9 Planning for Sustainable Development
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9.1 Cheshire East has the exciting opportunity to deliver successful sustainable development and support the growth of vibrant sustainable communities through the envisaged growth within the Borough. The concept of sustainability is an extremely complicated one with many interwoven factors needing to be addressed to ensure a successful approach.

Policy SD 1

Sustainable Development in Cheshire East

In order to achieve sustainable development in Cheshire East, the following considerations to development will apply. Development should wherever possible:

1. Contribute to creating a strong, responsive and competitive economy for Cheshire East;
2. Prioritise investment and growth within the Principal Towns and Key Service Centres;
3. Contribute to the creation of sustainable communities;
4. Provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy;
5. Provide access to local jobs, services and facilities, reflecting the community's needs;
6. Ensure that development is accessible by public transport, walking and cycling;
7. Provide safe access and sufficient car parking in accordance with adopted highway standards;
8. Support the health, safety, social and cultural well-being of the residents of Cheshire East;
9. Provide a locally distinct, high quality, sustainable, well designed and durable environment;
10. Contribute towards the achievement of equality and social inclusion through positive cooperation with the local community;
11. Use appropriate technologies to reduce carbon emissions and create a low carbon economy;
12. Incorporate sustainable design and construction methods;
13. Support the achievement of vibrant and prosperous town and village centres;
14. Contribute to protecting and enhancing the natural, built and historic environment;
15. Make efficient use of land, protect the best and most versatile agricultural land and make best use of previously developed land where possible; and
16. Prioritise the most accessible and sustainable locations.

Justification

9.2 The National Planning Policy Framework definition of sustainable development is: “Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate Sustainable development is about change for the better, and not only in our built environment”

9.3 The Core Strategy includes the Presumption in Favour Of Sustainable Development as a ‘golden thread’ running through the strategy, this policy seeks to further define the considerations used at a local level in order to achieve sustainable development in Cheshire East in line with achieving the vision and strategic priorities set out in the Core Strategy.
Policy SD 2

Sustainable Development Principles

1. All development will be expected to:
   i. Provide or contribute towards identified infrastructure, services or facilities. Such infrastructure should precede the delivery of other forms of development, wherever possible;
   ii. Contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness in terms of:
      a. Height, scale, form and grouping;
      b. Choice of materials;
      c. External design features;
      d. Massing of development - the balance between built form and green/public spaces;
      e. Green Infrastructure; and
      f. Relationship to neighbouring properties, street scene and the wider neighbourhood;
   iii. Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;
   iv. Respect, and where possible enhance, the significance of the heritage assets, including their wider settings;
   v. Avoid the permanent loss of areas of agricultural land quality of 1, 2 or 3a, unless the strategic need overrides these issues;
   vi. Be socially inclusive and, where suitable, integrate into the local community;
   vii. Avoid high risk flood areas, or where necessary provide appropriate mitigation measures;
   viii. Use appropriate design, construction, insulation, layout and orientation to create developments that:
      a. Are resilient to climate change;
      b. Minimise energy use;
      c. Use natural resources prudently;
      d. Promote the use, recovery and recycling of materials;
      e. Integrate or allow future integration of renewable energy technologies;
      f. Discourage crime and anti-social behaviour;
      g. Minimise trip generation;
      h. Minimise waste and pollution; and
      i. Are water efficient.

2. In addition to the above principles, residential development will be expected to:
   i. Provide open space, of an extent, quality, design and location appropriate to the development and the local community;
ii. Provide access to a range of forms of public transport, open space and key services and amenities; and
iii. Incorporate measures to encourage travel by sustainable modes of transport such as walking, cycling and public transport.

3. In addition to the above principles, employment development will be expected to:
   i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area;
   ii. Provide a flexible development that can serve a range of sizes and types of employment; and
   iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport.

4. In addition to the above principles, retail/town centre development will be expected to:
   i. Provide high quality pedestrian and cycle facilities, including secure cycle parking;
   ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and
   iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.

Justification

9.4 The National Planning Policy Framework definition of sustainable development is: “Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate Sustainable development is about change for the better, and not only in our built environment”

9.5 Planning, through the Core Strategy, has a key role in addressing the impacts of climate change in terms of both mitigation and adaptation. The Core Strategy sets out 27,000 new homes and the accommodation of 300 hectares of employment land by 2030 which could considerably raise the amount of carbon emissions and impact on the wider environment unless adequate measures are introduced to combat this. Directing development to the most sustainable locations and thus improving accessibility and reducing the need to travel through the spatial strategy will have a significant impact on climate change at the local level. However, individual development proposals must themselves also play a key role in mitigating the causes and adapting to the effects of climate change.

9.6 Table 9.1 provides a guide to the appropriate distances for access to services and amenities. A methodology for the assessment of walking distances has been informed by that of the North West Sustainability Checklist (now revoked) which has been backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The distances are considered appropriate for the region and have been used for the purposes of informing the Sustainability Appraisal and the accessibility of proposed developments.

35 As a guide, a range is considered to be within the maximum recommended distance of a bus stop; a multi-functional open space; and a convenience store, in addition to four or more other services or amenities, dependent on location.

36 Recommended distances are set out in table 9.1 below. The Council will have regard to proposed improvements to services and amenities that are to be brought forward as part of the development.
In assessing the distances to services and amenities, consideration will also be given to the quality of the pedestrian, cycle or other transportation route.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Transport</strong></td>
<td></td>
</tr>
<tr>
<td>Bus Stop</td>
<td>500m</td>
</tr>
<tr>
<td>Public Right of Way</td>
<td>500m</td>
</tr>
<tr>
<td>Railway Station</td>
<td>2,000m where geographically possible</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td></td>
</tr>
<tr>
<td>Amenity Open Space</td>
<td>500m</td>
</tr>
<tr>
<td>Children's Playground</td>
<td>500m</td>
</tr>
<tr>
<td>Outdoor Sports</td>
<td>1,000m</td>
</tr>
<tr>
<td>Public Park and Village Green</td>
<td>1,000m</td>
</tr>
<tr>
<td><strong>Services and Amenities</strong></td>
<td></td>
</tr>
<tr>
<td>Convenience Store</td>
<td>500m</td>
</tr>
<tr>
<td>Supermarket</td>
<td>1000m</td>
</tr>
<tr>
<td>Post Box</td>
<td>500m</td>
</tr>
<tr>
<td>Post Office</td>
<td>1,000m</td>
</tr>
<tr>
<td>Bank or cash machine</td>
<td>1,000m</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>1,000m</td>
</tr>
<tr>
<td>Primary School</td>
<td>1,000m</td>
</tr>
<tr>
<td>Secondary School</td>
<td>2000m</td>
</tr>
<tr>
<td>Medical Centre</td>
<td>1,000m</td>
</tr>
<tr>
<td>Leisure Facilities</td>
<td>1,000m</td>
</tr>
<tr>
<td>Local meeting place/community centre</td>
<td>1,000m</td>
</tr>
<tr>
<td>Public house</td>
<td>1,000m</td>
</tr>
<tr>
<td>Child care facility (nursery or creche)</td>
<td>1,000m</td>
</tr>
</tbody>
</table>

Table 9.1 Access to services and amenities

**Key Evidence**

1. Determining the Settlement Hierarchy
2. Cheshire East Infrastructure Delivery Plan
3. Cheshire East Sustainability Appraisal