.

4.244 Proposed SADPD Policies **ENV 7 "Climate change mitigation and adaptation"**, **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.



The historic environment

4.245 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

4.246 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.

4.247 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.

4.248 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.

4.249 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.

4.250 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.

4.251 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

4.252 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.

4.253 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 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

4.254 The theme is considered to have a neutral effect on economic development.

Town Centres and retail

4.255 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.

4.256 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 town centres, helping to retain their viability, and will have the potential for a long term minor positive effect on economic development.



4.257 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.

4.258 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 in primary retail frontages 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.

4.259 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.

4.260 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.

4.261 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

4.262 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.

4.263 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.

4.264 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

4.265 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.



4.266 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.

4.267 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

4.268 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:

Employment loss

- None of the proposed allocated sites 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 Sanofi pharmaceutical business enterprise.
- Proposed Site **MOB 1 "Land off Ilford Way"**, Mobberley involves some loss of employment land to provide for up to 50 dwellings as part of an employment-led mixed use development.
- 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 sites are within 500m of an existing employment area, with 13 sites over 1,000m from an existing employment area. The majority 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"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 3 "New Start Park, Wettenhall Road"** and **TS 2 "Land at Firs Farm, Brereton"**, which are also located over 1,000m from an existing employment area, are located in OSRA.

Appraisal of the draft plan as a whole

4.269 The proposed policies in the 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.270 The appraisal found that there is the potential for residual long term significant positive effects due to the proposed allocations, predominantly as a result of the provision of employment land to meet the needs of the Borough. Policies in the LPS and the Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

4.271 It is recommended that any proposal should seek to provide attractive surroundings.

4.272 A Rural Proofing Assessment was also carried out for the Publication Draft SADPD (see Appendix H of this Report). It found that there would be no impacts on rural areas.

Conclusions and recommendations at this current stage

4.273 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 Publication Draft SADPD allocates sites for housing and employment to meet this need identified in the LPS.

4.274 The appraisal has found that the 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 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 Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

4.275 A number of positive effects of the 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 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 Publication Draft SADPD

Key relevant SA topic	Positive effects identified
Social inclusiveness	<ul style="list-style-type: none">• 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.• 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.
Economic development	<ul style="list-style-type: none">• 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



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 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"> increased air pollution (local and regional); direct land-take, loss of good quality greenfield land and soil; pressures on water resources and water quality; increased noise and light pollution, particularly from traffic; increased waste production; loss of tranquillity; implications for human health (for example from increased pollution, particularly in the short term during construction); and incremental effects on landscape and townscapes.
Climatic factors	<ul style="list-style-type: none"> 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.

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	Positive <ul style="list-style-type: none"> Proposed housing development, when combined with those in neighbouring authorities, will have a positive cumulative effect in meeting housing demand, particularly for affordable housing. 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. 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.
	Negative <ul style="list-style-type: none"> Increased pressures on Green Belt, open/green space and biodiversity assets from recreation, disturbance and direct development. Overall growth in greenhouse gas emissions from growth in traffic/transport and emissions from the built environment. 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. Increase in coverage of impermeable surfaces, with potential contributions to flood risk in the long term.
Cheshire East Local Transport Plan	Positive <ul style="list-style-type: none"> Incremental improvements to sustainable transport networks, including walking and cycling. Reduced congestion, improvements to key roads and junctions in the medium and longer term.
	Negative <ul style="list-style-type: none"> 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.



Plans, programmes or projects	Significant combined effects of Cheshire East's SADPD with other plans, projects and policies
The Cheshire East Sustainable Community Strategy	Positive <ul style="list-style-type: none"> Improved delivery of neighbourhood level community services and facilities including extra facility provision. Cumulative benefits for health and equality aims through improvements to access/provision of facilities. Enhanced community cohesion through increased availability of affordable homes. Supporting an increasingly older population. Supporting the vitality and viability of towns and villages in the Borough.
Neighbourhood Development Plans	Positive <ul style="list-style-type: none"> 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.
Cheshire East Rights of Way Improvement Plan 2011 - 2026 and Implementation Plan 2015 - 2019	Positive <ul style="list-style-type: none"> Development proposals contribute positively to the Rights of Way Improvement Plan and Implementation Plan. Negative <ul style="list-style-type: none"> Increased pressure on existing assets from recreation, disturbance and direct development.
Cheshire East Housing Strategy 2018 - 2023	Positive <ul style="list-style-type: none"> 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.

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 Publication Draft SADPD has provided further clarity on the location of non-strategic development. The SA for the 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 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 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”) [PUB 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
Schedule 2 of the regulations lists the information to be provided in the SA Report	
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.
The SA Report must be published alongside the draft plan, in-line with the following regulations	
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 Publication Draft SADPD on public consultation.
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
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 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)
Unleashing the Potential of Cheshire and Warrington - Draft Sub-Regional Strategy (2010)
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
Cheshire East Council Corporate Plan 2017 to 2020
Cheshire East Local Transport Plan (2011)
Cheshire East Local Transport Plan: Implementation Plan (2011)
Cheshire East Rights of Way Improvement Plan 2011-2026
Rights of Way Improvement Plan 2011-2026 Implementation Plan 2015-2019
Cheshire East Local Economic Assessment (2011)
Housing Strategy 2018 to 2023
Cheshire East Council Homelessness Strategy 2018 to 2021
Local Air Quality Management Action Plan (2011)
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 (2013)
Macclesfield Town Centre Strategic Regeneration Framework consultation draft - January 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)

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).⁽¹⁵⁾

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.

15 <https://www.cheshirewildlifetrust.org.uk/wildlife/priority-species-and-habitats>



Category	Species/Habitats
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, leislers, 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:

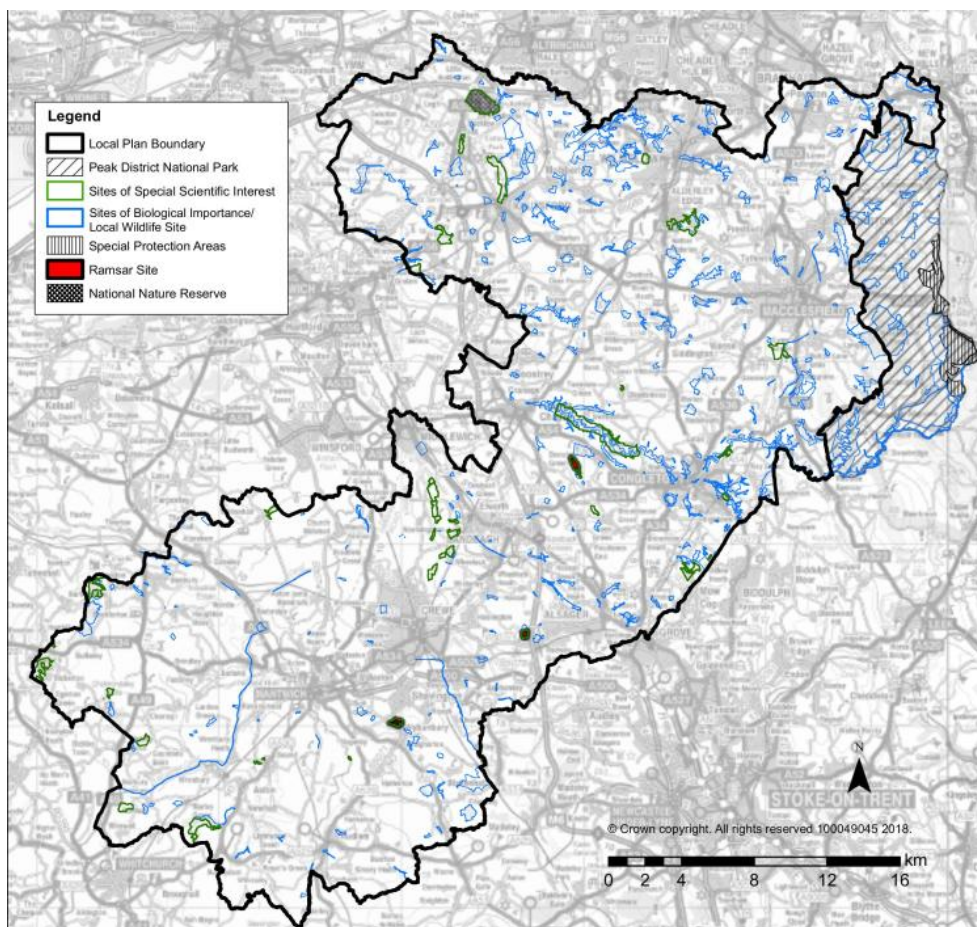
- 388 **Local Wildlife Sites** (2019) - locally valued sites of biological diversity⁽¹⁶⁾
- 23 **Local Geological Sites** (2018) - locally valued sites of geological or geomorphological value⁽¹⁷⁾
- eight **Local Nature Reserves** (2019) - locally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain⁽¹⁸⁾
- 34 **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⁽¹⁹⁾
- two **National Nature Reserves** (2019) - nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain⁽²⁰⁾
- 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⁽²¹⁾
- 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⁽²²⁾
- three **Ramsar** designations (2019) - wetlands of international importance designated under the Ramsar Convention⁽²³⁾
- one **National Park** designation (2019) (Peak District National Park) - due to its outstanding beauty, and its ecological, archaeological, geological and recreational value⁽²⁴⁾

B.10 The distribution of key environmental designations is illustrated in Figure B.1.

16 Cheshire East Council Environmental Planning Service
17 Cheshire East Council Environmental Planning Service
18 Natural England
19 Natural England
20 Natural England
21 [Joint Nature Conservation Committee](#)
22 [Joint Nature Conservation Committee](#)
23 [Joint Nature Conservation Committee](#)
24 Peak District National Park



Figure B.1 Key Nature Conservation Sites in Cheshire East (2017)



B.11 There are several issues that are currently affecting European sites within the influence of the Cheshire East Local Plan.⁽²⁵⁾

- 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
- Vehicles
- Overgrazing
- Undergrazing
- Invasive species
- Changes in species distributions
- Inappropriate scrub control
- Game management: pheasant rearing
- Forestry and woodland management

²⁵ [Site Improvement Plans by Region, Natural England](#)



- 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 378,800 (2017); 51% (193,400) are female and 49% (185,400) are male.⁽²⁶⁾ The Borough has a population density of 3.2 people per hectare.⁽²⁷⁾

B.14 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 2017, the population aged 65 and above grew by 43.0%, whilst the number aged 16 to 64 increased only 1.0% and the 0-15 population fell by 1.6%.⁽²⁸⁾

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.⁽²⁹⁾

26 Office for National Statistics ("ONS") mid-year population estimates for 2017 (June 2018 release). ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

27 [1] ONS mid-year population estimates for 1981-2017 (June 2018 release). [2] Table P04UK ('2011 Census: Population density, local authorities in the United Kingdom'), 2011 Census, Office for National Statistics ("ONS"). ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

28 Office for National Statistics ("ONS") mid-year population estimates for 2001-17 (June 2018 release).

29 [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>



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% are of mixed/multiple ethnicity and 0.2% are from other ethnic groups.⁽³⁰⁾

B.17 In relation to religion, between 2001 and 2011 the proportion of Christians and Other religions has decreased, and the proportion of Hindus, Muslims, and Sikhs has increased, whilst the percentage who are Buddhist or Jewish has remained the same⁽³¹⁾

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.⁽³²⁾ Life expectancy for both men and women in 2015-17 was higher than the England average, at 80.3 and 83.7 years respectively.⁽³³⁾ However, at MSOA level the gap between the lowest and highest male life expectancy is 10.9 years and the equivalent gap for females is 11.3 years.⁽³⁴⁾

B.19 21.6% of Reception age children and 30.2% of Year 6 children were overweight or obese in 2017/18. This is lower than the England average for both age groups, but represents an increase on the previous year.⁽³⁵⁾

B.20 An estimated 16.4% of adults smoke (2017), which is similar to the England average.⁽³⁶⁾ In 2016/17 59.4% of adults in Cheshire East were classed as overweight or obese. This is similar to the national average of 61.3%.⁽³⁷⁾ During the same period, 69.2% of adults were physically active, which is similar to the national average and better than the regional average.⁽³⁸⁾

B.21 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.⁽³⁹⁾ 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 higher incidence and mortality rates for some cancers in more deprived areas.⁽⁴⁰⁾ 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.⁽⁴¹⁾

30 Table KS201EW (Ethnic Group), 2011 Census, Office for National Statistics ("ONS"). ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0

31 2011 Census Table KS209EW (Religion) and 2001 Census Table KS007 (Religion), ONS. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0

32 [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)

33 [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)

34 [Local Health, 2009-2013, http://www.localhealth.org.uk/#!en:v=map13](http://www.localhealth.org.uk/#!en:v=map13)

35 [NCMP, https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000002/ati/102/are/E06000049/id/10101/age/169/sex/4](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000002/ati/102/are/E06000049/id/10101/age/169/sex/4)

36 [APS Survey 2017, 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](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000002/ati/102/are/E06000049)

37 [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](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)

38 [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](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)

39 [Cheshire East Joint Strategic Needs Assessment - Skin Cancer, https://www.cheshireeast.gov.uk/pdf/jsna/skin-cancer-final-jun18.pdf](https://www.cheshireeast.gov.uk/pdf/jsna/skin-cancer-final-jun18.pdf)

40 [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](https://www.cheshireeast.gov.uk/pdf/jsna/cancer-overview-jsna-final-jul18.pdf)

41 [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/id/93014/age/298/sex/4](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000044/pat/6/par/E12000002/ati/102/are/E06000049/id/93014/age/298/sex/4)



B.22 In 2015-17, Cheshire East had a higher rate of casualties killed or seriously injured on the roads, with 47.5 casualties per 100,000 population.⁽⁴²⁾ This may simply reflect the large road network in the Borough and, in particular, the high number of rural roads.

B.23 Cheshire East has seen an increase in crime rates between 2014/15 and 2017/18; the rates in the different crime types have fluctuated over this period.⁽⁴³⁾ 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	2014/15	2015/16	2016/17	2017/18
Violence/person	3,550	4,364	5,746	8,664
Drug offences	817	672	582	582
Sexual offences	405	452	550	827
Robbery	63	71	81	117
Criminal damage	2,556	2,778	2,944	3,515
Burglary	1,729	1,675	1,441	1,646
Vehicle offences	1,243	1,304	1,196	1,248
Possession/weapons	74	83	94	133
Public order	676	869	2,918	5,456
Theft/stolen goods	4,421	4,097	4,689	5,584
Other offences	461	274	334	551
Total	15,995	16,639	20,575	28,323

B.24 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

42 [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/iid/11001/age/1/sex/4](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049/iid/11001/age/1/sex/4)

43 Source: Cheshire Constabulary



Summary of future baseline

B.25 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.26 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.

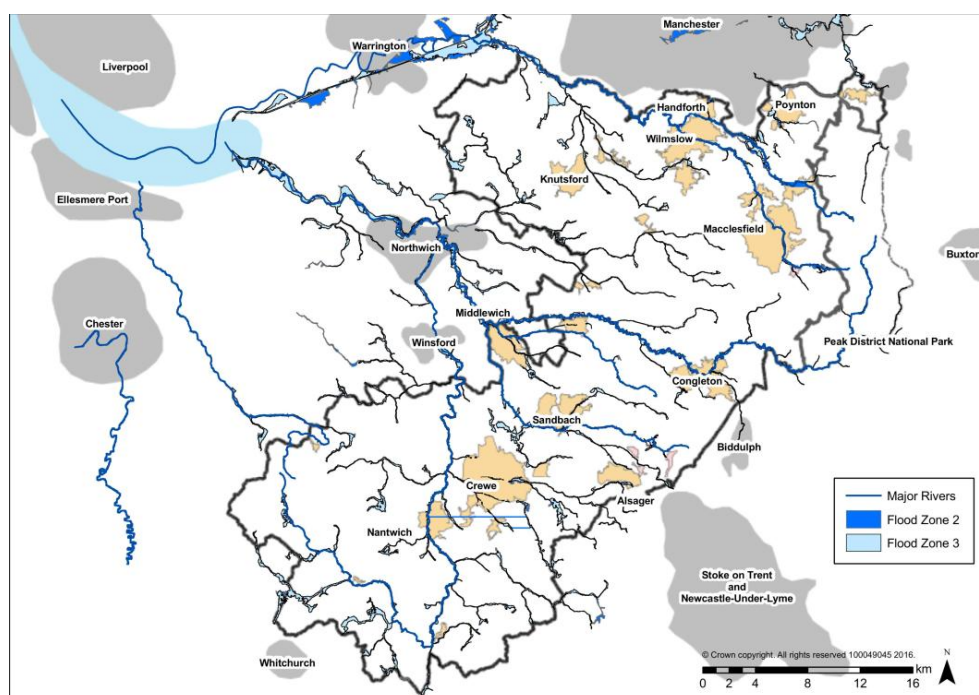
B.27 Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts for individuals, including increasing the risk of a range of diseases (heart disease, diabetes and some forms of cancer).

B.28 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.29 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.30 Cheshire East is located in two river catchment areas; these are the Weaver/Gowy 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:⁽⁴⁴⁾



- Weaver/Gowy - pollution from rural areas, waste water, and physical modifications
- Upper Mersey - diffuse pollution (urban and rural), pollution from waste water, and physical modifications

B.31 The North West River Basin District River Basin Management Plan⁽⁴⁵⁾ 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.⁽⁴⁶⁾

B.32 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.33 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.⁽⁴⁷⁾ The location of these sites is indicated in Figure B.3.

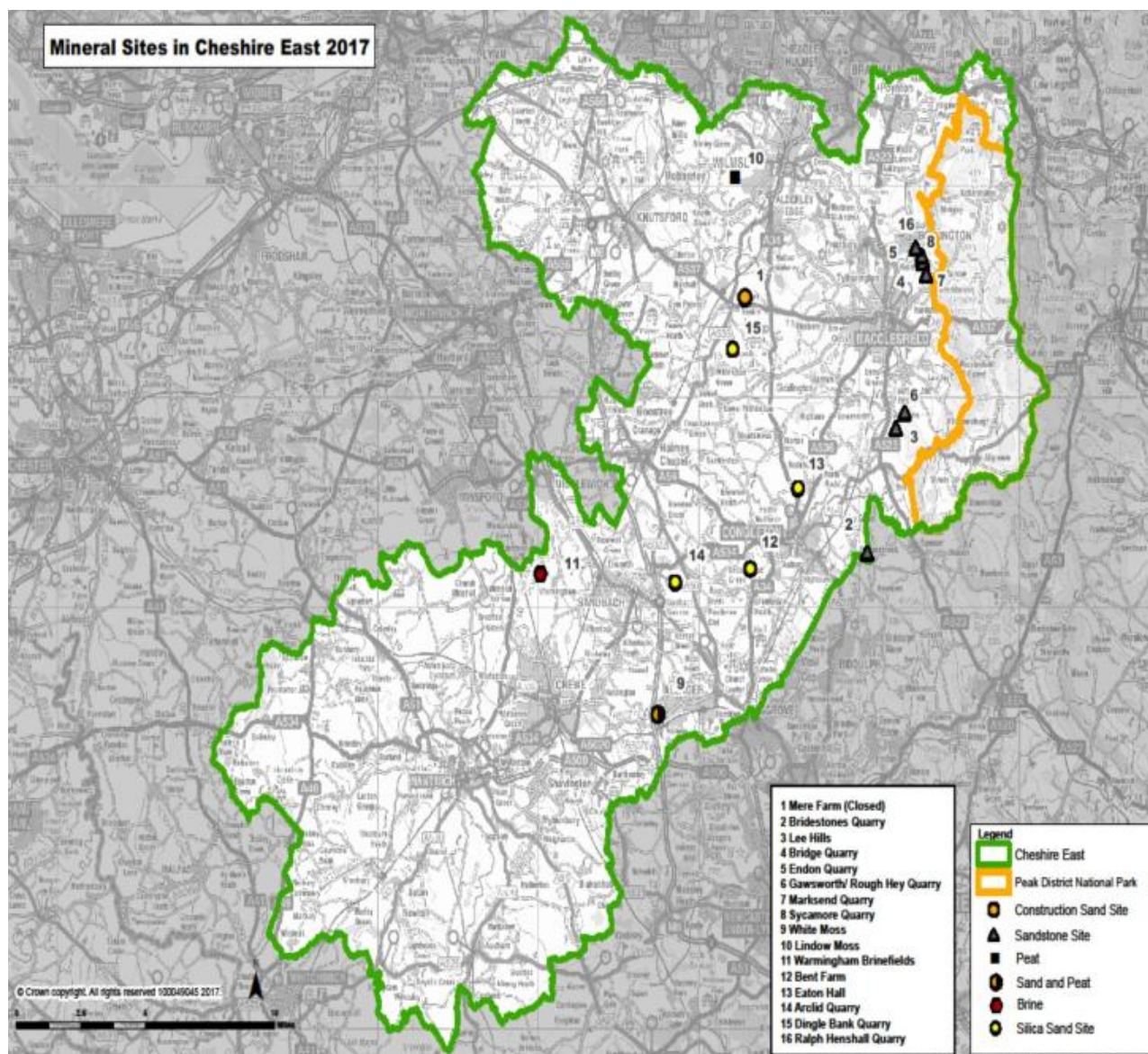
45 <https://www.gov.uk/government/collections/river-basin-management-plans-2015>

46 [Environment Agency](#)

47 Cheshire East Council Strategic Planning Service



Figure B.3 Mineral Sites in Cheshire East (2017)



B.34 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 reduced to 290,000 tonnes by the end of 2017, a decrease of over 58% compared to 2016 sales of 460,000 tonnes.⁽⁴⁸⁾

B.35 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%).⁽⁴⁹⁾ In total, Cheshire East has proportionately more Grade 1, 2 and 3 land than the North West and England.

48 Local Aggregate Assessment 2018

https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx

49 Cheshire East Council - Report on the Role of the Best and Most Versatile Land in Cheshire East. Local Plan Exam Library Ref [PC B025]



B.36 In 2017/18, 194,878 tonnes of waste material was collected by Cheshire East, of which 183,750 tonnes was collected from households across the Borough. This marks a decrease from the previous year of 8,018 tonnes. Of the total amount, 55.8% was sent for either recycling or composting. 44.1% was sent to landfill or incinerated (with energy generated) with an additional 0.1% (355 tonnes) treated by other unspecified treatment processes.⁽⁵⁰⁾

B.37 The amount of household waste collected per head has decreased from 500kg in 2016/17 to 480kg in 2017/18.⁽⁵¹⁾

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 15 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.38 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.39 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.

B.40 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.

50 [Cheshire East Local Plan Authority Monitoring Report.](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/authority-monitoring-report/authority-monitoring-report.asp)
https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/authority-monitoring-report/authority-monitoring-report.asp

51 [Cheshire East Local Plan Authority Monitoring Report.](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.41 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.42 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.43 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.44 In Cheshire East there are 17 Air Quality Management Areas ("AQMA") (2018).⁽⁵²⁾ 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			

B.45 The main causes of air quality issues in Cheshire East is from road traffic.⁽⁵³⁾ Car and van ownership in Cheshire East is significantly higher than that for the North West and England,⁽⁵⁴⁾ whilst the distances travelled to work driving a car or van are also high (2011).⁽⁵⁵⁾

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

52 Cheshire East Council Environmental Protection service

53 [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>

54 [Office for National Statistics](https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/physicalhealth/articles/officefornationalstatistics)

55 Table DC7701EW1a (Method of travel to work (2001 specification) by distance travelled to work), 2011 Census, Office for National Statistics. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.



B.46 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.47 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.⁽⁵⁶⁾

B.48 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.⁽⁵⁷⁾ 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.49 Total emissions (including the domestic sector) fell by 13% between 2013 and 2016 (the latest year for which data are available), though most of this change occurred during 2013-14 (see Table B.5). However, CO₂ emissions from road transport grew by 6% during 2013-16⁽⁵⁸⁾

Table B.5 Emissions of Carbon Dioxide in Cheshire East (kt of CO₂)

Sector	2013	2014	2015	2016
Industry and commercial	1,063.8	853.6	852.8	790.1
Domestic	900.9	754.1	733.1	701.7
Road transport	1,127.9	1,152.9	1,191.6	1,195.9
Land use, land use change & forestry	-7.9	-10.2	-11.6	-12.5
Total	3,084.7	2,750.0	2,765.9	2,675.3

B.50 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).

56 ['Climate change explained', Department for Business, Energy & Industrial Strategy, October 2014:](https://www.gov.uk/guidance/climate-change-explained)
<https://www.gov.uk/guidance/climate-change-explained>

57 ['Climate change explained', Department for Business, Energy & Industrial Strategy, October 2014:](https://www.gov.uk/guidance/climate-change-explained)
<https://www.gov.uk/guidance/climate-change-explained>

58 UK Local Authority and regional carbon dioxide emissions national statistics: 2005-2016, Department for Business, Energy & Industrial Strategy, June 2018.



B.51 Improvements have already been achieved to build standards, linked to changes to building regulations. During the 2017/18 monitoring period, the average Standard Assessment Procedure ("SAP") rating received by new build dwellings across Cheshire East was 82; this compares to 81 in the 2016/17 monitoring period.⁽⁵⁹⁾ This is significantly higher than the average for existing dwellings across Cheshire East of 55.⁽⁶⁰⁾

Key issues

- CO₂ emissions from road transport in the Borough have increased
- build standards have improved in the Borough, with an increase in the average SAP rating

Summary of future baseline

B.52 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.53 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.54 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.55 The reliance on private transport remains high, however. The estimated miles driven by vehicles in Cheshire East was 2.243m in 2017. This is lower than the figures for 2014-16 (which ranged from 2.249m to 2.257m), but still higher than the totals for 2009-13.⁽⁶¹⁾

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

59 Ratings are expressed on a scale of 1 to 100 - the higher the number, the better the rating

60 Civicance

61 [Department for Transport traffic counts data \(obtained in October 2017 from https://www.dft.gov.uk/traffic-counts/area.php?region=North+West&la=East+Cheshire\).](https://www.dft.gov.uk/traffic-counts/area.php?region=North+West&la=East+Cheshire)



B.56 Given the rural nature of the majority of the Borough and high levels of car ownership, 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.57 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.58 Formal cultural designations in Cheshire East include:

- 76 **Conservation Areas** of varying size and scale (2018) - 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⁽⁶²⁾
- **Listed Buildings** (2019) - 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. There are 2,648 listings covering a number of different gradings⁽⁶³⁾
- 105 **Scheduled Monuments** (2019) - historically important sites and monuments⁽⁶⁴⁾
- 17 historic **Parks and Gardens** (2019) - viewed as a distinctive and much cherished part of our inheritance⁽⁶⁵⁾
- ten **areas of archaeological potential** (2018) - parts of the country where it is deemed likely that buried archaeology has survived⁽⁶⁶⁾
- one **registered battlefield** (2019) - designated as a result of the importance of events that took place there⁽⁶⁷⁾

B.59 There is also the potential for non-designated (or local heritage) assets, and unrecorded archaeology on some sites.

B.60 Cheshire contains 12 historic land classifications,⁽⁶⁸⁾ 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)

62 Cheshire East Council Environmental Planning service

63 Historic England

64 Historic England

65 Historic England

66 Cheshire Archaeology Planning Advisory Service

67 Historic England

68 [Cheshire County Council and English Heritage: The Cheshire Historic Landscape Characterisation \(2007\)](#)



- 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.61 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.⁽⁶⁹⁾

B.62 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.63 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).⁽⁷⁰⁾

B.64 The Borough contains large areas of designated open space including within settlements and 40,140ha of land designated as Green Belt (2018).⁽⁷¹⁾

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

Summary of future baseline

B.65 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.

69 [Cheshire East Landscape Character Assessment, LUC, May 2018](http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence)
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>

70 Cheshire East Council Strategic Planning service

71 Local authority Green Belt statistics for England: 2017 to 2018, MHCLG



B.66 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.67 In 2017, Cheshire East contained 172,930 dwellings. Of these, 88.3% 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.⁽⁷²⁾

B.68 The Objectively Assessed Need (OAN) (2015) for Cheshire East is 36,000 dwellings over the Local Plan period (2010 to 2030), which equates to 1,800 dwellings per year.⁽⁷³⁾

B.69 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 January 2019, the average price in the Borough was £223,600 (up 30% on the same month of 2012), which is lower than the England average (£244,600), but well above the North West (£160,800).⁽⁷⁴⁾

B.70 23 Of Cheshire East's 234 Lower layer Super Output Areas ("LSOAs") rank among the most deprived 25% of English LSOAs (unchanged from 2010) and six of these are among England's most deprived 10% (up from five in 2010, when Cheshire East had only 231 LSOAs).⁽⁷⁵⁾

B.71 120 of the Borough's LSOAs are amongst England's least deprived 25% and 63 of these are within England's least deprived 10%. This is a decrease in the overall number of Cheshire East LSOAs that rank amongst England's least deprived (in 2010, 121 of the Borough's LSOAs were amongst the country's least deprived 25% and 71 of these fell within the country's least deprived 10%).

B.72 The statistics suggest little change (between 2010 and 2015) 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.73 Table B.6 lists the 23 most deprived LSOAs in 2015.

72 Table 100 (Number of dwellings by tenure and district, England), Live tables on dwelling stock, Ministry of Housing, Communities and Local Government, May 2018

73 [Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015 \(Local Plan Exam Library ref \[PS E033\]\)](#)

74 Land Registry House Price Index data interrogation tool web page (<http://landregistry.data.gov.uk/app/ukhpi/explore>) following the Registry's 20th March 2019 UK House Price Index data release (<https://www.gov.uk/government/collections/uk-house-price-index-reports>)

75 Index of Multiple Deprivation data from the 2015 English Indices of Deprivation, Department for Communities and Local Government (DCLG) (now the Ministry for Housing, Communities and Local Government, Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015> and 2010 (DCLG, Mar 2011 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2010>).



Table B.6 Cheshire East LSOAs that fall within England's most deprived 25%

LSOA	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018476	Crewe	4.49
E01018462	Crewe	6.26
E01018466	Crewe	6.74
E01018459	Crewe	7.64
E01018445	Crewe	9.81
E01018486	Crewe	9.96
E01018400	Congleton	10.26
E01018485	Crewe	10.83
E01018640	Macclesfield	11.27
E01018596	Wilmslow	12.14
E01018484	Crewe	13.18
E01018498	Crewe	13.63
E01018467	Crewe	14.05
E01018388	Alsager	14.78
E01018463	Crewe	15.89
E01018477	Crewe	18.13
E01018478	Crewe	18.14
E01018645	Macclesfield	18.56
E01018497	Crewe	20.02
E01018631	Macclesfield	20.03
E01018487	Crewe	20.35
E01018594	Handforth	22.87
E01018423	Middlewich	23.65

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 (Local Plan Examination Library document [BE 046])
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018459 in Crewe has a percentile value of 7.64, which means it is outside England's most deprived 7%, but inside England's most deprived 8%.

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

Summary of future baseline

B.74 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.75 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 (2017) figures put the Borough's jobs density at 1.00, which is considerably higher than the densities for the North West (0.83) and the UK (0.85).⁽⁷⁶⁾

B.76 Survey data for 2017 suggest that over two fifths (45.7%, or about 102,100) 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 both the North West (34.5%) and the UK (38.4%) by statistically significant margins (in other words, it cannot be attributed solely to survey sampling error).⁽⁷⁷⁾

B.77 Of those people working in the Borough in 2017/18, nearly half (49.6%) were employed in high-skill occupations (managerial, professional and associate professional/ technical occupations). This proportion is above the UK average (45.8%). The proportion working in skilled trades occupations (10.9%) is similar to the national average (10.2%), as is the share contributed by caring, leisure, sales and customer service occupations (16.6% locally and 16.8% in the UK). The proportions working in administrative & secretarial jobs (8.2% locally and 10.2% for the UK) and in low-skill or elementary occupations (14.7% locally, against 17.0% for the UK) are each below the UK average.⁽⁷⁸⁾ The percentage of working-age (16-64 year-old) residents in employment (76.4% in 2017/18) is higher than both the regional and UK averages (73.8% and 75.0% respectively).⁽⁷⁹⁾ 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 (3.2% in 2017/18, compared to 4.1% for the North West and 4.2% in Great Britain).⁽⁸⁰⁾ So is the

76 Jobs density data, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright 2019

77 Annual Population Survey, January -December 2017, ONS, NOMIS. ONS Crown Copyright 2018

78 Annual Population Survey workplace analysis, October 2017 – September 2018, Office for National Statistics ("ONS"), NOMIS. Crown Copyright 2019. For the purposes of this commentary, "2017/18" means the 12-month period ending in September 2018. 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.

79 Annual Population Survey, October 2017 – September 2018, Office for National Statistics ("ONS"), NOMIS. Crown Copyright 2019. For the purposes of this commentary, "2017/18" means the 12-month period ending in September 2018.

80 Model-based estimates of unemployment, October 2017 – September 2018. Office for National Statistics (ONS), NOMIS. Crown Copyright 2018. Notes: [1] For the purposes of this commentary, "2017/18" means the 12-month period ending in September 2018. [2] 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.



claimant count rate (the proportion of working-age people claiming out-of-work benefits): 1.8% in Cheshire East in February 2019, against 3.3% and 2.6% for the North West and UK respectively.⁽⁸¹⁾

B.78 In Cheshire East 29,100 resident 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%).⁽⁸²⁾

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 proportion working in skilled trades and low-skill or elementary occupations are slightly below the UK average
- there is a relatively high proportion of residents in employment and a low proportion of economically active population aged 16 and above unemployed

Summary of future baseline

B.79 The Borough has a relatively high proportion of people employed in high-skill occupations compared to the proportion of people working in administrative and secretarial jobs, skilled trades occupations and in low-skill or elementary occupations; this situation is likely to continue in the absence of a major shift in the nature of the local economy.

B.80 The rural economy will continue to play a large part in the economic vitality of the Borough.

B.81 The Borough also has an important tourism offer and historic legacy, which provides significant opportunities for the economy.

B.82 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.

81 Source: [1] Claimant Count, Office for National Statistics (ONS), NOMIS. Crown Copyright 2019. Rates based on Office for National Statistics (ONS) mid-year population estimates for 2017 (June 2018 release). 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).

82 2011 Census Table QS702EW (Distance travelled to work), Office for National Statistics ("ONS"). ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.



Appendix C: Disaggregation and safeguarded land options

Disaggregation Options

C.1 Policy PG 7 "Spatial Distribution" in the LPS expects LSCs to accommodate in the order of 7ha of employment land and 3,500 new homes, with Other Settlements and Rural Areas ("OSRA") 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).⁽⁸³⁾

C.2 The purpose of the SADPD (part 2 of the Local Plan) is to focus on the disaggregation of the PG 7 development requirements for LSCs; the Council has explored alternatives to deliver this level of growth.

C.3 In terms of the OSRA, the strategy of the LPS is to meet the majority of new development requirements 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.4 The Council are also mindful of the limited amount of additional development necessary to meet the overall requirements for the OSRA. This amounts to 42 homes as at 31 March 2018. By way of comparison, the residual housing development requirement reduced by over 350 homes in 2017/18, a single year. The OSRA housing requirement has already almost been fully provided for in the first eight years of a 20 year plan period, primarily through windfall development. Therefore, it is anticipated that the LPS Policy PG 7 OSRA development requirement will be met through existing completions and commitments, and allocations through Neighbourhood Development Plans ("NDP").

C.5 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 [PUB 46] and the 'Approach towards housing supply flexibility in the SADPD' [PUB 47].

C.6 Several factors are considered to influence the disaggregation of the spatial distribution around the LSCs. These include: Policy constraints; known development opportunities; infrastructure capacity; physical constraints; deliverability and viability; 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 disaggregation options have also informed the Council's approach.

C.7 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 – Consideration of appropriate supply of sites

⁸³ 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.



- 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.8 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.9 Seven high-level 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.10 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.11 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 options that were subject to testing.

Table C.1 High-level Options subject to testing

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	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.



Option	Description	Reasoning
	the share of housing at each settlement at the beginning of the Plan period.	<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⁽⁸⁴⁾ 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, 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</p>

84 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx



Option	Description	Reasoning
		consultation that are in the urban area and have been shortlisted for further consideration in the site selection process (Stage 2 of the SSM).
		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).
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>

Method

C.12 The sustainability objectives and topics identified in Chapter 2 of this Report, and taken from the SA Scoping Report (June 2017)⁽⁸⁵⁾ form the basis for the SA work carried out on the seven reasonable disaggregation 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;⁽⁸⁶⁾ (duration, frequency and reversibility of effects are considered, as well as

85 https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/sustainability_appraisal.asp
86 Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.



cumulative effects⁽⁸⁷⁾). 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.13 Tables C.2 to C.10 detail the appraisal findings for each 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 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	<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 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>						



	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>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> <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</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
	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.						



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 56% 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 atmospheric pollution in Cheshire East,⁽⁸⁸⁾ with car and van ownership 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 17 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>						

88 https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/what_is_air_pollution/what_is_air_pollution.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 CO₂ emissions (including the domestic sector) fell by 13% between 2013 and 2016 (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 CO₂ 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 mitigation and adaptation" 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 miles driven by vehicles in Cheshire East in 2017 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 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". Proposed SADPD Policy HER 5 "Historic 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. 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 (2015) (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 1 "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 Policy HOU 5 "Gypsy, Traveller and Travelling Showpersons 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	3
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 "Historic 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. Options 5, 6 and 7 also perform relatively well as they also do not consider landscape and heritage 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</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
	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

Table C.11 Summary findings

	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	3

C.14 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.15 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.16 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.17 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.18 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.19 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.20 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.21 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 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.

Safeguarded land Options

C.22 The overall level of safeguarded land to be delivered in the SADPD has been established by the LPS. The three disaggregation Options identified in 'Local Service Centres Safeguarded Land Spatial Distribution Report' [PUB 53] as sub-options of LSC disaggregation Option 7 (hybrid) for safeguarded land are:

- Option A - redistribute Bollington's safeguarded land requirement to the other inset LSCs
- Option B - don't meet the safeguarded requirement for Bollington (please note that following initial identification, this option was not considered to be a reasonable alternative and not taken forward for further SA as it would not meet the safeguarded land requirements identified by the LPS).
- Option C - redistribute Bollington's safeguarded land requirement to Chelford

Method

C.23 The method used for the appraisal of the safeguarded land Options is the same as that used for the high-level LSC disaggregation Options. However, as land is safeguarded for development in the future and not allocated for a particular use, at this time, then this is reflected in the appraisal outcomes, where relevant. A 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.24 Tables C.12 to C.20 detail the appraisal findings for each Option, under each specific sustainability topic. Table C.21 summarises the appraisal findings for the Options.



Biodiversity, flora and fauna

Table C.12 Sustainability topic: biodiversity, flora and fauna

	Option A	Option C
Rank and significance	2	1
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 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.</p> <p>Due to the lack of brownfield land around the relevant LSCs, it is likely that both Options would entail the safeguarding of greenfield land (and as a result green infrastructure) for potential future development. This has the potential to use valuable habitat, which could lead to fragmentation and other issues. The site selection process has tried to minimise the loss of greenfield land, wherever possible. Future development can also result in increases in traffic and associated impacts on noise and atmospheric pollution. There is also the potential for an increased level of disturbance of biodiversity and geodiversity as a result of recreational activity and associated impacts.</p> <p>Option A would seek to distribute safeguarded land requirements from Bollington to the inset LSCs of Alderley Edge, Chelford, Disley, Mobberley and Prestbury. Option C would redistribute safeguarded land requirements from Bollington to Chelford. The majority of the relevant LSCs are located in and/or adjacent to nature conservation designations, with the exception of Chelford, which is relatively unconstrained in respect of international, national and local nature conservation designations. Therefore Option A has the potential for a greater likelihood of negative effects on biodiversity, flora and fauna compared to Option C which directs additional safeguarded land to Chelford.</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, 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>It is recognised 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 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>	



Population and human health

Table C.13 Sustainability topic: population and human health

	Option A	Option C
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.</p> <p>Option A would seek to distribute safeguarded land requirements from Bollington to the inset LSCs of Alderley Edge, Chelford, Disley, Mobberley and Prestbury. This would provide the opportunity for further future growth (and associated infrastructure) should the safeguarded land be required in the future. Option C would look to redistribute safeguarded land requirements from Bollington to Chelford, increasing the opportunities for infrastructure to be delivered. Option C has the potential to provide for a critical mass of safeguarded land and support improvements to the baseline position set out in Appendix B of this Report, should the safeguarded land be required in the future. The make up of that future land use, for both Options, is unknown at this time. Both Options therefore have the potential to deliver a residual positive effect for this topic.</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 settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>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.</p>	



Water and soil

Table C.14 Sustainability topic: water and soil

	Option A	Option C
Rank and significance	2	1
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. 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.</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 will entail the loss of greenfield and agricultural land, however, the site selection process has looked to limit impacts, wherever possible. 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. 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 56% 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>Given the scale of additional safeguarded land and the need for further detail on the precise location and specific land use then both Options have potential for provide for negative residual effects on water supply and wastewater. As Chelford is surrounded by areas that have less risk of flooding than many of the LSCs, and has not been identified as an area under pressure in respect waste water infrastructure, then it is considered that Option C has the potential to have a reduced effect overall, compared to Option A. Chelford does have areas of Grade 2 agricultural land adjacent to the settlement, and so performs slightly less well in respect of this area.</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 15 "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>	



	Option A	Option C
	<p>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. However, as the precise location of safeguarded land is not known at this stage (as is the future use of the safeguarded land) there is uncertainty with regard to the nature and significance of the effects at this stage.</p>	



Air

Table C.15 Sustainability topic: air

	Option A	Option C
Rank and significance	2	1
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing, employment and other related development. There are 17 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Development, in areas of particular sensitivity, including AQMAs has the potential to result in potentially negative effects. Therefore Options that direct growth away from Disley have a greater likelihood of a positive effect on air quality, compared to those that direct development to it.</p> <p>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>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>Generally option A seeks to spread additional levels of safeguarded land and therefore the potential for future development around a number of LSCs, including Disley (where there is already a declared AQMA). Option C would not result in any additional safeguarded land to be provided in Disley over and above that allocated by the LSC disaggregation Option 7 (hybrid). A number of LSCs have railway stations including Alderley Edge, Chelford, Disley and Prestbury to provide access to sustainable transport modes. Both options have the potential for effects on air quality as a result of increased traffic in order to access work, goods and services. Suitable mitigation could be provided in the implementation of future options to make sure none of the options have a significant negative effect on this topic.</p>	



Climatic factors

Table C.16 Sustainability topic: climatic factors

	Option A	Option C
Rank and significance	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO₂ emissions (including the domestic sector) fell by 13% between 2013 and 2016 (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. This topic will focus on efficiency of buildings and energy usage.</p> <p>Both Options have the opportunity to support renewable energy or low carbon energy infrastructure, which would seek to minimise CO₂ emissions and are therefore comparable. 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> <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 mitigation and adaptation" 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>	



Transport

Table C.17 Sustainability topic: transport

	Option A	Option C
Rank 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 miles driven by vehicles in Cheshire East in 2017 is still higher than the totals for 2009-13.</p> <p>Development has the potential to lead to an increase in traffic and congestion. As the location and specific land use for the safeguarded land is unknown at this time then it is considered that both Options have the potential for negative effects on congestion as a result of increased traffic.</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>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. There are no significant differences between the options. However, as the precise location of safeguarded land is not known at this stage (as is the future use of the safeguarded land) there is uncertainty with regard to the nature and significance of the effects at this stage.</p>	



Cultural heritage and landscape

Table C.18 Sustainability topic: cultural heritage and landscape

	Option A	Option C
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, and impact on the fabric and setting of the historic environment including through inappropriate design and layout, but can also support the enhancement of historic assets. As the precise nature and extent of future development is unknown at this stage, both Options have the potential for minor negative effects.</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 LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. New development has the potential to lead to incremental change in landscape character and quality in the borough. There is lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that both Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes.</p> <p>Providing for additional safeguarding land at a number of settlements (Option A) has the potential for increased impacts on landscape at a number of settlements. This is compared to Option C, which seeks to focus additional safeguarded land in one location (Chelford). To focus additional safeguarded land in a single location has the potential opportunity to provide for mitigation, through appropriate landscape and design considerations, if the site is required in the future. However, again, as the precise location and make up of potential future development is not known at this time then it is likely that both options would have a minor negative effect on landscape in the Borough.</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". Proposed SADPD Policy HER 5 "Historic 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 and 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>Option A has the potential for negative effects in the longer term at these settlements and Option C has the potential for longer term negative effects (after the Plan period) at Chelford. However, as the precise location and future use of safeguarded land is not known at this stage, there is uncertainty with regard to the nature and significance of the effects at this stage. 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. Overall, neither Option performs significantly better than the other in terms of this SA topic.</p>	



Social inclusiveness

Table C.19 Sustainability topic: social inclusiveness

	Option A	Option C
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. There is also 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 (above the overall house price for the North West) (Appendix B of this Report).</p> <p>Development 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 (2015) (Appendix B of this Report).</p> <p>Distributing further safeguarded land requirements to Alderley Edge, Chelford, Disley, Mobberley and Prestbury (Option A) provides the opportunity for future development in a number of locations to support social inclusion and community benefits. Alternatively, focusing further safeguarded land at Chelford (Option C) provides for the possibility of improved or upgraded infrastructure, delivered potentially by a critical mass of future development</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. 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. 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. 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 Policy HOU 5 "Gypsy, Traveller and Travelling Showpersons provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Both Options provide for potential positive effects, but these are limited by not knowing the precise location and type of development. 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.20 Sustainability topic: economic development

	Option A	Option C
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).</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. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that both Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. The Borough also has an important tourism offer and historic environment (present in all the LSCs and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report).</p> <p>Option A could lead to additional safeguarded land and therefore potentially future growth in a number of settlements at some point in the future. This could support business or housing growth (and therefore give positive effects). A similar conclusion could be made for Option C, which focuses additional safeguarded land at a single LSC (Chelford).</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. Policies also 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 "Historic 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>Both Options provided for potential positive effects but these are limited by not knowing the precise location and type of development. 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>	



Summary findings and conclusion

Table C.21 Summary findings safeguarded land

	Option A	Option C
Biodiversity, flora and fauna	2	1
Population and human health	=	=
Water and soil	2	1
Air	2	1
Climatic Factors	=	=
Transport	=	=
Cultural heritage and landscape	=	=
Social inclusiveness	=	=
Economic development	=	=

C.25 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 Option C (redistributing Bollington's safeguarded land requirement to Chelford) 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 a AQMA whereas Disley does

C.26 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 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 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 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 seven proposed policies under the planning for growth theme:

- PG 8 "Spatial distribution of development: local service centres"
- PG 9 "Settlement boundaries"
- PG 10 "Infill villages"
- PG 11 "Green Belt boundaries"
- PG 12 "Safeguarded land boundaries"
- PG 13 "Strategic green gaps boundaries"
- PG 14 "Local green gaps"

D.5 The proposed policy approach covers the distribution of employment and housing development around the LSCs, taking LPS Policy PG 7 "Spatial Distribution of Development" as a starting point (further information regarding this can be found in the LSC Spatial Distribution Disaggregation Report [PUB 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 "Spatial distribution of development: 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 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 six proposed policies under the general requirements theme:

- GEN 1 "Design principles"
- GEN 2 "Security at crowded places"
- GEN 3 "Advertisements"
- GEN 4 "The recovery of infrastructure costs and planning obligations reduced on viability grounds"
- GEN 5 "Aerodrome safeguarding"
- GEN 6 "Airport public safety zone"

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 implementation of deferred planning obligations. 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, five 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 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 mitigation and adaptation"
- 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 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 "Historic 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 historic 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 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 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 Publication Draft SADPD presents policy in relation to housing, recognising that 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.

D.29 There are 14 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 5 "Gypsy, Traveller and Travelling Showpersons provision"
- 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, and the allocation (or approval) of sites to meet the identified need for Gypsy, Traveller and Travelling Showpeople. 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.

D.31 Of these proposed policies, 13 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 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 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 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 and First Draft SADPD 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⁽⁸⁹⁾
- are not being actively promoted
- have planning permission as at 31/3/18
- 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⁽⁹⁰⁾

E.5 This left a shortlist of site options for appraisal.

89 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).

90 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 [PUB 21 to PUB 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?	Green	NPPF ¶167 - considering deliverable and developable sites.
		Yellow	¶16, ¶35 - plan deliverability.
		Red	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.?	Green	NPPF ¶170 - protecting and enhancing valued landscapes.
		Yellow	LPS Policy SE 4 Landscape.
		Red	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.	Green	SA themes: • Cultural heritage and landscape
		Yellow	Site is wholly in the settlement (infill) or is substantially* enclosed by the settlement on 3 sides.
		Red	Site is immediately adjacent to the settlement and substantially* enclosed by development on 2 sides.
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?	Green	Site is on the edge of the settlement, only adjoining development on 1 side or not adjoining a settlement.
		Yellow	No.
		Red	In part. Yes (all or most of the site).
		Green	LPS Policy PG 5 Strategic Green Gap.
		Yellow	SA theme: • Cultural heritage and landscape
		Red	





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
5. Compatible neighbouring uses?	Is the proposed use compatible with neighbouring uses?	<div>Site in/on the edge of and established residential area and proposed for residential use.</div> <div>Or</div> <div>Site in/on the edge of an established industrial area and is proposed for employment use.</div> <div>Or</div> <div>Site in/on the edge of a mixed use area where no known amenity issues exist that would preclude development.</div> <div>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.</div> <div>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.</div>	<p>NPPF ¶127 - planning policies should promote developments with a high standard of amenity.</p> <p>LPS Policy SE 12 Pollution, Land Contamination and Land Instability.</p> <p>NPPG - Noise</p> <p>SA themes:</p> <ul style="list-style-type: none"> • Population and human health • Air
6. Highways access?	<div>Is there a physical point of highway access to the site?</div> <div>Is there a possibility of creating an access in the site?</div>	<div>Existing access into the site.</div> <div>Access can be created in the site.</div> <div>No apparent means of access/access would be difficult to achieve.</div>	<p>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.</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"> • Transport
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.	<div>No known issues.</div> <div>Known issues that could be mitigated by appropriate measures.</div> <div>Significant concerns that impacts will be difficult to mitigate.</div>	<p>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),</p>

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: • Transport</p>
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>	<p>None.</p> <p>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.</p> <p>Significant concerns over the potential for harm to a designated or non-designated heritage asset.</p>	<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: • Cultural heritage and landscape</p>
9. Flooding/drainage issues?	Are there any known flooding or drainage issues?	<p>None (majority in Flood Zone 1/no drainage issues).</p> <p>Some issues but, where appropriate, mitigation is possible (majority in Flood Zone 2/some drainage issues that could be readily mitigated).</p> <p>Significant concerns that impact will be difficult to mitigate (majority in Flood Zone 3/significant drainage issues that will be difficult to address).</p>	<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: • Water and soil</p>





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.	<div>Unlikely to result in any significant adverse impacts.</div> <div>Likely significant effects but avoidance/mitigation measures are possible.</div> <div>Likely significant effects where avoidance/mitigation would be difficult to achieve.</div>	<p>NPPF ¶170 – protect and enhance sites of biodiversity value; minimise impacts on and providing net gains for biodiversity.</p> <p>NPPF ¶174 to 177 – Protecting biodiversity and geodiversity.</p> <p>LPS Policy SE 3 Biodiversity and Geodiversity.</p> <p>NPPG – Natural environment.</p> <p>SA theme:</p> <ul style="list-style-type: none"> Biodiversity, flora and fauna
11. Tree Preservation Orders ("TPO") on/immediately adjacent?	Are there any TPO's on or immediately adjacent to the site?	<div>None.</div> <div>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.</div> <div>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.</div>	<p>NPPF ¶170 – recognise the benefits of trees and woodland.</p> <p>NPPF ¶127 – planning policies should promote developments with a high standard of amenity.</p> <p>LPS Policy SE 5 Trees, Hedgerows and Woodland.</p> <p>NPPG – TPOs and trees in Conservation Areas.</p> <p>SA theme:</p> <ul style="list-style-type: none"> Cultural heritage and landscape
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.

Criteria	Detailed criteria	Basis of traffic light choice		Commentary
			Part of the site is in an AQMA. 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 in or adjacent to an area where there is a known mineral interest? ⁽³⁾		No. In a Mineral Safeguarding Area (including the 250m Buffer Zone) or an Area of Search. Is an allocated minerals site or a known site for potential allocation, or is in a Preferred Area.	NPPF ¶203 to 208 - facilitating the sustainable use of minerals. LPS Policy SE 10 Sustainable Provision of Minerals. 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. N.B. The commentary here is as important as the balancing of the traffic lights.		Majority of the criteria are green (11 and over). A mix of red/amber/green. Majority of the criteria are red (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. NPPF ¶104 – minimise the number and length of journeys needed for employment, shopping and other leisure activities. LPS Policies SD 1 Sustainable Development in CE and SD 2 Sustainable Development Principles.





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
			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. (4)	<div>Commutable service.</div> <div>Non-commutable service.</div> <div>Service not within walking distance.</div>	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?	<div>Brownfield</div> <div>A mix of brown and greenfield land.</div> <div>Greenfield.</div>	NPPF ¶¶117 to 119 – making effective use of land. LPS Policy SE 2 Efficient Use of Land. SA theme:

Criteria	Detailed criteria	Basis of traffic light choice		Commentary
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: (5)			<ul style="list-style-type: none"> Water and soil <p>NPPF ¶170 - take account of the economic and other benefits of the best and most versatile agricultural land.</p> <p>LPS Policy SE 2 Efficient Use of Land.</p> <p>SA theme:</p> <ul style="list-style-type: none"> Water and soil
18. Contamination issues?	Does the site have any contamination issues?		<p>No known/low risk of site contamination issues</p> <p>Medium risk of contamination issues.</p> <p>High risk of contamination issues.</p>	<p>NPPF ¶170 - contribute to and enhance the natural and local environment by ... remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>NPPG - Land affected by contamination.</p> <p>LPS Policy SE 12 Pollution, Land Contamination and Land Stability.</p> <p>SA themes:</p> <ul style="list-style-type: none"> Biodiversity, flora and fauna Water and soil Population and human health





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>	<p>LPS Policy EG 6 Existing and Allocated Employment Sites.</p> <p>SA theme: • Economic Development</p>
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. ⁽⁶⁾	<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: • Economic Development</p>

- https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/community-infrastructure-levy.aspx
- http://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/review_and_assessment/adma_area_maps.aspx
- http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.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'⁽⁹¹⁾ 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)

91 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 Alexandra 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 322a	St. Ann's Road	Middlewich																			
CFS 600	East and west of Croxton 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																			
FDR660	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 130b	Land north of Beech Road	Alderley Edge																			
CFS 301	Land adjacent to Jenny Heyes	Alderley Edge																			
CFS 404a	Ryleys Farm (plot 1)	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 54	Land south of Birds Nest	Audlem																			
CFS 570	East View	Audlem																			
CFS 403	Corner of Green Lane and Whitchurch Road	Audlem																			
CFS 585	Land at Moorsfield Avenue	Audlem																			
CFS 586	Land off Moss Hall and Cheshire Street	Audlem																			
CFS 561	Land at Henshall Road	Bollington																			
CFS 567	Oak Lane/Greenfield Road	Bollington																			
FDR855B	Land bet 15 & 17a Jackson Lane	Bollington																			
CFS 79	Land to east of 41a Shrigley Road	Bollington																			
CFS 352	Land at Hall Hill	Bollington																			
CFS 352a	Greg Avenue/Ashbrook Road	Bollington																			
FDR855A	Land to south of Grimshaw Lane	Bollington																			
FDR2818A	Overflow car park, Hollin Hall Hotel	Bollington																			
FDR2818B	Land south of overflow car park, Hollin Hall Hotel	Bollington																			
CFS 2/48	Land off Knutsford Road	Chelford																			
CFS 427c i & ii	Land at Chelford Village parcel c - smaller site (Land east of Chelford Railway Station)	Chelford																			

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 427b	Land at Chelford Village parcel b	Chelford																			
CFS 427c	Land at Chelford Village parcel c - larger site	Chelford																			
CFS 199	Greystones Allotment site, Buxton Road	Disley																			
FDR1941	Land off Jacksons Edge Road	Disley																			
CFS 29	Cloughside Farm, Lower Greenshall Lane	Disley																			
CFS 196	Land at Hag Bank Lane	Disley																			
CFS 275	Land off Lymewood Drive	Disley																			
CFS 423a	Land east of London Road	Holmes Chapel																			n/a
CFS 354	Land off Ilford Way	Mobberley																			
CFS 333A	Land to N of 23 Carlisle Close (larger site)	Mobberley																			
CFS 168	Grove House	Mobberley																			
CFS 333	Land to N of 23 Carlisle Close	Mobberley																			
CFS 355	Argonaught Holdings Ltd, land N of Carlisle Close	Mobberley																			
CFS 391	Plot 1, land at White Gables Farm	Prestbury																			
CFS 574	Land south of Prestbury Lane	Prestbury																			
FDR2001	Land off Heybridge Lane (northern site)	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 58	Land at Shirleys Drive	Prestbury																			
CFS 154	Land at Bridge Green (area A)	Prestbury																			
CFS 197	Land north of Chelford Road and west of Collar House Drive	Prestbury																			



Reasons for progression or non-progression of site allocation options in plan-making

Introduction

E.13 Tables E.3 to E.14 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 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 CRE 2 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 CRE 1 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 CNG 1 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 around 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 322a	Land off St. Ann's Road	This site has been progressed as Site MID 1 because the case to develop this site is well established given its allocation in the previous Congleton Borough Local Plan First Review. The site is sustainably located in Middlewich town centre and makes the best use of vacant brownfield/greenfield land.
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 MID 2 because it is located adjacent to the existing urban area and provides the opportunity to meet the housing needs in Middlewich in a sustainable way.
CFS 635A	Centurion Way	This site has been progressed as Site MID 3 because it is located adjacent to the existing urban area and provides the opportunity to meet the housing needs in Middlewich.



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. Further information would also be required in terms of a botanical survey if the site was to progress.

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 PYT 1 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 PYT 2 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.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
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 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 PYT 3 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 PYT 4 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 been progressed as Site ALD 4 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. The site offers the opportunity for a high quality residential development to assist in meeting the housing needs of Alderley Edge. It will also provide public open space and land for new allotment gardens. Although parts of the site are in Flood Zones 2 and 3, development can avoid those areas of the site. There are a number of factors that require mitigation measures but it is considered that these can be provided and the site is achievable.
CFS 301	Land adjacent to Jenny Heyes	This site has been progressed as Site ALD 1 as it is in a sustainable location and makes a '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. The site offers the opportunity for a high quality small scale residential development. Although parts of the site are in Flood Zones 2 and 3, development can avoid those areas of the site. There are no significant issues that would prevent the site from coming forward.
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.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
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.
CFS 404a	Ryleys Farm (plot 1)	The site has been progressed as Site ALD 2 and Safeguarded land ALD 3 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. There are a number of factors that require mitigation measures but it is considered that these can be provided and the site is achievable. It offers the opportunity for a high quality residential development to assist in meeting housing needs in Alderley Edge plus an area of safeguarded land.
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.

Audlem

Table E.8 Reasons for progression or non-progression of Audlem site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 54	Land south of Birds Nest	The site has been progressed as Site AUD 1 as it is considered to provide the best option for meeting the outstanding housing needs of the village. The site relates well and round off the urban form of the settlement when taking account of the residential development currently being built on the land to the west of the site on the opposite side of Audlem Road.
CFS 403	Corner of Green Lane and Whitchurch Road	The site has not been progressed because the site partly falls in the Audlem Conservation Area and its development would inevitably have an impact on it, in terms of the open character in this area and on the immediately adjoining area by the canal. While harm can be mitigated or reduced through good design, the open rural setting of the wider site provides a green gateway into almost the centre of the village and helps contribute to its character when approached from the south. Flooding and ecology concerns suggest that only the northern part of the site should be considered as being potentially suitable for development. The northern part of the site has the advantage of being close to the centre of the village



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		and so has easier access to its services and facilities than the other potential sites. Any development could potentially also incorporate additional parking facilities for those visiting the centre and help address on street parking issues. On balance, this site is considered less favourably than CFS 54 and CFS 570.
CFS 570	East View	The site has not been progressed because it is considered less suitable for allocation than CFS54 due to the site being adjacent to Monks Lane which is narrow and preference for pedestrian and vehicular access being through CFS54.
CFS 585	Land at Moorsfield Avenue	The site has not been progressed because the site does not perform as well as the other sites. The main reason for this is its likely impact on the landscape. The site is in an elevated position and can be seen in the landscape over long distances from the north and west. Its sloping topography makes the site very visible from the canal towpath, some of which is located in the Conservation Area. It is considered that mitigation would be difficult. The development of the north east part of the site is also likely to have an adverse impact on the Conservation Area and the setting of the Grade II listed Wharf Cottage, which is a lock cottage on the canal. On balance, this site is the least favoured of all the sites being considered in Audlem.
CFS 586	Land off Moss Hall and Cheshire Street	The site has not been progressed because the site does not perform as well as most of the other sites, with the exception of CFS 585. The main reason for this is its likely impact on the landscape. The site is in an elevated position and a large part of it can be seen in the landscape over long distances. Local topography and the existing open views from the north and west would make mitigation difficult. There are a number of footpaths close by, specifically FP9 Audlem to the west and FP32 to the south. The site has the advantage of being located closer to services and facilities in the centre of the village than some of the other proposed sites, including the two preferred sites. On balance, this site is the second least favoured of all the sites being considered in Audlem.

Bollington

Table E.9 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.
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



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		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.
CFS 352a	Land at Greg Avenue/Ashbrook Road	This site has not been progressed because there are a number of concerns regarding this site around whether satisfactory access can be achieved to the site, the cumulative impact on the wastewater system and additional encroachment into the Hall Hill area.
CFS 561	Land at Henshall Road	This site has been progressed as Site BOL 1 because it offers the opportunity for a sustainably located residential development in the western part of the settlement of Bollington. The site provides the opportunity for the 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 Site BOL 2 because it is sustainably located on the edge of Bollington, and provides the opportunity for a small scale residential development. The site could be considered to fill in a gap and round off the settlement. The southern boundary follows the line of a private road, which is a recognisable boundary in Green Belt terms.
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 been progressed as BOL 3 because it offers an opportunity for a small scale residential development on the edge of central Bollington. Heritage impacts can be mitigated against and the site boundaries provide recognisable boundaries in Green Belt terms. The site would fill in a gap in development along Jackson Lane.
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. Also there are cumulative heritage impact concerns if this site was released as well as site FDR855B.
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.10 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 Site CFD 1 because it is in a sustainable location and makes a 'significant contribution' to Green Belt purposes. It offers an opportunity for a high quality residential development to assist in meeting the overall needs of Chelford. It also retains an element of car parking on the site.
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 requirement for Chelford, which is a LSC where modest growth in housing and employment is expected by 2030 to meet locally arising needs and priorities.
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 requirement for Chelford, which is a LSC where modest growth in housing and employment is expected by 2030 to meet locally arising needs and priorities.
CFS 427c i & ii	Land at Chelford Village parcel c - smaller site (land east of Chelford Railway Station)	This site has been progressed as Safeguarded land CFD 2 as it is in a sustainable location and makes a 'significant contribution' to Green Belt purposes. It offers the opportunity for a comprehensively delivered development that delivers a number of infrastructure benefits, should this site be required in the future.

Disley

Table E.11 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 been progressed as Site DIS 1 because it is in a sustainable location in the urban area; it is not in the Green Belt, and has no significant constraints that cannot be overcome. A suitable site for the relocation of the allotments has been identified by the Parish Council.
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 DIS 2 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.

Holmes Chapel

Table E.12 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 HCH 1 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.13 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 333	Land to the north of 23 Carlisle Close	The site has not been progressed as it does not meet the full requirement for safeguarded land. There are concerns over landscape and heritage and ecology, however, as it is a small site, the impacts of development would be less severe.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 333A	land to the north of 23 Carlisle Close (larger site)	The site has been progressed as Safeguarded land MOB 2 because it almost fully meets Mobberley's safeguarded land requirement. The site comprises CFS 333 and part of CFS 355. The site assessment of site CFS 355 highlighted concerns, such as landscape impact, settlement character, ecology compatible neighbouring uses, particularly aircraft noise affecting the northern part of CFS 355. The noise impact on site CFS 333A is less severe than on site CFS 355 and is capable of being mitigated. The other concerns will also be less severe, given that it is a much smaller site.
CFS 354	Land off Ilford Way	The site has been progressed as Site MOB 1 because it is a significant brownfield site within the settlement boundary of Mobberley, outside the Green Belt. The site has historically been used for employment purposes, with a number of specialised buildings on site. Currently the site is only partially occupied and over the lifetime of the plan there is the potential to bring forward redevelopment proposals for the site.
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 such as landscape impact, settlement character, ecology and compatible neighbouring uses, especially aircraft noise affecting the northern part of the site.

Prestbury

Table E.14 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 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.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 391	Plot 1, land at white Gables Farm	This site has been progressed as Site PRE 1 as it is in a sustainable location in the urban area and is not in the Green Belt. It offers the opportunity for a small, high quality residential development close to the village centre.
CFS 574	Land south of Prestbury Lane	This site has been progressed as Site PRE 2 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 residential development to assist in meeting housings needs in Prestbury plus an area of safeguarded land. Whilst some mitigation measures are required, it is considered that these can be delivered and the site is achievable.
FDR2001	Land off Heybridge Lane (northern site)	Part of this site has been progressed as Safeguarded land PRE 3 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 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 high quality development to assist in meeting needs if allocated for development 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 in the future.

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' [PUB 12].



Table E.15 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 2.3 Land east of University Way, 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



Gypsy and Traveller and Travelling Showpeople

E.16 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.17 Table E.15 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 15a																				
GTTS 16																				
GTTS 17																				
GTTS 18																				
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

Introduction

E.18 Table E.16 sets out the options for the sites considered through the SSM and detailed in Table E.15 (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 First Draft SADPD, the SA findings are not the sole basis for a decision.

E.19 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 G&T 1 as the site offers the opportunity for the extension of an existing 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, at this time. 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 Publication Draft SADPD on the basis of the site's accessibility to services, facilities and public transport, alongside impacts on the open countryside.
GTTS 15a	Three Oakes Caravan Park, Moston (Option a)	The site has been progressed as Site G&T 4 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 at this time.
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 Publication Draft 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 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.



SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
GTTS 16	Thimswarra Farm, Dragons Lane, Moston	The site currently has temporary planning permission. The site is being progressed as Site G&T 6 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 [PUB 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 17	New Start Park, Wettenhall Road, Reaseheath	The site currently has temporary planning permission. The site is being progressed as Site G&T 3 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 [PUB 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 18	Meadowview, south of Dragons Lane, Moston	The site currently has temporary planning permission. The site is being progressed as Site G&T 7 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 [PUB 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.



SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
GTTS 30	Land at London Road, Bridgemere	The site is not a preferred site and therefore not proposed as an allocation in the Publication Draft 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 G&T 2 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 at this time.
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 Publication Draft 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 TS 1 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. 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 at this time.
GTTS 67	Cledford Hall, Cledford Lane, Middlewich	The site has been progressed as Site G&T 5 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 at this time.
GTTS 68	Land at Firs Farm, Brereton	The site has been progressed as Site TS 2 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
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).



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
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).



Middlewich

F.4 The SADPD site options for Middlewich are:

- CFS 164 Cledford Lagoon
- CFS 322a Land off St. Ann's Road
- 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 322a	CFS 387	CFS 600	CFS 635A	SUB1654	FDR860
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).



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
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).



Alderley Edge

F.6 The SADPD site options for Alderley Edge are:

- CFS 130b Land north of Beech Road
- CFS 132 Land at Horseshoe Lane
- 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
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).



Audlem

F.7 The SADPD site options for Audlem are:

- CFS 54 Land south of Birds Nest
- CFS 403 Corner of Green Lane and Whitchurch Road
- CFS 570 East View
- CFS 585 Land at Moorsfield Avenue
- CFS 586 Land off Moss Hall and Cheshire Street

Table F.6 Audlem SADPD Site Options Accessibility Assessment

Criteria	Distance	CFS 54	CFS 403	CFS 570	CFS 585	CFS 586
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).



Bollington

F.8 The SADPD site options for Bollington are:

- CFS 79 Land to east of 41a Shrigley Road
- CFS 352 Land at Hall Hill
- CFS 352a Land at Greg Avenue/Ashbrook 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.7 Bollington SADPD Site Options Accessibility Assessment

Criteria	Distance	CFS 79	CFS 352	CFS 352a	CFS 561	CFS 567	FDR855A	FDR855B	FDR2818A	FDR2818B
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).



Chelford

F.9 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 & ii Land at Chelford Village parcel C - smaller site (land east of Chelford Railway Station)

Table F.8 Chelford SADPD Site Options Accessibility Assessment

Criteria	Distance	CFS 2/48	CFS 427b	CFS 427c	CFS 427c i & ii
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).



Disley

F.10 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.9 Disley SADPD Site Options Accessibility Assessment

Criteria	Distance	CFS 29	CFS 196	CFS 199	CFS 275	FDR1941
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).



Holmes Chapel

F.11 The SADPD site option for Holmes Chapel is:

- CFS 423a Land east of London Road

Table F.10 Holmes Chapel SADPD Site Option Accessibility Assessment

Criteria	Distance	CFS 423a
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).



Mobberley

F.12 The SADPD site options for Mobberley are:

- CFS 168 Grove House
- CFS 333 Land to the north of 23 Carlisle Close
- CFS 333A Land to the north of Carlisle Close (larger site)
- CFS 354 Land off Ilford Way
- CFS 355 Argonaught Holdings Limited, land north of Carlisle Close

Table F.11 Mobberley SADPD Site Option Accessibility Assessment

Criteria	Distance	CFS 168	CFS 333	CFS333A	CFS 354	CFS 355
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).



Prestbury

F.13 The SADPD site options for Prestbury are:

- CFS 58 Land at Shirleys Drive
- CFS 154 Land at Bridge Green (area A)
- CFS 197 Land north of Chelford Road and west of Collar House Drive
- CFS 391 Plot 1, land at White Gables Farm, south of Cricket Ground
- CFS 574 Land south of Prestbury Lane
- FDR 2001 Land off Heybridge Lane (northern site)

Table F.12 Prestbury SADPD Site Options Accessibility Assessment

Criteria	Distance	CFS 58	CFS 154	CFS 197	CFS 391	CFS 574	FDR 2001
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.14 The SADPD site options for proposed Policy EMP 2 are:

- EMP 2.1 Weston Interchange, Crewe
- EMP 2.2 Meadow Bridge, Crewe
- EMP 2.3 Land east of University Way, 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 2.3	EMP 2.4	EMP 2.5	EMP 2.6	EMP 2.7	EMP 2.8	EMP 2.9
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).

Gypsy and Traveller and Travelling Showpeople

F.15 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 15a Three Oaks Caravan Park, Moston (Option a)
- GTTS 15b Three Oaks Caravan Park (Option b)
- GTTS 16 Thimswarra Farm, Dragons Lane, Moston
- GTTS 17 New Start Park, Wettenhall Road, Reaseheath
- GTTS 18 Meadowview, South of Dragons Lane, Moston
- 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 Firs Farm, Brereton





Table F.14 Gypsy and Traveller and Travelling Showpeople Site Accessibility Assessment

Criteria	Distance	GTTS 12	GTTS 13	GTTS 15a	GTTS 15b	GTTS 16	GTTS 17	GTTS 18	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

Equality Impact Assessment is a requirement for all strategies, plans, functions, policies, procedures and services, under the Equalities Act 2010. We are required to publish assessments so that we can demonstrate how we have considered the impact of the proposals.

Section 1: Description

Department	Environment and Neighbourhood Services	Lead officer responsible for assessment	Development Planning Manager
Service	Strategic Planning	Other members of the team undertaking assessment	Strategic Planning Officers
Date	April 2019	Version	1
Type of document	Plan		
Is this a new/existing/revision of an existing document	New		
Title and subject of 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).	<p>Publication Draft Site Allocations and Development Policies Document ("SADPD").</p> <p>The local plan sets planning policies and allocates sites for development. The first part of the local plan (the Local Plan Strategy) contains strategic planning policies and site allocations. It was adopted in July 2017 and its policies are now used by the council to determine planning applications.</p> <p>The second part of the local plan will be the SADPD, which will contain more detailed planning policies and further site allocations. It will replace the detailed policies from the old local plans from the former districts (Congleton; Crewe and Nantwich; and Macclesfield) that are currently used. Once adopted, the SADPD policies will be used alongside the Local Plan Strategy policies to determine planning applications.</p>		
Who are the main stakeholders?	Cheshire East residents, developers operating in Cheshire East, employers and employees in Cheshire East, and infrastructure providers in Cheshire East.		





Section 2: Initial screening

Who is affected?	Cheshire East residents, developers operating in Cheshire East, employers and employees in Cheshire East, and infrastructure providers in Cheshire East.
Who is intended to benefit and how?	Stakeholders in, and working in Cheshire East.
Could there be a different impact or outcome for some groups?	No. The SADPD seeks to achieve improvements that will benefit all sections of the community.
Does it include making decisions based on individual characteristics, needs or circumstances?	Yes. The development needs of the Borough were identified and the SADPD seeks to address all sections of the community.
Are relations between different groups or communities likely to be affected?	No. The SADPD seeks to achieve improvements that will benefit all sections of the community.
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	Objective 3 in the Sustainability Appraisal Framework requires the needs of all sections of the community to be considered in order to achieve high levels of equality, diversity and social inclusion. The SADPD seeks to achieve improvements that will benefit all sections of the community.

Is there an actual or potential negative impact on these specific characteristics?

Age	Y	N ✓	Marriage & civil partnership	Y	N ✓	Religion & belief	Y	N ✓	Carers	Y	N ✓
Disability	Y	N ✓	Pregnancy & maternity	Y	N ✓	Sex	Y	N ✓	Socio-economic status	Y	N ✓
Gender reassignment	Y	N ✓	Race	Y	N ✓	Sexual orientation	Y	N ✓			

What evidence do you have to support your findings (quantitative and qualitative)?

A comprehensive evidence base has been produced for the LPS and Publication Draft SADPD.

	Consultation/involvement carried out	
	Yes	No
Age	✓	
Disability	✓	
Gender reassignment	✓	
Marriage & civil partnership	✓	
Pregnancy & maternity	✓	
Race	✓	
Religion & belief	✓	
Sex	✓	
Sexual orientation	✓	





		Consultation/involvement carried out	
		Yes	No
Carers	The SADPD seeks to achieve improvements that will benefit all sections of the community. The SADPD promotes accessibility of services, facilities, and jobs. The SADPD will be the subject of public consultations.	✓	
Socio-economic status	The SADPD seeks to achieve improvements that will benefit all sections of the community. The SADPD promotes accessibility of services, facilities, and jobs. Development would incorporate a suitable mix of types and tenures. The SADPD will be the subject of public consultations.	✓	

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
Land use and layout		
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





Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
		"Climate change mitigation and adaptation", 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.
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.
Street layout, connectivity and travel		
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

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
		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.
Access to services including public services, employment and food		
Improve access to healthcare, education, leisure facilities (social, cultural and recreational) and employment	Yes	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.
Increase access to services for specific groups such as the elderly, families with children, people with restricted mobility or marginalised groups	Yes	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





Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
		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.
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 mitigation and adaptation" 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

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
		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 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.
Open space and green infrastructure		
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.
Affordable and specialised housing		
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.





Issues - will the SADPD:		Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
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 "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.
Energy, air quality and noise			
Reduce energy usage		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 mitigation and adaptation", 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.
Help the development of practices and/or technologies that are low carbon or carbon neutral		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 mitigation and adaptation", 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.
Enhance land, air and water quality		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 16 "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.
Enhance pollution prevention and control		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

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
		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

Rural Proofing Criteria	Negative impact?	Description
Will the plan affect the availability of services?	No	The SADPD seeks to work with infrastructure providers to make sure that infrastructure to support the community is provided; this will include local health and social care facilities, leisure facilities, recreation and greenspace, education, transport, superfast broadband, mobile and other ICT connectivity, water, waste and energy.
Will the cost of delivery be higher in rural areas where clients are more widely dispersed or economies of scale are harder to achieve?	No	The cost of delivery is unlikely to be higher in rural areas.
Will the plan affect travel needs or the cost of travel?	No	The SADPD seeks to improve links between existing and new neighbourhoods by giving priority to walking, cycling, and public transport and providing a genuine choice of modes and supporting community integration. It also seeks to develop improved transport and infrastructure networks.
Will the plan be suitable communicated and delivered to those in a rural area?	No	The SADPD will be advertised on the Council's website and will be able to view in local libraries and online.
Does the plan impact on infrastructure (for example broadband, ICT, main roads, utilities)?	No	The SADPD seeks to work with infrastructure providers to make sure that infrastructure to support the community is provided; this will include local health and social care facilities, leisure facilities, recreation and greenspace, education, transport, superfast broadband, mobile and other ICT connectivity, water, waste and energy.
Will the plan impact on rural businesses, and rural based industries and the self-employed?	No	The SADPD seeks to improve the economy in rural areas by supporting the development of rural enterprise, diversification of the rural economy, sustainable tourism, broadband connectivity, and the continued importance of farming and agriculture.
Will the plan affect those on low wages or in part-time or seasonal employment?	No	The SADPD is unlikely to affect these forms of business.
Is the plan to be targeted at the disadvantaged?	No	The SADPD seeks to create sustainable communities, where all members are able to contribute and where all the infrastructure needed to support the community is provided, including the disadvantaged.
Does the plan depend on new buildings or development sites?	No	The SADPD depends on a level of new sustainable development.

Rural Proofing Criteria	Negative impact?	Description
Is the plan likely to impact on the quality and character of the natural and built rural landscape?	No	The SADPD seeks to respect the character and distinctiveness of places and landscapes through the careful design and siting of development, and to conserve and enhance the natural and historic environment, making sure that appropriate protection is given to designated and non-designated assets.
Will the plan impact on people wishing to reach and use the countryside as a place for recreation and enjoyment?	No	The SADPD seeks to provide new, and maintain existing, high quality and accessible green infrastructure to create networks of greenspace for people.

I.1 This assessment is based on the Countryside Agency: Rural Proofing Checklist.





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.
¶3.12	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.
¶4.35	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 been	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>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>	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 B1 and B8 uses only and is therefore unlikely to involve industrial or agricultural processes that could lead to air quality impacts upon the SSSI.	
¶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>	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.	Any amends made to the policy or supporting information will be appraised, with the SA updated accordingly.
¶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 future use of the site is likely to include manufacturing and product innovation. Following further correspondence with Natural England</p>	Amend bullet 4, p35 to read <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>





Consultation point	Summary of issue	Council's response	Proposed change
		no concerns have been raised regarding the proposed site and as such no likely significant effect is anticipated. 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.	<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>
¶14.35	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.	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.	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.

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. 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 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 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 Mobberley 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. The aim of the planning system is to achieve sustainable development (opening paragraph NPPF 2018). The 3 objectives of the planning	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 may be instances where it is not possible to provide a	No change proposed.





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	<p>system are listed in ¶18. 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>net gain for biodiversity; it is not formal policy wording. 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 Council will be defining its Mineral Safeguarding Areas in the third part to its Local Plan (i.e. the Mineral & Waste DPD) to conform with the requirements of the NPPF. Saved policies in the Cheshire Minerals Local Plan 1999 (CMLP) provides the current statutory policy position. None of the identified employment allocations are in a preferred area or an area of search as identified</p>	<p>No change proposed.</p>

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	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.	in this Plan. In addition, they are not sites known to have a mineral resource in which the industry has an interest. Nor are they sites with a permission for mineral extract or within a 250m buffer zone of such a site. These are the criteria related to safeguarding through mineral consultation areas identified in the CLMP. All the proposed sites are allocations for employment in the existing legacy local plans or are existing employment areas with significant vacant development plots or cleared areas, and by the nature of their location, either within or on the immediate edge of existing settlements, are not likely to be considered for inclusion within a defined MSA in the MWDPD. The potential impact on minerals needs to be balanced against other considerations under the Water and Soil theme.	
¶4.184	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. In our response on the local plan, Historic England have suggested some amendments to the policies which would assist in this matter.	Noted. Any policy amendments will take into account Historic England's responses.	Any amends made to the policies will be appraised, with the SA updated accordingly.
¶H.1	The section 'Energy, air quality and noise' 1 - fails to mention noise in any of the sub-sections 2 - Sub-section 'Enhance pollution, prevention and control' what does this mean? Do you mean 'Enhance pollution prevention and control'?	Noted. 1) Impacts to be amended to include reference to noise. 2) Additional comma was a typographical error under Energy, air quality and noise.	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, residents ,





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	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,		air and water quality ... 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. 2) Amend issue 4 under Energy, air quality and noise to read 'Enhance pollution; prevention and control'.