

Gladman Developments Ltd

Cheshire East Council

Site Allocations Development Policies Document

Matter 8 Hearing Statement



September 2021

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Matter 8: Natural Environment, Climate Change and Resources

Trees, hedgerows and woodland implementation (Policy ENV6)

1.1 Is the requirement in criterion 3 of Policy ENV6 for developments to replace any significant tree which must be removed with at least 3 new trees, justified by proportionate evidence and consistent with national policy?

1.1.1 Criterion 3 states where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.

1.1.2 This criterion is not justified by any proportionate evidence nor is it consistent with national policy. It seems that this element of the policy is being proposed as means of seeking 'net environmental gains.' However, Gladman consider this could be achieved in many other ways such as the provision of new green infrastructure or formal and informal landscaping treatments.

1.1.3 Nevertheless, the policy should be promoted on the basis of a like for like approach as opposed to setting out a policy which requires additional tree planting which is not evidence based.

Climate Change (Policy ENV7)

1.2 Is the requirement in part 2 of Policy ENV7 for new residential development to achieve reductions in CO2 emissions of 19% below the Target Emission Rate in the Building Regulations justified as appropriate in Cheshire East, based on proportionate evidence, and is it consistent with national policy?

1.2.1 In order to provide an effective mechanism for delivering reduction in carbon emissions, Policy ENV7 needs to be underpinned by an appropriate viability assessment to ensure that such a demand does not adversely effect development viability or risk wider objectives of the plan e.g. affordability.

1.2.2 Paragraph 8.40 of the Viability Assessment states:

“This is a broad policy that sets out a high-level approach to design. On the whole, it does not require standards that are over and above building regulation standards. The requirement for water efficiency standards is addressed above.”

1.2.3 The viability evidence therefore does little to provide a detailed response of whether the proposed rate is justified in Cheshire East and that these standards may limit the potential for

alternative forms of developer contributions to be delivered depending on where such proposals are located.