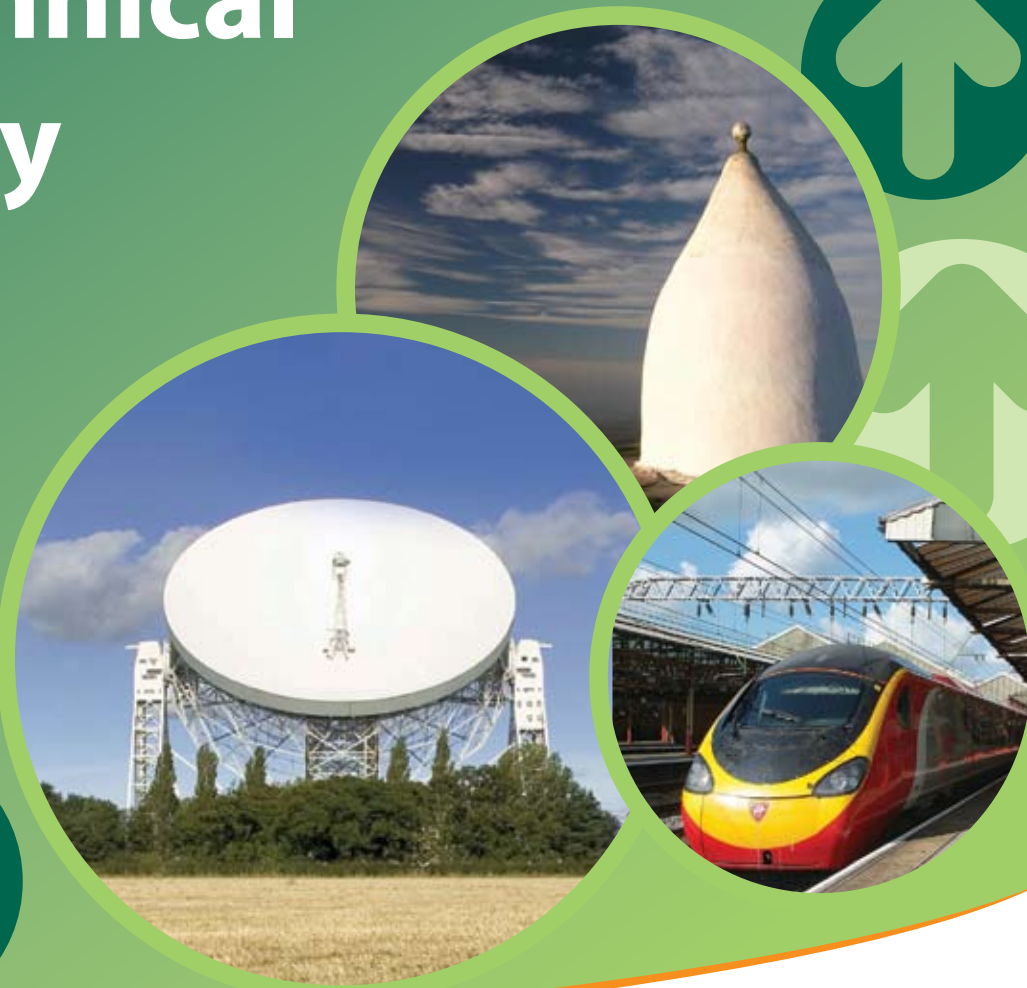


Cheshire East Local Plan

Publication Draft SADPD Sustainability Appraisal Non-technical Summary

July 2019



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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.

Purpose and priorities of the SADPD

1.3 The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the Local Plan Strategy ("LPS"), was adopted at Council on 27 July 2017. The SADPD will form the second part of the Council's Local Plan. 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.

1.4 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.

1.5 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.

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



1.6 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

1.7 These Strategic Priorities are overarching and are carried through to the SADPD.

Purpose and structure of the Interim SA Report

1.8 The 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.

1.9 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

1.10 Documents referenced with the 'PUB' prefix are available to view in the Publication Draft SADPD consultation library.



2 Scope of the SA

2.1 The scope of the SA is shown through a list of sustainability objectives established through SA scoping to provide a methodological framework for appraisal. The objectives fall under nine SA topics determined through the baseline review, policy context, key sustainability issues, 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

It should be noted that the objectives have been refined to better reflect the key issues for the Borough and are 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 2.1 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>



3 SA of alternatives

Introduction

3.1 Chapter 3 of the SA Report 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.

Disaggregation options

Developing the reasonable alternatives

3.2 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).

3.3 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.

3.4 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.

3.5 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.

3.6 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



3.7 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.

3.8 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

3.9 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).

3.10 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>



Option	Description	Reasoning
		<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⁽²⁾ to make it more appropriate for the LSCs.</p> <p>This Option assumes that the larger the proportion of services and facilities a settlement has, the more development it could accommodate.</p>
4: Constraints led	This alternative would distribute housing and employment land proportionally according to the share of constraints for each settlement.	<p>The amount of housing and employment land at each settlement has been calculated by finding the share of the constraints for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The constraints considered were Green Belt/Strategic Green Gap, Local Landscape Designation Areas ("LLDAs"), nature conservation, historic environment, flood risk, and Best and Most Versatile ("BMV") agricultural land.</p> <p>This Option assumes that if a settlement has fewer constraints then it has the potential to accommodate a greater level of development.</p>
5: Green Belt led	This alternative would seek to limit the impacts of development on settlements that are constrained by the presence of Green Belt around them.	<p>There are other constraining factors and policy drivers that have not been factored into this alternative, for example the historic environment and agricultural land quality.</p> <p>This Option looks to make no further changes to the Green Belt in the north of the Borough around LSCs. Therefore for those settlements constrained by Green Belt, the amount of housing and employment land is calculated by adding together the existing completions, take-up, commitments, and the amount of development that could be accommodated on sites submitted through the Council's call for sites process and the First Draft SADPD consultation that are in the urban area and have been shortlisted for further consideration in the site selection process (Stage 2 of the Site Selection Methodology ("SSM")).</p> <p>For those settlements outside of the Green Belt, the housing and employment land has been calculated by finding the share of the household total for each non-Green Belt LSC at 2011 (using Census</p>

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



Option	Description	Reasoning
		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 Neighbourhood Development Plans ("NDPs"), and housing and employment completions, take-up and commitments as at 31/03/18.</p>

Appraising the reasonable alternatives

3.11 Summary appraisal findings are presented in Table 3.2. 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.



Table 3.2 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

3.12 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.

3.13 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.

3.14 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.



3.15 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.

3.16 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.

3.17 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.

3.18 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.

3.19 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.

Reasons for selecting the preferred approach

3.20 Table 3.3 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 3.3 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.
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 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

3.21 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"*.

3.22 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.

3.23 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.⁽³⁾

3.24 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 3.4.⁽⁴⁾

Table 3.4 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

3.25 It became evident from working through the potential supply of sites to meet the safeguarded land requirements identified in Table 3.4, that in Bollington's case the safeguarded land requirement of 4.09ha could not be met. Further information is included in the Bollington Site Selection Report [PUB 24] and the LSC Safeguarded Land Distribution Report [PUB 53].

3.26 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 3.5.

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

4 Figures are subject to rounding.



Table 3.5 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.

Appraising the reasonable alternatives

3.27 Summary appraisal findings are presented in Table 3.6. 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.

Table 3.6 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	=	=

3.28 In conclusion, the appraisal found that at a high 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

3.29 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 location of development.

Reasons for selecting the preferred approach

3.30 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

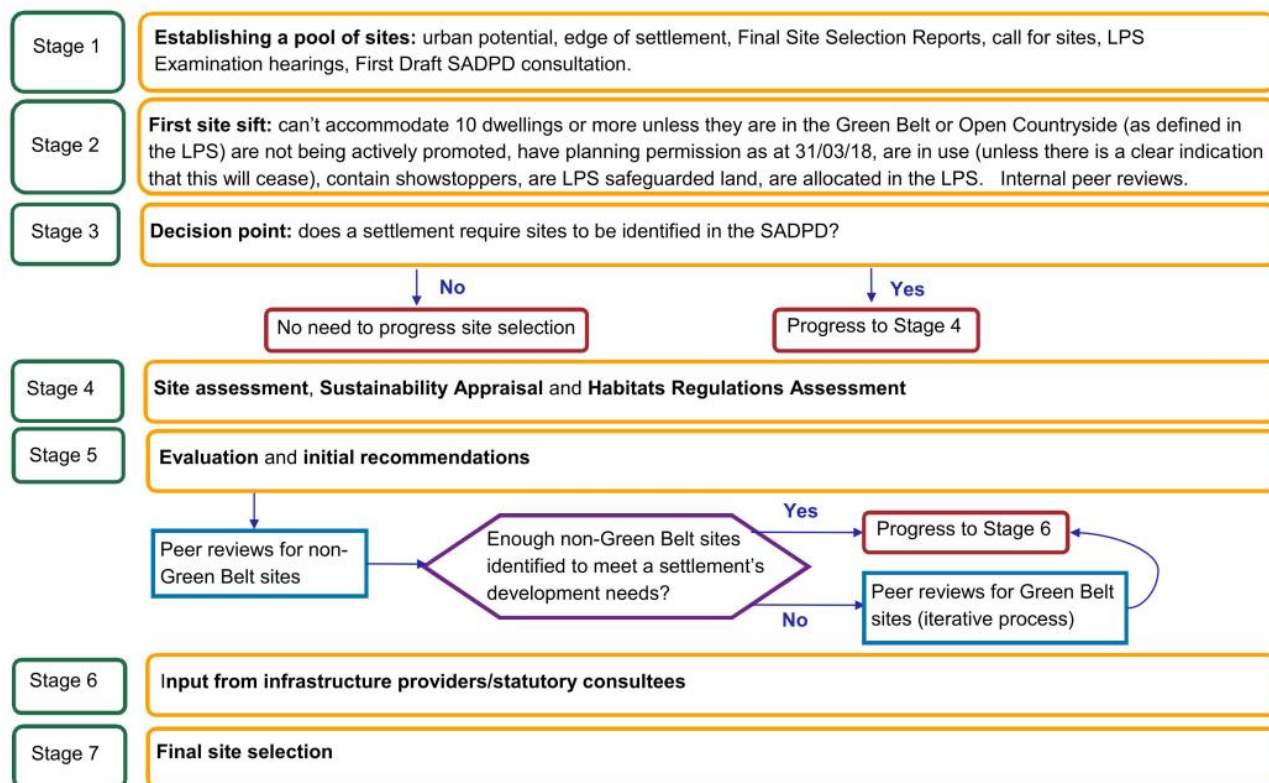
Site selection process

3.31 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.

3.32 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 ¶¶3.32 to 3.34 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

3.33 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.

3.34 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.

Stage 2: First site sift

3.35 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⁽⁵⁾
- are not being actively promoted
- have planning permission as at 31/3/18

⁵ 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⁽⁶⁾

Appraising the site options

3.36 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.

3.37 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").

3.38 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.

3.39 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 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.

3.40 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

⁶ 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.



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.

3.41 In line with the SSM, site options were appraised using criteria linked to the SA Framework. The findings of this work and the outline reasons for their progression or non-progression are provided in Appendix E of the SA Report.



4 SA of the Draft Plan

Introduction

4.1 Chapter 4 of the SA Report presents an appraisal of the Publication Draft SADPD. Appraisal findings are presented under nine SA topic headings (see Table 2.1 of this NTS), broken up into the following headings to give stand alone consideration to the various elements of the Publication Draft SADPD:

- 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

4.2 Each narrative ended in concluding paragraphs, which are repeated here.

Biodiversity, flora and fauna

4.3 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.

4.4 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.

4.5 It is recommended that any proposal should seek a net gain for biodiversity, where possible.

Population and human health

4.6 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.

4.7 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.

4.8 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.

4.9 A Health Impact Assessment has been carried out for the Publication Draft SADPD (see Appendix G of the SA 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

4.10 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.

4.11 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.

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



Air

4.13 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.

4.14 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.

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

Climatic factors

4.16 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.

4.17 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.

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

Transport

4.19 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.



4.20 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.

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

Cultural heritage and landscape

4.22 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.

4.23 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.

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

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

Social inclusiveness

4.26 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.

4.27 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.

4.28 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.

4.29 An Equality Impact Assessment has been carried out for the Publication Draft SADPD (see Appendix F of the SA 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 the SA Report). It found that there would be no negative impacts on rural areas.

Economic development

4.30 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.

4.31 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.

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

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



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.

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 centre uses. A coordinated approach to development will allow homes, jobs and other facilities to be located close to each other and provides the



Key relevant SA topic	Positive effects identified
	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	The cumulative effects of increased development, including housing, employment development and other infrastructure. These include: <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 focussing 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	<p>Positive</p> <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. <p>Negative</p> <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	<p>Positive</p> <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. <p>Negative</p> <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.
The Cheshire East Sustainable Community Strategy	<p>Positive</p> <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.



Plans, programmes or projects	Significant combined effects of Cheshire East's SADPD with other plans, projects and policies
	<ul style="list-style-type: none"> 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	<p>Positive</p> <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	<p>Positive</p> <ul style="list-style-type: none"> Development proposals contribute positively to the Rights of Way Improvement Plan and Implementation Plan. <p>Negative</p> <ul style="list-style-type: none"> Increased pressure on existing assets from recreation, disturbance and direct development.
Cheshire East Housing Strategy 2018 - 2023	<p>Positive</p> <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.



6 Next steps

6.1 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.

6.2 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.

6.3 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

6.4 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.

6.5 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.