

Cheshire East Local Plan

**Revised  
Publication Draft  
SADPD  
Sustainability  
Appraisal**

August 2020



[Page left blank for printing]



# Chapters

<b>1 Introduction</b>	<b>4</b>
Background	4
SA explained	4
Site Allocations and Development Policies Document	4
The purpose and structure of this SA Report	6
<b>2 Scope of the SA</b>	<b>7</b>
Introduction	7
Consultation on the scope	7
Policy context and baseline information	7
Key issues	7
SA objectives	9
<b>3 SA of alternatives</b>	<b>12</b>
Introduction	12
Background	12
Initial disaggregation Options	13
Revised disaggregation Options	22
Initial safeguarded land Options	27
Revised safeguarded land Options	34
Site options	38
<b>4 SA of the Draft Plan</b>	<b>42</b>
Introduction	42
Methodology	42
Appraisal of the draft SADPD	43
Conclusions and recommendations at this current stage	122
<b>5 Cumulative effects</b>	<b>123</b>
Introduction	123
Summary of cumulative effects	123
<b>6 Next steps</b>	<b>128</b>



Introduction .....	128
Next steps .....	128

## Appendices

<b>A Regulatory requirements .....</b>	<b>131</b>
<b>B Context and baseline review .....</b>	<b>133</b>
<b>C Disaggregation and safeguarded land options .....</b>	<b>159</b>
<b>D Alternatives for policy themes .....</b>	<b>246</b>
<b>E Site options .....</b>	<b>255</b>
Introduction .....	255
Identifying site options .....	255
Developing the appraisal methodology .....	256
Site allocations .....	265
Policy EMP 2 Employment allocations .....	282
Gypsy and Traveller and Travelling Showpeople .....	285
<b>F Accessibility Assessments .....</b>	<b>290</b>
Site allocations .....	290
Policy EMP 2 Employment allocations .....	302
Gypsy and Traveller and Travelling Showpeople .....	303
<b>G Equality Impact Assessment .....</b>	<b>305</b>
Introduction .....	305
Local Plan overview .....	306
Consultation .....	306
Baseline information .....	308
Method .....	312
EqIA findings .....	313
Conclusion .....	351
Annex A .....	352
Annex B: Summary of responses of protected characteristics and comments .....	354
	358



Annex C: Examples of policies or text that demonstrate that we have paid regard to 1 of more of our 3 duties .....	
Annex D: Representations made to the SADPD relating to the EqIA .....	369
<b>H Health Impact Assessment .....</b>	<b>372</b>
<b>I Rural Proofing Assessment .....</b>	<b>379</b>
Introduction .....	379
Local Plan overview .....	381
Baseline information .....	382
Method .....	385
Rural Proofing findings .....	387
Conclusion .....	422
<b>J Sustainability Appraisal consultation responses .....</b>	<b>423</b>
First Draft SADPD Interim Sustainability Appraisal (August 2018) .....	423
Initial Publication Draft SADPD Sustainability Appraisal (July 2019) .....	430



# Chapter 1: Introduction

## Background

**1.1** Cheshire East Council ("CEC") is undertaking a Sustainability Appraisal ("SA") in support of the emerging Site Allocations and Development Policies Document ("SADPD").

SA of Local Plans is a legal requirement; Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out SA for a Local Plan during its preparation.

**1.2** SA is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.<sup>(1)</sup> The National Planning Policy Framework (2019) ("NPPF") identifies the SA process as an integral part of plan-making and should consider all likely significant effects on the environment, economic and social factors.

## SA explained

**1.3** It is a requirement that SA is undertaken in line with the procedures set out by the Environmental Assessment of Plans and Programmes Regulations 2004 ('SEA Regulations'), which transposes the EU Directive 2001/42/EC on Strategic Environmental Assessment ('SEA Directive') into national law. The SA process incorporates the SEA process. Indeed, SA and SEA are one and the same process, differing only in terms of substantive focus. SA has an equal focus on all three 'pillars' of sustainable development (environment, social and economic).

**1.4** In line with the Regulations, a report (known as the SA Report) must be published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.<sup>(2)</sup> The Report must then be taken into account, alongside consultation responses, when finalising the plan.

**1.5** The SA Report must address the following:

1. Explain what plan-making/SA has involved up to this point, including in relation to 'reasonable alternatives'.
2. Set out the appraisal findings at this stage of the process for the draft plan.
3. Set out the next steps to finalise the Plan.

## Site Allocations and Development Policies Document

### Overview

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

---

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. Consultation on the initial Publication Draft SADPD and its accompanying SA Report took place between 19 August and 30 September 2019. A number of significant proposed changes have been made to the initial Publication Draft SADPD following careful consideration of representations received in 2019 and reflect updated evidence and circumstances regarding the Plan. This has led to the Revised Publication Draft SADPD.

**1.7** Once adopted the SADPD, along with the LPS, will set out the proposed strategy for meeting the Borough's needs to 2030 and replace the former District Local Plans of Congleton, Crewe and Nantwich, and Macclesfield.

**1.8** The SADPD will:

1. Allocate additional sites for development, where necessary. These will generally be 'non-strategic' sites, which means sites of less than 150 homes or 5 hectares in size. The additional allocations will assist in meeting the overall indicative development requirements for the Borough set out in the LPS. These allocations will be for housing, employment, Gypsy and Travellers and Travelling Showpeople.
2. Set out more detailed policies to guide planning application decisions in the Borough. Policy boundaries will be reviewed or established around towns and villages to guide the location of new development at a local level, and around town centres to support investment in them. Land that needs particular protection will be designated, for example, because of its significance to biodiversity or the historic environment.

## Strategic Priorities

**1.9** The priorities for the SADPD are carried forward from those in the LPS, which identifies a Vision and four Strategic Priorities to deliver it:

- Strategic Priority 1 - Promoting economic prosperity by creating conditions for business growth
- Strategic Priority 2 - Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided
- Strategic Priority 3 - Protecting and enhancing environmental quality
- Strategic Priority 4 - Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network

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



## What is the SADPD not trying to achieve?

**1.11** The SADPD will not include minerals and waste policies or make site allocations for these uses. These will be addressed through a separate Minerals and Waste Development Plan Document. The Crewe Hub Area Action Plan, once adopted, will form part of the Local Plan and is a bespoke planning document that will set out a planning framework for works at Crewe Railway Station and its environs.

## The purpose and structure of this SA Report

**1.12** This legally required SA Report has been produced and is published alongside the Revised Publication Draft SADPD, under Regulation 19 of the Local Planning Regulations, to demonstrate that the SA process has formed an integral part of plan-making. It sets out the method and findings of the SA at this stage, including the consideration of any reasonable alternatives.

**1.13** Following this introductory Chapter the Report is structured as follows:

- Chapter 2 sets out the scope of the SA, including key issues and SA objectives
- Chapter 3 sets out how reasonable alternatives have been identified, the findings of the alternatives appraisal and the reasons for selecting the preferred approach
- Chapter 4 sets out the findings of the appraisal of the Revised Publication Draft SADPD at this stage
- Chapter 5 sets out the cumulative effects of the Revised Publication Draft SADPD
- Chapter 6 sets out the next steps and initial thoughts on monitoring

**1.14** Documents referenced with the 'ED' prefix are available to view in the Revised Publication Draft SADPD consultation library.



## Chapter 2: Scope of the SA

### Introduction

**2.1** The aim of this Chapter is to introduce the scope of the SA; that is, the sustainability issues/objectives that should be a focus of (and provide a broad methodological framework for) SA.

**2.2** The scoping stage identifies the scope and level of detail of the information to be included in the SA report. It sets out the context, objectives and approach of the assessment; and identifies relevant environmental, economic and social issues and objectives. National Planning Practice Guidance states that, “a key aim of the scoping procedure is to help ensure the sustainability appraisal process is proportionate and relevant to the Local Plan being assessed”.

### Consultation on the scope

**2.3** A Scoping Report was produced to set out the scope for the SA and published for consultation with statutory consultees (Environment Agency, Historic England and Natural England) and wider stakeholders in February 2017. It set out the detailed policy context and baseline information that informed the identification of key sustainability issues and development of SA objectives.

**2.4** Comments received were taken into account and are reflected in an updated version of the Scoping Report, published in June 2017.<sup>(3)</sup>

### Policy context and baseline information

**2.5** The policy context and detailed baseline information were set out in the Scoping Report that was published for consultation in February 2017 and updated in June 2017. The scoping information contained in Appendix B of this Report has been revised, where possible, to take account of any new or updated information.

### Key issues

**2.6** The key sustainability issues and characteristics identified in the Scoping Report (2017) and updated in Appendix B of this Report are set out in Table 2.1. The issues fall under nine SA topics determined through the baseline review and consultation, which are:

- biodiversity flora and fauna
- population and human health
- water and soil
- air
- climatic factors
- transport
- cultural heritage and landscape
- social inclusiveness
- economic development

<sup>3</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/sustainability\\_appraisal.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/sustainability_appraisal.aspx)



Table 2.1 Sustainability issues

Topics	Sustainability issues
Biodiversity, flora and fauna	There are priority species and habitats in the Borough, most of which need conservation measures due to threats to their numbers nationally
	There are European designated sites in the Borough boundary
Population and human health	The Borough has an ageing population
	There is limited ethnic diversity in the Borough
	Generally the health of the Borough's population is varied
	The proportion of overweight/obese Reception age and year 6 children has increased
	There is an association between deprivation and health inequality reflected in higher incidences and mortality rates for some cancers in more deprived areas
	There has been an increase in crime rates
	There may be a link between deprivation and fuel poverty in the Crewe area
Water and soil	Pollution is an issues for the Weaver/Gowy and Upper Mersey river catchment areas
	Ecological river quality in the Borough has improved, however chemical river quality has slightly declined
	Cheshire East has 16 permitted mineral extraction sites with resources such as silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat
	The Borough has proportionately more Grade 1, 2 and 3 agricultural land than the North West and England
	There has been an decrease in the amount of waste collected from the Borough's households
Air	There are areas in the Borough that suffer from poor air quality
	Road traffic is the main source of air quality issues in the Borough
Climatic factors	CO <sub>2</sub> emissions from road transport in the Borough have increased
	Build standards have improved in the Borough with the average SAP rating for new build higher than for existing dwellings
Transport	The Borough has an extensive road network, including the M6 and M56 motorways
	There is a high reliance on private transport in the Borough
Cultural heritage and landscape	The Borough contains a number of cultural and environmental assets, including designated heritage assets
	There are a variety of landscape types and historic land classifications in the Borough
Social inclusiveness	Average house prices in the Borough are higher than the North West, but lower than the England average
	The majority of dwellings in the Borough are private sector



Topics	Sustainability issues
	The Borough contains Lower Super Output Areas that are some of the most deprived in England
	There is an association between deprivation and car access reflected in lower incidences of access in deprived areas
	Women are likely to travel shorter distances to work
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 proportions working in each broad occupational group are very similar to the UK average
	There is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed
	Agriculture, forestry and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale, retail, accommodation and food services businesses make up a relatively high proportion of businesses in urban areas

**2.7** The United Kingdom ("UK") has now left the European Union ("EU"). It is not possible to predict the impact of the UK leaving the EU (commonly termed as 'Brexit') as the future trading relationship is unknown at the time of drafting this report. The coronavirus (COVID-19) was first reported in China, in December 2019 and was declared a pandemic in March 2020. There are real material uncertainties around the economic impacts of COVID-19 and Brexit in terms of severity and duration of impacts. However, it is too early to predict what the impact on the economy may be.<sup>(4)</sup> It will be important for objectives around supporting a sustainable, competitive and low carbon economy to be included in the appraisal framework. Throughout the appraisal of the SADPD, it is important to note that the SADPD sets non-strategic policies under the umbrella of the adopted LPS. It is not the role of the SADPD to revisit key strategic matters settled through the LPS process.

## SA objectives

**2.8** Table 2.2 shows the sustainability objectives established through SA scoping to provide a methodological framework for appraisal. The objectives fall under the nine SA topics.

**2.9** It should be noted that the objectives have been refined to better reflect the key issues for the Borough set out in Table 2.1 of this Report. Any additions are illustrated as orange and underlined, with deletions marked as ~~orange and strikethrough~~.

4 Local Plan Site Allocations and Development Policies Viability Assessment 2020 update and refresh [ED 52]



Table 2.2 Sustainability Topics and Objectives

Topics	Sustainability Objectives
Biodiversity, flora and fauna	Protect, maintain and enhance biodiversity, habitats, soils, species, geodiversity and important geological features; particularly those that are designated.
Population and human health	Create an environment that promotes healthy and active lifestyles, <u>and reduce inequalities in health.</u>
	<u>Meet the health and social care needs of an ageing population.</u>
	<u>Create a safe environment and reduce levels of and the fear of crime.</u>
Water and soil	Positively address the issues of water quality and quantity, and manage flood risk <u>in the Borough.</u>
	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land, and optimise the re-use of previously developed land, buildings and infrastructure.
Air	Manage the impacts of development and associated activities to positively address <u>all forms of air</u> pollution.
	<u>Make sure that air quality improves and falls below objective limits.</u>
Climatic factors	To adapt to and mitigate the impacts of climate change.
	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy <u>from-by decentralised and/or</u> renewable resources.
	<u>Encourage the use of sustainable transport.</u>
Transport	<u>Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.</u>
	<u>Reduce reliance on private transport.</u>
Cultural heritage and landscape	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.
	<u>Protect, enhance and provide green infrastructure.</u>
Social inclusiveness	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.



Topics	Sustainability Objectives
	Maintain and/or create vibrant rural communities.
	<u>Create a safe environment to live in and reduce fear of crime.</u>
	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.
	<u>Address levels of deprivation by improving</u> <del>improve</del> access to education and training, and the links between these resources and employment opportunities.
Economic development	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
	Positively manage the Borough's diverse rural economy.
	<u>Increase the supply of labour through improving access to job opportunities.</u>



## Chapter 3: SA of alternatives

### Introduction

**3.1** In line with regulatory requirements there is a need to explain how work was undertaken to develop and then appraise reasonable alternatives, and how the Council then took into account appraisal findings when finalising the Revised Publication Draft SADPD for publication. This includes an outline of the reasons for selecting alternatives dealt with.

**3.2** This Chapter explains the work undertaken to date to develop reasonable alternatives for the emerging SADPD, focusing on the following elements:

- the approach to housing and employment development at the Local Service Centres ("LSCs")
- the distribution of safeguarded land around inset LSCs in the north of the Borough
- the consideration of site options, using a detailed site selection process to identify candidate sites for development (including safeguarded land) in the SADPD on a settlement-by-settlement basis.

**3.3** Consultation on the initial Publication Draft SADPD and its accompanying SA Report took place between 19 August and 30 September 2019. A number of significant proposed changes have been made to the initial version following careful consideration of representations received in 2019 and to reflect updated evidence and circumstances regarding the Plan. This has led to the Revised Publication Draft SADPD. References to the initial Publication Draft SADPD (or initial options in relation to disaggregation) refers to the consultation that took place in 2019. References to the Revised Publication Draft SADPD (or revised options) relates to the Revised Publication Draft SADPD.

### Background

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

**3.5** LPS Policy PG 7 "Spatial Distribution of Development" (¶8.77) sets out that LSCs are indicatively to deliver in the order of 3,500 homes and 7ha of employment land. The figures are neither a ceiling nor a target. The LPS notes that the figure for LSCs would be further disaggregated in the SADPD. The 'Local Service Centre Spatial Distribution Disaggregation Report' [PUB 05], informed by evidence, considered a number of initial alternative options for how housing and employment land could be distributed among the LSCs in the initial Publication Draft SADPD. Following updated monitoring evidence and in light of representations to the initial Publication Draft SADPD, a revised approach is considered in 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. Alternative options have also been developed for the distribution of safeguarded land requirements around the inset LSCs in the north of the Borough, further detail on which can be found in the 'Local Service Centres Safeguarded Land Spatial Distribution Report' [ED 53]. Options for the provision of housing and employment land among the LSCs, and the safeguarded land options have been subject to SA.



**3.6** It is clear that the allocation of additional sites (generally of a non-strategic nature), where necessary, for development is a matter to be addressed through the SADPD and therefore it is considered reasonable<sup>(5)</sup> that alternatives appraisal in the SADPD should focus on this matter at this stage.

**3.7** The SADPD will also set out policies to address a range of specific issues; alternatives to policies were considered at an early stage, however in respect of policies in the SADPD, it is important to recognise that a number of them:

- are directly from or relate to policies in the LPS (which have already been subject to SA through the development of the LPS); there are no significant changes in evidence or circumstances that indicate a need to revisit the alternatives appraisal findings in the LPS SA at this time
- relate to the requirements of, and are in conformity with, national guidance

**3.8** The development of reasonable alternatives for policy themes is discussed further in Appendix D. Following this analysis, it has been determined that there were no reasonable alternatives for the majority of SADPD policy themes, and that it was a reasonable and proportionate approach to not carry out a formal alternatives appraisal at this time.

**3.9** The exception to the above approach is with regards to the 'Planning for growth' policy theme, where it was considered appropriate to carry out a formal appraisal of the options for the disaggregation of development at the LSCs/the approach to employment and housing development at the LSCs in line with LPS policy PG 7 ("Spatial Distribution of Development" - as noted above) as the basis for proposed SADPD Policy PG 8 "Development at local service centres".

## Initial disaggregation Options

### Developing the reasonable alternatives

**3.10** LPS Policy PG 7 "Spatial Distribution of Development" in the LPS indicates that LSCs are to accommodate in the order of 7 hectares of employment land and 3,500 new homes, with Other Settlements and Rural Areas ("OSRA") indicatively expected to accommodate in the order of 69 hectares of employment land (including 61ha at the Employment Improvement Area at Wardle) and 2,950 new homes (including 275 homes at the Alderley Park Opportunity Site). These figures are neither a ceiling nor target to be reached.

**3.11** The SADPD (part 2 of the Local Plan) was to consider the disaggregation of the PG 7 indicative development figure for LSCs; the Council has explored alternatives to deliver this level of growth.

**3.12** In terms of the OSRA the strategy of the LPS is to meet the majority of new development in the higher order centres in the settlement hierarchy. Development in the OSRA should be appropriate to the function and character of the settlement and confined to locations that well relate to the settlement's existing built up area.

<sup>5</sup> Case-law (most notably Friends of the Earth Vs. Welsh Ministers, 2015) has established that planning authorities may apply discretion and planning judgement when determining what should reasonably be the focus of alternatives appraisal, recognising the need to apply a proportionate approach and ensure a SA process/report that is focused and accessible.



**3.13** As set out in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05] no housing allocations are proposed in the SADPD for the OSRA as the housing supply exceeds the expected levels of development for the OSRA. Furthermore, the significantly increased level of flexibility in the overall housing numbers set out in Chapter 6 of [ED 05] gives confidence that the overall 36,000 plan housing requirement will be met in full over the plan period without requiring site allocations in the OSRA tier of the settlement hierarchy.

**3.14** Cheshire East is one of the leading local authority areas in the country for bringing forward Neighbourhood Development Plans ("NDPs"). Some of the made NDPs and those under preparation include housing targets for the neighbourhood area. Where communities wish to set development requirements in the OSRA, the neighbourhood planning process is well placed to achieve this. The approach to OSRA is set out in a dedicated OSRA Report [ED 46] and 'The provision of housing and employment land and the approach to spatial distribution' [ED 05].

**3.15** Several factors were considered to influence the initial disaggregation of the spatial distribution around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. These included: Policy constraints; known development opportunities; infrastructure capacity; physical constraints; deliverability and viability; relationship with achievement of the LPS vision and strategic priorities; and responses to the SADPD Issues Paper and First Draft SADPD consultations. The findings of the SA for the initial disaggregation options also informed the Council's approach.

**3.16** The methodology was split into stages and sought to clearly set out the process taken to determine the initial disaggregation of the spatial distribution of development around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. The stages were:

- Stage 1 – Data gathering
- Stage 2 – Consideration of appropriate supply of sites
- Stage 3 – Alternative option development
- Stage 4 – SA of reasonable alternative options
- Stage 5 – Determination of the most appropriate option
- Stage 6 – Final report

**3.17** It was felt appropriate to look at high-level disaggregation options to make sure that all reasonable considerations were taken into account in option development, and that they were related to the issues that face the LSCs in the Borough.

**3.18** Seven high-level initial Options were identified to help explore the different ways that additional housing and employment land could be distributed around the LSCs. These were:

- Option 1 – Population led
- Option 2 – Household led
- Option 3 – Services and facilities led
- Option 4 – Constraints led
- Option 5 – Green Belt led
- Option 6 – Opportunity led
- Option 7 – Hybrid approach



**3.19** Options 1 and 2 were provided as comparator options to provide a basis from which to compare Options 3 to 7 against. Options 3 to 6 had different focuses of approach (be it services and facilities led, constraints led, Green Belt led, or opportunity led).

**3.20** The Options for disaggregation needed to take into account the vision and strategic priorities of the LPS, and be achievable. They also should have met the needs of the LSCs, and addressed any issues identified. Table 3.1 explains in further detail the seven high-level Options that were subject to testing.

**3.21** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD.

**Table 3.1 High-level initial Options subject to testing (initial Publication Draft SADPD)**

Option	Description	Reasoning
1: Population led	This alternative would distribute housing and employment land proportionately according to the population share of each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the population total for each LSC at 2017, (to provide the most up to date picture, using 2012-2017 mid-year population estimates for small areas from the Office for National Statistics (“ONS”)), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. It therefore takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
2: Household led	This alternative would distribute housing and employment land proportionately according to the share of housing at each settlement at the beginning of the Plan period.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the household total for each LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p> <p>Similar to Option 1, it takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>



Option	Description	Reasoning
3: Services and facilities led	This alternative would distribute housing and employment land proportionally according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the services and facilities for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The services and facilities for each settlement were noted on a template that was adapted from the Determining the Settlement Hierarchy paper<sup>(6)</sup> to make it more appropriate for the LSCs.</p> <p>This Option assumes that the larger the proportion of services and facilities a settlement has, the more development it could accommodate.</p>
4: Constraints led	This alternative would distribute housing and employment land proportionally according to the share of constraints for each settlement.	<p>The amount of housing and employment land at each settlement has been calculated by finding the share of the constraints for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The constraints considered were Green Belt/Strategic Green Gap, Local Landscape Designation Areas ("LLDAs"), nature conservation, historic environment, flood risk, and Best and Most Versatile ("BMV") agricultural land.</p> <p>This Option assumes that if a settlement has fewer constraints then it has the potential to accommodate a greater level of development.</p>
5: Green Belt led	This alternative would seek to limit the impacts of development on settlements that are constrained by the presence of Green Belt around them.	<p>There are other constraining factors and policy drivers that have not been factored into this alternative, for example the historic environment and agricultural land quality.</p> <p>This Option looks to make no further changes to the Green Belt in the north of the Borough around LSCs. Therefore for those settlements constrained by Green Belt, the amount of housing and employment land is calculated by adding together the existing completions, take-up, commitments, and the amount of development that could be accommodated on sites submitted through the Council's call for sites process and the First Draft SADPD consultation that are in the urban area and have been shortlisted for further consideration in the site selection process (Stage 2 of the Site Selection Methodology ("SSM")).</p> <p>For those settlements outside of the Green Belt, the housing and employment land has been calculated by finding the share of the household total for each non-Green Belt LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p>

6 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
6: Opportunity led	<p>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>	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt, and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the sites shortlisted for further consideration in the site selection process for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>This Option assumes that the larger the proportion of sites shortlisted for consideration a settlement has, the more development it would accommodate.</p>
7: Hybrid approach	<p>This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities.</p> <p>This option is a blend of Options 3, 4, 5, and 6 with account taken of NDPs, and completions, commitments and take-up.</p>	<p>The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.</p> <p>This Option combines Options 3, 4, 5, and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/03/18.</p>



**3.22** Table 3.2 shows the amounts of employment land and homes for each LSC under each of the high-level initial Options, which have been subject to SA.<sup>(7)</sup>

Table 3.2 High-level initial Options subject to sustainability appraisal

LSC	Option 1: Population led		Option 2: Household led		Option 3: Services and facilities led		Option 4: Constraints led		Option 5: Green Belt led		Option 6: Opportunity led		Option 7: Hybrid approach	
	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)	Dwgs	Empl (ha)
Alderley Edge	367	0.73	381	0.76	302	0.60	0	0.00	132	0.13	339	0.00	250	0.13
Audlem	280	0.56	262	0.52	266	0.53	233	0.47	342	0.95	90	0.00	245	0.00
Bollington	527	1.05	543	1.09	302	0.60	0	0.00	292	0.01	73	0.04	390	0.01
Bunbury	140	0.28	137	0.27	231	0.46	467	0.93	179	0.50	69	0.00	105	0.00
Chelford	73	0.15	88	0.18	249	0.50	467	0.93	186	0.00	314	0.73	220	0.00
Disley	313	0.63	309	0.62	302	0.60	233	0.47	237	0.35	254	0.00	245	0.35
Goostrey	247	0.49	252	0.50	195	0.39	467	0.93	329	0.91	63	0.03	12	0.00
Haslington	307	0.61	302	0.60	249	0.50	700	1.40	394	1.09	248	0.00	480	0.08
Holmes Chapel	393	0.79	382	0.76	338	0.68	233	0.47	499	1.38	981	5.37	880	5.43
Mobberley	207	0.41	209	0.42	249	0.50	0	0.00	311	0.20	302	0.56	60	0.00
Prestbury	227	0.45	228	0.46	302	0.60	0	0.00	69	0.01	409	0.24	115	0.01
Shavington	280	0.56	278	0.56	266	0.53	233	0.47	362	1.00	309	0.03	365	0.90
Wrenbury	140	0.28	128	0.26	249	0.50	467	0.93	167	0.46	49	0.00	135	0.09
<b>Total</b>	<b>3,500</b>	<b>7.00</b>	<b>3,500</b>	<b>7.00</b>	<b>3,500</b>	<b>7.00</b>	<b>3,500</b>	<b>7.00</b>	<b>3,500</b>	<b>7.00</b>	<b>3,500</b>	<b>7.00</b>	<b>3,502</b>	<b>7.00</b>

7 Figures are subject to rounding.



## Appraising the reasonable alternatives

**3.23** The following section sets out the method and the summary appraisal findings for the high-level initial disaggregation options that fed into the development of Policy PG 8 in the initial Publication Draft SADPD.

**3.24** A detailed method for the appraisal of the initial disaggregation options is presented in Appendix C, however, in summary the appraisal seeks to categorise the performance of each option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used.

**3.25** A summary of the appraisal findings for the high-level options for the initial disaggregation of LPS Policy PG 7 identified in ¶3.18 of this Report is provided in Table 3.3. Detailed appraisal findings are presented in Appendix C.

Table 3.3 Summary high-level initial disaggregation options appraisal findings (initial Publication Draft SADPD)

	Option 1 Population Led	Option 2 Household Led	Option 3 Services/ Facilities Led	Option 4 Constraints Led	Option 5 Green Belt Led	Option 6 Opportunity Led	Option 7 Hybrid approach
Biodiversity, flora and fauna	3	3	3	1	3	3	2
Population and human health	2	2	1	3	2	2	2
Water and soil	3	3	3	1	3	3	2
Air	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=
Transport	3	3	1	3	3	3	2
Cultural heritage and landscape	4	4	4	1	3	4	2
Social inclusiveness	2	2	1	3	2	2	2
Economic development	1	1	2	4	3	3	2

**3.26** The appraisal found no significant differences between the initial Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**3.27** Options 1 and 2 spread development around the Borough resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less growth. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.



**3.28** Option 3 spreads development around the Borough in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however, mitigation is available through LPS and proposed SADPD policies.

**3.29** Option 4 constrains development in those settlements that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk, resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints.

**3.30** Option 5 restricts development in those settlements surrounded by Green Belt, directing development to settlements in the south of the Borough, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those settlements not constrained by Green Belt. Mitigation is available through LPS and proposed SADPD policies. There was a greater positive effect on settlements in the south of the Borough in relation to economic development. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.31** Option 6 spreads development around the Borough in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.32** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**3.33** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, none of the Options are likely to have a significant negative effect given the scale of growth. There were no significant



differences between Options 1 and 2. Although Option 3 was the best performing under four sustainability topics, Option 7 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth reiterating that the overall indicative level of growth to be delivered at the LSCs (3,500 dwellings and 7 ha of employment land) is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Reasons for selecting the preferred approach

**3.34** Appendix C of this Report sets out a detailed appraisal of each initial Option by SA topic. Table 3.4 provides an outline of the reasons for the progression/non-progression of initial options for the LSC disaggregation where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence base for supporting the SADPD, the SA findings are not the sole basis for a decision; other factors set out and considered in the LSC Spatial Distribution Disaggregation Report [PUB 05] such as infrastructure, deliverability and viability, policy and physical constraints also played a key role in the decision making process.

Table 3.4 Reasons for progression or non-progression of initial disaggregation Options (initial Publication Draft SADPD)

Options	Reasons for progression or non-progression of the Option in plan-making
Option 1: Population led	This approach has not been progressed as it would not meet the needs of all the LSCs, and it is not considered to be sustainable as no consideration is given to constraints, services and facilities for example.
Option 2: Household led	This approach has not been progressed as it would not meet the needs of all the LSCs, and it is not considered to be sustainable as no consideration is given to constraints, services and facilities for example.
Option 3: Services/facilities led	This approach has not been progressed as it fails to consider other important planning factors and it may not address the development needs of those LSCs that have fewer services and facilities.
Option 4: Constraints led	This approach has not been progressed as it fails to consider other important planning factors and it may not address the development needs of those LSCs that are heavily constrained.
Option 5: Green Belt led	This approach has not been progressed as it fails to consider other important planning factors and it would not adequately address the development needs of the LSCs in the north of the Borough, leading to unsustainable patterns of development.



Options	Reasons for progression or non-progression of the Option in plan-making
Option 6: Opportunity led	This approach has not been progressed as it fails to consider other important planning factors and it may not address the development needs of the LSCs where there are fewer opportunities for development.
Option 7: Hybrid approach	Option 7 (hybrid approach) has been progressed as it makes best use of those LSCs with existing services and facilities, but it takes into account any constraints that the settlements face. It also takes account of other material factors and considers NDPs. There is a focus on addressing the needs of the LSCs sustainably.

## Revised disaggregation Options

### Developing the reasonable alternatives

**3.35** LPS Policy PG 1 ‘Overall Development Strategy’ establishes the requirement for new housing and employment land in the borough between 2010 and 2030; 36,000 homes and 380 hectares of land for business, general industrial and storage and distribution.

**3.36** LPS Policy PG 7 ‘Spatial Distribution of Development’ provides indicative levels of development by settlement (for the Principal Towns and Key Service Centres (“KSC”)) and by tier in the settlement hierarchy (for LSCs and the OSRA). LPS Policy PG 7 sets out how the development anticipated by LPS Policy PG 1 should be generally distributed to meet the borough-wide housing and employment requirements. The indicative figures in LPS Policy PG 7 are neither ceilings nor targets; in the policy wording for LPS Policy PG 7 the indicative level of development to be accommodated at each settlement/tier is described as ‘in the order of’ for the relevant figures for employment land and new homes.

**3.37** A summary of the Council’s position in the Revised Publication Draft SADPD is set out in ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05] examination document, which forms part of the Revised Publication Draft SADPD evidence base.

**3.38** For the LSCs, it is considered that the net housing completions during the plan period to 31 March 2020 (2,007 homes), net housing commitments at 31 March 2020 (1,193 homes) and remaining neighbourhood plan allocations (10 homes) mean that ‘in the order of’ 3,500 new homes can be achieved by 2030, reinforced through the expectation that further small site windfall development will take place in the next 10 years of the plan period. Therefore, it is not necessary to make allocations for new dwellings in LSCs in order to facilitate the level of development planned for this tier of the settlement hierarchy.

**3.39** As explained in Chapter 7 of [ED 05], the Employment Allocations Review [ED 12] considers each of the existing employment allocations from the saved policies in legacy local plans (the Borough of Crewe & Nantwich Replacement Local Plan 2005, the Congleton Borough Local Plan First Review 2005 and the Macclesfield Borough Local Plan 2004). Where sites are considered appropriate for continued allocation for employment purposes, their allocation will be continued by a new policy in the SADPD. For the LSC tier of the hierarchy, the Employment Allocations Review [ED 12] recommends that one current employment allocation in Bollington (1.57ha) is no longer suitable for continued employment



allocation in the SADPD. Therefore, whilst this site currently forms part of the total employment land provision, it will not do so upon adoption of the SADPD as it will effectively be de-allocated. Unlike sites lost to alternative uses, the gross employment land requirements do not include an allowance for the replacement of sites de-allocated for employment purposes.

**3.40** There is a gap of 2.46ha of employment land between the existing level of provision (once the de-allocated site at Bollington is accounted for) and the planned level of provision (7ha). This amounts to 35.1% of the planned provision and therefore the existing level of provision cannot be said to be 'in the order of' 7ha, consequently there is a need to find further employment land at the LSC tier of the settlement hierarchy.

**3.41** Whilst LPS Policy PG 7 provides a total indicative level of development for LSCs, it does not provide this on a settlement-by settlement basis at the LSC tier of the hierarchy. LPS ¶8.77 confirms that the figure for LSCs will be further disaggregated in the SADPD and/or neighbourhood plans.

**3.42** Because the approach to facilitating the overall indicative level of housing development planned for the LSCs has been determined through completions and commitments to be added to by future windfall commitments (rather than through site allocations), it is not considered appropriate to disaggregate the overall LSC housing figure further to individual LSCs, nor is there a requirement to allocate sites for housing development in LSCs. Neighbourhood Plans will still be able to set figures for individual areas should they wish, subject to the basic condition of general conformity with the strategic policies for the area.

**3.43** For the employment land, the majority of the 7ha indicative provision is addressed through take-up to date and existing commitments. There are very limited sites available for employment use at LSCs that have been put forward for consideration through the site selection methodology. Other than existing commitments and completions, the majority of LSCs have no sites that can be considered for employment use. There is only one site put forward for purely employment use, at Recipharm in Holmes Chapel.

**3.44** The Recipharm site has been assessed in the Holmes Chapel Settlement Report [ED 33] and is considered to be highly suitable for employment use. There is a lack of available employment sites in the majority of LSCs, and of those that have been put forward, all except the Recipharm site propose an element of employment as part of a wider residential-led scheme. As there is no requirement to allocate sites for housing development in LSCs, the Recipharm site is the only pure employment site available for consideration.

**3.45** In addition, Holmes Chapel is likely to see by far the highest level of housing development of all the LSCs during the plan period. At 31 March 2020, housing supply in Holmes Chapel was 871 dwellings. By comparison, the LSC with the next highest level of housing completions and commitments is Haslington, with a housing supply of 487 dwellings.

**3.46** Furthermore, the site will act as an extension to an existing key employment area listed in ¶11.25 of the LPS (referenced by its previous name 'Sanofi Aventis'), making a key contribution to the borough's employment land supply as detailed in ¶¶4.19 to 4.22 of the Holmes Chapel Settlement Report [ED 33].



**3.47** Rather than attempt to disaggregate the employment provision figure further to individual settlements without suitable sites, it is instead considered more appropriate to allocate the Recipharm site in Holmes Chapel, which, alongside the take-up to 31 March 2020 and existing commitments, will facilitate the overall 7ha of employment land provision in LSCs identified in LPS Policy PG 7.

**3.48** At the First Draft SADPD and initial Publication Draft SADPD stages, seven high-level options were prepared and considered as reasonable alternatives through the relevant SA. Of the initial seven options, Option 7 ‘Hybrid approach’, was seen as the preferred option and was progressed in the First Draft SADPD and then the initial Publication Draft SADPD. Options 1 to 6 were not progressed, with the reasons for this set out in Table 3.4 of this SA, and, as a result, are not considered as reasonable alternatives for the Revised Publication Draft SADPD.

**3.49** The new approach to disaggregation highlighted in ¶3.42 and ¶3.47, herein known as Option 8 ‘Application led’ due to its reliance on future windfall commitments for housing (determined through the planning application process) to help facilitate the overall indicative level of housing development planned for the LSCs, is therefore appraised alongside Option 7 ‘Hybrid approach’ in this SA.

**3.50** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non-strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD.

**3.51** Table 3.5 explains in further detail the two high-level Options that are subject to testing.

**Table 3.5 Revised disaggregation Options subject to testing**

Option	Description	Reasoning
7: Hybrid approach	This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities. This option is a blend of Options 3, 4, 5 and 6, with account taken of NDP’s, completions, commitments and take-up.	<p>The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.</p> <p>This Option combines Options 3, 4, 5 and 6 and takes into account the Borough’s vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/3/20.</p>



Option	Description	Reasoning
8: Application led	This alternative takes into account completions, commitments and take-up for housing and employment.	<p>The distribution of further housing and employment land would be based on policies in the development plan, which would take into consideration landscape designations, Green Belt and the historic environment for example, with the aim of achieving sustainable development.</p> <p>This Option takes into account housing and employment completions, take-up and commitments as at 31/3/20. The Option also assumes that future windfall commitments will help to facilitate the overall indicative level of housing development for the LSCs; these windfalls will be determined through the planning application process.</p>

**3.52** Table 3.6 shows the amounts of employment land and homes for each LSC under each of the high-level Options, which have been subject to SA. The overall indicative level of housing development planned for the LSCs is in the order of 3,500 new homes; this figure is neither a ceiling nor a target. The total number of dwellings for Option 8 does not meet this indicative figure as the Option seeks to help facilitate this through future windfall commitments.

Table 3.6 Revised disaggregation options subject to sustainability appraisal

LSC	Option 7: Hybrid approach		Option 8: Application led	
	Dwgs	Emp (Ha)	Dwgs	Emp (Ha)
Alderley Edge	255	0.13	165	0.14
Audlem	255	0.00	224	0.00
Bollington	390	0.01	339	1.25
Bunbury	105	0.00	108	0.00
Chelford	220	0.00	203	0.15
Disley	245	0.35	231	0.35
Goostrey	12	0.00	12	0.00
Haslington	490	0.08	487	0.08
Holmes Chapel	870	5.43	871	7.33
Mobberley	60	0.00	11	0.20
Prestbury	115	0.01	82	0.01
Shavington	365	0.90	365	0.90
Wrenbury	120	0.09	112	0.09
Total	3,502	7.00	3,210	10.50

## Appraising the reasonable alternatives

**3.53** A detailed method for the appraisal of the revised disaggregation Options is presented in Appendix C; however, in summary the appraisal seeks to categorise the performance of each Option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used.

**3.54** A summary of the appraisal findings for the revised high-level Options for the disaggregation of the LSC housing and employment requirements identified in ¶3.51 of this Report is provided in Table 3.7. Detailed appraisal findings are presented in Appendix C.



Table 3.7 Summary of appraisal findings: revised disaggregation options

	Option 7	Option 8
Biodiversity, flora and fauna	1	2
Population and human health	1	2
Water and soil	1	2
Air	=	=
Climatic factors	=	=
Transport	=	=
Cultural heritage and landscape	1	2
Social inclusiveness	1	2
Economic development	1	2

**3.55** The appraisal found no significant differences between the Options in relation to air, climatic factors and transport. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**3.56** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. This Option was found to perform well as it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**3.57** Option 8 looks to use future windfall commitments to contribute further towards the indicative level of housing development, determined through the planning application process. It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. The Policy framework leads applicants to look at constraints on the site for example, as part of the planning balance.

**3.58** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, neither of the Options are likely to have a significant negative effect given the scale of growth. Although Option 7 was the best performing under six sustainability topics, Option 8 also performed well. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Option then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth



reiterating that the overall level of growth to be delivered at the LSCs is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Reasons for selecting the preferred approach

**3.59** Appendix C of this Report sets out a detailed appraisal of each revised option by SA topic. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05] have informed the Council's approach to decision making.

Table 3.8 Reasons for the progression or non-progression of revised options in plan-making

Revised option	Reasons for progression or non-progression of the option in plan-making
Option 7: Hybrid approach	This approach has not been progressed as there is no requirement for site allocations (and therefore no exceptional circumstances for Green Belt boundary alterations) and the approach to facilitating the overall indicative level of housing development planned for the LSCs has been determined through completions and commitments. Therefore it is not considered appropriate to disaggregate the overall LSC spatial distribution of housing figure further to individual LSCs.
Option 8: Application led	Option 8 (application led) has been progressed as the current supply of housing at the LSC tier (3,210 dwellings) lies in the order of 3,500 dwellings and it is likely that further housing development through windfall schemes will reinforce this position. There is a reasonable prospect that ‘in the order of’ 3,500 dwellings will come forward at LSCs by 2030 without making site allocations in LSCs.

## Initial safeguarded land Options

### Developing the reasonable alternatives

**3.60** As set out in the NPPF, the government attaches great importance to Green Belts and once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It is considered that these exceptional circumstances do not extend to Green Belt release of additional land over and above the 200ha that has been fixed through the LPS process. Therefore, the remaining amount of safeguarded land to be distributed to the LSCs inset within the North Cheshire Green Belt is 13.6ha.

**3.61** The LSCs inset within the North Cheshire Green Belt are: Alderley Edge; Bollington; Chelford; Disley; Mobberley; and Prestbury. All of the other LSCs (Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury) are located beyond the Green Belt.

**3.62** Whilst the distribution of safeguarded land in the LPS was largely based on the spatial distribution of indicative development requirements in this plan period, this may not be the most appropriate approach for the SADPD to follow. As set out in ‘The provision of housing



and employment land and the approach to spatial distribution' report [ED 05], it is now not proposed to disaggregate the limited remaining development requirements for this plan period to individual LSCs.

**3.63** Several factors are considered to influence the distribution of safeguarded land around the LSCs. These include: policy and physical constraints; neighbourhood planning; future development opportunities; infrastructure capacity; deliverability and viability; relationship with achievement of LPS vision and strategic priorities; and responses to the SADPD Issues Paper, First Draft SADPD and initial Publication Draft SADPD consultations. The findings of the SA for the disaggregation options have also informed the Council's approach.

**3.64** Eight potential initial options to distribute the safeguarded land to the inset LSCs have been identified in the 'Local Service Centres Safeguarded Land Distribution Report' [ED 53]. These explore the different ways that the safeguarded land could be distributed around the LSCs and are shown in Table 3.9. For the initial Publication Draft SADPD, three options for the distribution of safeguarded land were identified that were based on the initial preferred option (Option 7) for the LSC spatial distribution of development. However, as the approach to how development is distributed around the LSCs has been revised and a new preferred option identified for the Revised Publication Draft SADPD, the three options identified at the initial Publication Draft stage are no longer considered to be reasonable alternatives. These have therefore not been included in this Report.

Table 3.9 Initial safeguarded land options

Option	Description	Reasoning
1: Development coming forward	This alternative would distribute the safeguarded land proportionately to each LSC, in line with the levels of development coming forward in LSCs in this plan period (2010-2030).	The approach takes the levels of completions and commitments (housing and employment land) for each inset LSC as a proportion of the completions and commitments for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.  This Option provides a comparator for Options 4 to 8.
2: Population	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using the latest available population data from the ONS 2018 mid-year population estimates for small areas (October 2019 release).	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.  The approach takes the total population in each settlement as a proportion of the total population in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.  This Option provides a comparator for Options 4 to 8.
3: Households	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using data on households from the Census 2011.	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.  The approach takes the number of households in each settlement as a proportion of the total number of households in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.



Option	Description	Reasoning
		This Option provides a comparator for Options 4 to 8.
4: Services and facilities	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the number of facilities and services in each settlement as a proportion of the total number of facilities and services in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The services and facilities for each settlement considered were adapted from the 'Determining the Settlement Hierarchy' paper<sup>(8)</sup> to make it more appropriate for the LSCs.</p> <p>The approach assumes that the more services and facilities a settlement has the more safeguarded land it could accommodate.</p>
5: Constraints	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of constraints present in each settlement.	<p>The approach takes the total constraints score for each settlement as a proportion of the total constraints score for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The constraints considered were local landscape designations, nature conservation, historic environment, flood risk, and Best and Most Versatile agricultural land.</p> <p>The approach assumes that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land.</p>
6: Green Belt	This alternative would distribute safeguarded land to each LSC in a manner to that minimises the impact on the Green Belt.	<p>The approach considers the outcomes of the Green Belt Assessment Update 2015 ("GBAU") and assumes that settlements surrounded by Green Belt land that makes a lower contribution to the purposes of Green Belt have the potential to accommodate a greater level of safeguarded land.</p> <p>The approach takes the Green Belt impact score for each settlement as a proportion of the total Green Belt impact score for all inset LSCs and uses these proportions to distribute the total 13.6ha safeguarded land.</p>
7: Opportunity	This alternative would distribute the safeguarded land proportionately to each LSC according to the level of potential opportunity for development (housing and employment) present in each settlement.	There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.

8 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
		<p>The approach takes the level of potential opportunity in each settlement as a proportion of the total level of potential opportunity for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The approach assumes that settlements with greater levels of potential development opportunities have the potential to accommodate a greater level of safeguarded land.</p>
8: Hybrid	This alternative seeks to take account of the factors considered in a number of the different options: services and facilities (Option 4), constraints (Option 5) minimising impact on the Green Belt (Option 6) and opportunities (Option 7).	The mean average of the apportionments under each of these approaches are calculated by summing up the safeguarded land apportionment for each settlement under each of the four options and then divides this figure by four.

**3.65** Table 3.10 shows the amounts of safeguarded land for each inset LSC under each of the initial Options, which have been the subject of SA.

Table 3.10 Initial safeguarded land Options subject to sustainability appraisal

Settlement	Option (ha)							
	1	2	3	4	5	6	7	8
Alderley Edge	2.18	2.93	2.94	2.54	1.24	2.84	2.54	2.29
Bollington	4.47	4.13	4.20	2.39	1.65	1.92	0.57	1.63
Chelford	2.68	0.63	0.68	1.79	3.71	1.84	2.87	2.55
Disley	3.05	2.51	2.39	2.39	2.88	1.76	1.90	2.24
Mobberley	0.15	1.62	1.62	2.09	2.47	1.36	2.71	2.16
Prestbury	1.08	1.78	1.76	2.39	1.65	3.87	3.01	2.73
Total	13.61	13.60	13.59	13.59	13.60	13.59	13.60	13.60

## Appraising the reasonable alternatives

**3.66** A detailed method for the appraisal of the initial safeguarded land Options is presented in Appendix C; however, in summary the appraisal seeks to categorise the performance of each Option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used. There is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

**3.67** A summary of the appraisal findings for the initial reasonable alternatives for the disaggregation of the remaining safeguarded land requirement identified in ¶3.64 of this Report is provided in Table 3.11. Detailed appraisal findings are presented in Appendix C.



**Table 3.11 Summary of appraisal findings: initial safeguarded land Options**

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Biodiversity, flora and fauna	3	3	3	3	1	3	3	2
Population and human health	3	3	3	1	3	3	3	2
Water and soil	3	3	3	3	1	3	3	2
Air	3	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=	=
Transport	3	3	3	1	3	3	3	2
Cultural heritage and landscape	3	3	3	3	1	3	3	2
Social inclusiveness	3	3	3	1	3	3	3	2
Economic development	1	1	1	1	3	1	1	2

**3.68** The appraisal found no significant differences between the Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**3.69** Option 1 spreads safeguarded land around the LSCs in relation to the distribution of development coming forwards in this plan period, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**3.70** Options 2 and 3 spread safeguarded land around the LSCs in relation to population and household figures, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**3.71** Option 4 spreads safeguarded land around the LSCs in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.



**3.72** Option 5 constrains safeguarded land in those LSCs that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, air quality, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts future growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.73** Option 6 seeks to minimise the impact on the Green Belt, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those LSCs that make a lower contribution to the purposes of Green Belt. Mitigation is available through LPS and proposed SADPD policies. This Option has potential for a positive effect against topics relating to economic development, population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.74** Option 7 spreads safeguarded land around the LSCs in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**3.75** Option 8 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**3.76** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the safeguarded land is distributed; however, none of the Options are likely to have a significant negative effect given the amount of safeguarded land proposed. There were no significant differences between Options 1, 2, 3, 6 and 7. Although Option 4 was the best performing under five sustainability topics, Option 8 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant



effects when considered at a strategic plan level. If an Option proposes more safeguarded land in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development.

**3.77** It is worth reiterating that there is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

## Reasons for selecting the preferred approach

**3.78** Appendix C of this Report sets out a detailed appraisal of each initial option by SA topic. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in 'Local Service Centres Safeguarded Land Distribution Report' [ED 53] have informed the Council's approach to decision making.

Table 3.12 Reasons for the progression or non-progression of initial options in plan-making

Option	Reasons for progression or non-progression of the Option in Plan-making
1. In line with the levels of development coming forward in LSCs in this plan period	This approach has not been progressed as it takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
2. In line with each settlement's usual resident population	This approach has not been progressed as it is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
3. In line with the number of households in each settlement	This approach has not been progressed as it is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the Distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
4. Services and facilities led	This approach has not been progressed as it does not consider opportunities or constraints present in each settlement.
5. Constraints-led	This approach has not been progressed as it does not consider opportunities or other sustainability factors. It also does not take the constraint posed by Green Belt into account.



Option	Reasons for progression or non-progression of the Option in Plan-making
6. Minimising impact on the Green Belt	This approach has not been progressed as it does not consider constraints (with the exception of Green Belt), opportunities or sustainability factors.
7. Opportunity led	This approach has not been progressed as it does not consider constraints or sustainability factors. It also does not account for any detailed site assessment work carried out after stage 2 of the site selection methodology, meaning a number of the sites considered could prove to be unsuitable for development following the detailed assessments.
8. Hybrid approach	Option 8 (hybrid approach) has been progressed as it represents a balanced approach that seeks to take account of all relevant planning factors.

## Revised safeguarded land Options

### Developing the reasonable alternatives

**3.79** The selection of sites is considered in each of the individual settlement reports, which look to identify sufficient suitable sites to meet each settlement's requirement under the initial preferred option. The relevant settlement reports are:

- Alderley Edge Settlement Report [ED 21]
- Bollington Settlement Report [ED 24]
- Chelford Settlement Report [ED 26]
- Disley Settlement Report [ED 29]
- Mobberley Settlement Report [ED 37]
- Prestbury Settlement Report [ED 40]

**3.80** These demonstrate that there are sufficient suitable sites available in Alderley Edge, Bollington, Disley and Prestbury to meet the initial safeguarded land distribution for each of those settlements.

**3.81** There are also sufficient suitable sites in Chelford; however the available sites are significantly larger than Chelford's initial requirement. The sites have been subdivided where possible, but they are still large and the NPPF requirement to define Green Belt boundaries clearly, "using physical features that are readily recognisable and likely to be permanent" means that they cannot be reduced in size further.

**3.82** In Mobberley, a number of the sites make a major contribution to the purposes of Green Belt and are important in maintaining the separation with Knutsford. There is also the issue of aircraft noise, which is likely to preclude future residential development on a large proportion of the available sites. There are also a number of sites that would not be suitable for future development due to their importance in maintaining the setting of heritage assets.



**3.83** Once the initial distribution was tested through the settlement reports, it was concluded that Mobberley cannot accommodate any safeguarded land; and Chelford can accommodate 0.58ha (although there are further suitable sites in Chelford that could be identified, but these are larger than its requirement).

**3.84** Therefore there remains an unmet requirement of 4.13ha (2.16ha in Mobberley and 1.97ha in Chelford). This is due to there being no suitable sites in Mobberley and the remaining suitable sites in Chelford being too large for the remaining Chelford requirement (and not suitable for further subdivision).

**3.85** At this point further consideration was given as to how the matter could be addressed, which led to the development of four revised Options as shown in Table 3.13.

**Table 3.13 Revised safeguarded land options**

Option	Description	Reasoning
A: Do not designate the full quantum of safeguarded land	This alternative is effectively a 'do nothing' option, which would leave the unmet requirement as an unmet requirement.	<p>This would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. However, Chelford's requirement would be reduced to reflect site availability and Mobberley would receive no safeguarded land. This approach would not enable the full 200ha of safeguarded land to be identified, as specified in the LPS.</p> <p>This option is not considered to be a reasonable approach to take as a sufficient degree of permanence may not be given to Green Belt boundaries and the overall safeguarded land requirement for the borough would not be met. As such, this option was not considered further through the sustainability appraisal process.</p>
B: Redistribute Mobberley unmet requirement to Chelford	This alternative would take the unmet requirement from Mobberley and redistribute it to Chelford.	<p>This option recognises that, whilst there are no suitable sites for designation as safeguarded land in Mobberley, there are suitable sites in Chelford (although too large to be designated as safeguarded land given Chelford's apportionment under the initial preferred option).</p> <p>It would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. Mobberley would receive no safeguarded land, reflecting the lack of available sites and Chelford would receive 4.71ha.</p>
C: Redistribute to the settlement(s) with the most appropriate further site(s) available	This alternative would redistribute the unmet requirement from Mobberley and Chelford to the most appropriate site, following the application of the site selection methodology.	<p>This option would review the settlement reports for Alderley Edge, Bollington, Chelford, Disley and Prestbury to create a list of sites that were considered in the settlement reports but not recommended for identification as safeguarded land to meet the requirements set out under the initial preferred option.</p> <p>The site selection methodology would then be employed across all of these sites (rather than on a settlement-by- settlement basis) to determine which of the sites would be most appropriate for designation as safeguarded land. The unmet requirement would then be redistributed to settlements according to the sites selected.</p>



Option	Description	Reasoning
D: Redistribute proportionately to those settlements that have further suitable sites	Option D(i) would involve the redistribution of Mobberley's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Chelford, Disley and Prestbury.	<p>Each of the inset LSCs (other than Mobberley) would receive a small increase in their safeguarded land requirement, whilst Mobberley would receive no safeguarded land, reflecting the lack of suitable sites.</p> <p>There are further suitable sites in Chelford, but these were not appropriate under the initial preferred option as there is no scope for further subdivision and designation of a further site would have resulted in a significant over-provision of safeguarded land against the requirement.</p> <p>Therefore, this option is not considered to be a reasonable approach to take as the overall safeguarded land requirement for the borough would either not be met, or would be exceeded. As such, this option was not considered further through the sustainability appraisal process.</p>
	Option D(ii) would redistribute Mobberley's and Chelford's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Disley and Prestbury.	<p>The approach under option D(ii) takes the amount of safeguarded land proposed in each of Alderley Edge, Bollington, Chelford, Disley and Prestbury as a proportion of the total amount of safeguarded land proposed in those settlements under the initial preferred option. These proportions are then used to redistribute the 4.13ha unmet requirement from Chelford and Mobberley. Under this approach, Chelford would retain 0.58ha safeguarded land in the revised distribution, recognising that a suitable site can be found to accommodate this level of safeguarded land.</p>

**3.86** Table 3.14 shows the amounts of safeguarded land for each inset LSC under each of the revised Options, which have been the subject of SA.

**Table 3.14 Revised safeguarded land Options subject to sustainability appraisal**

Settlement	Revised Option (ha)		
	B	C	D(ii)
Alderley Edge	2.29	2.29	3.35
Bollington	1.63	1.63	2.39
Chelford	4.71	4.71	0.58
Disley	2.24	2.24	3.27
Mobberley	0.00	0.00	0.00
Prestbury	2.73	2.73	4.00
Total	13.60	13.60	13.59

## Appraising the reasonable alternatives

**3.87** A detailed method for the appraisal of the revised safeguarded land Options is presented in Appendix C; however, in summary the appraisal seeks to categorise the performance of each Option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in relative order of performance. Where it is not possible to differentiate between all alternatives, '=' is used.

**3.88** A summary of the appraisal findings for the revised reasonable alternatives for the disaggregation of the remaining safeguarded land requirement identified in ¶3.35 of this Report is provided in Table 3.12. Detailed appraisal findings are presented in Appendix C.



Table 3.15 Summary of appraisal findings: revised safeguarded land Options

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

**3.89** In conclusion, the appraisal found that at a strategic level it is difficult to point to any significant differences between the Options in terms of the overall nature and significance of effects. This is due, in part, to the level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for. However, notably, the appraisal identified that Options B (redistribute Mobberley unmet requirement to Chelford) and C (redistribute to the settlements with the most appropriate further sites available), both of which have the same distribution, performed better in the appraisal relating to the following topics:

- biodiversity, flora and fauna, as Chelford is relatively unconstrained in respect of international, national and local nature conservation designations
- water, as Chelford is surrounded by areas that have less risk of flooding than many of the LSCs
- air, as Chelford does not have an AQMA whereas Disley does
- transport, as Chelford has a Railway Station, whereas Bollington does not

**3.90** While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, these are unlikely to be of significance overall when considered at a strategic plan level. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise nature and location of development.

### Reasons for selecting the preferred approach

**3.91** Appendix C of this Report sets out a detailed appraisal of each revised option by SA topic. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in 'Local Service Centres Safeguarded Land Distribution Report' [ED 53] have informed the Council's approach to decision making.



Table 3.16 Reasons for the progression or non-progression of revised Options in Plan-making

Revised Option	Reasons for progression or non-progression of the Option in Plan-making
B. Redistribute the Mobberley unmet requirement to Chelford.	This approach has been progressed as it allows the overall safeguarded land requirement to be met, enables Chelford to meet its own requirement and provides Mobberley's unmet requirement on the most suitable site available.
C. Redistribute to the settlement(s) with the most appropriate further site(s) available.	This approach has been progressed as it allows the overall safeguarded land requirement to be met, enables Chelford to meet its own requirement and provides Mobberley's unmet requirement on the most suitable site available.
D(ii). Redistribute proportionately to those settlements that have further suitable sites.	This approach has not been progressed as it would require a number of further sites to be identified in a number of settlements and would not enable Chelford to meet its own requirement.

## Site options

### Site Selection Process

**3.92** The Council used a detailed site selection process ("SSM") to carry out the appraisal of site options to identify candidate sites for development (including safeguarded land) in the SADPD on a settlement-by-settlement basis. This process integrated SA as the criteria used as part of the SSM were in line with the SA framework in Table 2.2 of this Report.

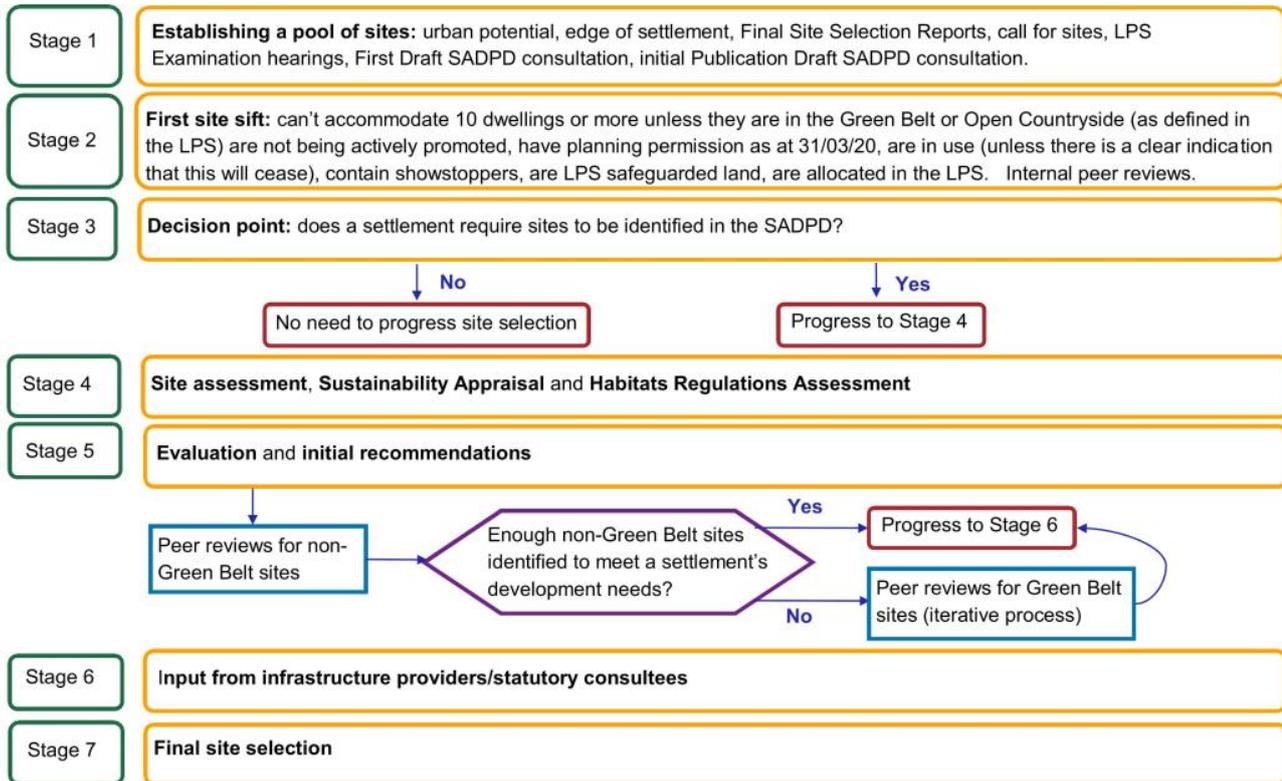
**3.93** The SSM sets out the steps undertaken to determine the sites that should be selected to meet the housing and employment requirements identified in LPS Policy PG 7, along with a sufficient amount of safeguarded land. The majority of land has already been allocated or designated in the LPS, with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

**3.94** The site selection process was carried out on a settlement-by-settlement basis, using the indicative figures in LPS Policy PG 7 as a starting point. For those settlements in the Green Belt that needed land to be safeguarded, the 'Local Service Centres safeguarded land distribution report' [ED 53] was used as the starting point.

**3.95** The SSM is comprised of a series of Stages, as shown in Figure 3.1. The first two stages are set out in further detail in ¶¶3.96 to 3.100 of this Report as these are the stages that have led to the identification of the short list of reasonable site options.



Figure 3.1 Key stages in the site selection process



### Stage 1: Establishing a pool of sites

3.96 This work involved utilising existing sources of information including the results of the 'Assessment of the Urban Potential of the Principal Towns, Key Service Centres and Local Service Centres and Possible Development Sites Adjacent to Those Settlements', sites submitted to the LPS Proposed Changes Version that were not considered to be large enough to be a strategic site (as detailed in the Final Site Selection Reports), and sites submitted through the call for sites process in 2017, the First Draft SADPD consultation in 2018 and the initial Publication Draft SADPD consultation in 2019.

3.97 In terms of the call for sites process, local residents, landowners, developers and other stakeholders were invited to put forward sites to the Council that they considered to be suitable and available for future development in the Borough for housing, employment or other development. This exercise ran between 27 February and 1 July 2017. Sites were also submitted to the Council during the consultation on the First Draft SADPD in 2018 and the initial Publication Draft SADPD consultation in 2019.

### Stage 2: First site sift

3.98 The aim of this Stage was to produce a shortlist of sites for further consideration in the site selection process. This entailed taking the long list of sites from Stage 1 and sifting out any that:

- can't accommodate 10 dwellings or more, unless they are in the Green Belt or open countryside (as defined in the LPS) and are not currently compliant with those policies<sup>(9)</sup>

9 If the site is likely to be compliant with Green Belt/Open Countryside policy (for example limited infilling in villages) then it should be screened out to avoid double counting with the small sites windfall allowance of 9 dwellings or fewer in the LPS (¶E.7).



- are not being actively promoted
- have planning permission as at 31/3/20
- are in use (unless there is clear indication that this will cease)
- contain showstoppers (Special Protection Area, Special Area of Conservation, Ramsar, Site of Special Scientific Interest, functional floodplain (flood zone 3b), or historic battlefield)
- are LPS Safeguarded Land
- are an allocated site in the LPS<sup>(10)</sup>

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

**3.100** Further information on the SSM can be found in the SSM Report [ED 07].

## Appraising the site options

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

### Method

**3.102** A detailed method for the appraisal of the site options is presented in Appendix E of this Report, however, in summary the appraisal employs GIS datasets, site visits, measuring, qualitative analysis and planning judgement to see how each site option relates to various constraint and opportunity features.

**3.103** Several evidence base documents and assessments have informed the Council's decision-making process to determine the preferred approach to establish and appraise the site options including the LPS, SSM [ED 07], 'The provision of housing and employment land and the approach to spatial distribution' [ED 05], 'Local Service Centres safeguarded land spatial distribution report' [ED 53], SA findings, HRA findings [ED 04], Green Belt Site Assessments ("GBSA"), and Heritage Impact Assessments ("HIAs").

**3.104** The LPS includes a Vision for the LSCs: *"In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances"*. To help meet this Vision, LPS Policy PG 7 "Spatial Distribution of Development" shows the overall indicative housing and employment figure for LSCs; seven initial Options at the initial Publication Draft SADPD stage, and additional 'revised' options at the Revised Publication Draft stage were developed and appraised through SA, with a preferred approach established and appraised through HRA. Options were also developed with regards to the distribution of safeguarded land around the inset LSCs.

**3.105** The work on the approach to housing and employment development at LSCs ran alongside and fed into part of the work on the SSM. This determined if there was a need to allocate sites in any of the LSCs, taking into account existing completions/take up and commitments (as at 31/3/20) for housing and employment development. The Council used

<sup>10</sup> Sites in Strategic Location LPS 1 Central Crewe, and Strategic Location LPS 12 Central Macclesfield were not sifted out if they were being promoted for employment use.



the outcomes of the call for sites process, the First Draft SADPD consultation in 2018 and the initial Publication Draft SADPD consultation in 2019, which formed part of the initial pool of sites and then undertook a 'site sift' for those sites that did not meet detailed requirements.

Once a decision had been made to allocate sites, then a traffic light assessment was carried out to help determine what constraints and issues a site had. The assessment covered issues such as ecology, viability, accessibility and flooding for example. Occasionally the traffic light assessment indicated that further work was required on, for example, heritage, which required a HIA to be carried out. The options were also subject to HRA.

**3.106** As there are some LSCs that are surrounded by Green Belt, the Council took an iterative approach to the assessment of sites, whereby if it was determined that Green Belt release was needed, sites that have been previously-developed and/or are well-served by public transport were considered first. GBSAs were then carried out to find the contribution that each Green Belt site made to the purposes of the Green Belt. It is worth mentioning that those sites that were subject to a GBSA only became a reasonable alternative once it had been determined that a traffic light form needed to be completed for the site. This was based on the contribution the site made to the purposes of the Green Belt and the residual development requirements of the settlement.

**3.107** In addition, the SADPD identifies further site allocations in some of the Key Service Centres. This is so that the overall level of development in each centre over the plan period is in the order of figures contained within the LPS Policy PG 7 (Spatial Distribution of Development). The Key Service Centres with further site allocations in the SADPD are Congleton, Middlewich and Poynton.

**3.108** Further information on the site selection process can be found in the SSM Report [ED 07], with the approach to housing and employment development at LSCs documented in 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. The consideration of safeguarded land can be found in 'Local Service Centres safeguarded land spatial distribution report' [ED 53]. Individual Settlement Reports [ED 21 to ED 44] have been produced, which detail the need for any site allocations and includes traffic light assessment, HIA, and GBSAs, where appropriate.

## Reasons for selecting site options

**3.109** Appendix E sets out the Council's approach to the SA of site options. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in detail in the individual Settlement Reports [ED 21 to ED 44], have informed the Council's approach to decision making. Reasons for progression or non-progression of site options in plan-making are included in Appendix E (Tables E.3 to E.13, Table E.15 and Table E.17).



## Chapter 4: SA of the Draft Plan

### Introduction

**4.1** The aim of this Chapter is to present an appraisal of the Revised Publication Draft SADPD, as currently published under Regulation 19 of the Local Planning Regulations.

### Methodology

**4.2** As explained in Chapter 2 (Scope of the SA), the SA objectives and topics identified at the scoping stage provide a methodological framework to undertake the SA. Nine SA topics were identified and these are:

- biodiversity, flora and fauna
- population and human health
- water and soil
- air
- climatic factors
- transport
- cultural heritage and landscape
- social inclusiveness
- economic development

**4.3** For each of the SA topics identified in ¶4.2 of this Report an appraisal narrative has been produced that evaluates the 'likely significant effects' of the plan on the baseline, with reference to sites and the policies that will provide mitigation. A final section at the end of each SA topic summarises the appraisal and provides a conclusion for the plan as a whole.

**4.4** The appraisal narrative for each topic takes into account the effect characteristics and 'significance criteria' presented in Schedules 1 and 2 of the SEA Regulations.<sup>(11)</sup> So, for example, where necessary, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are considered, that is, the potential for the Revised Publication Draft SADPD to impact an aspect of the baseline when implemented alongside other plans, programmes and projects, in Chapter 5 of this Report.

**4.5** It is important to note that the SEA Regulations require the evaluation of significant effects; therefore there is no need or requirement to refer to every single allocation and policy in the appraisal narrative. Specific allocations and policies are referred to as necessary.

**4.6** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

---

11 Environmental Assessment of Plans and Programmes Regulations 2004



**4.7** Although, under each of the nine appraisal topics, there is a need to focus on the draft plan as a whole, it is helpful to break-up the appraisal and give stand alone consideration to the various elements of the Revised Publication Draft SADPD. Therefore each of the nine appraisal narratives have been broken down under the following headings, which contain reference to policies/proposals, where appropriate:

- Planning for growth
- General requirements
- Natural environment, climate change and resources
- The historic environment
- Rural issues
- Employment and economy
- Housing
- Town centres and retail
- Transport and infrastructure
- Recreation and community facilities
- Site allocations
- Appraisal of the draft plan as a whole

## Appraisal of the draft SADPD

### Biodiversity, flora and fauna

#### Planning for growth

**4.8** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the overall indicative level of development to LSCs. Due to the lack of available/suitable brownfield sites, it is likely that development could potentially take place on greenfield sites, which gives rise to potential for impacts on biodiversity, flora and fauna through the loss of habitats and disturbance to species as a result of development. New housing development at LSCs will result in an increased population, which in turn may increase pressure on biodiversity sites through increased demand for leisure and recreation. This means that there is potential for a long term negative effect on biodiversity, flora and fauna, the significance of which will be dependent on other LPS and SADPD policies. Development can also lead to an increase in traffic, and therefore an increase in atmospheric pollution, which could have a long term minor negative effect on biodiversity, flora and fauna.

**4.9** Sites of international, national and local nature conservation designations are located throughout the Borough, with the majority of LSCs having such areas located in and/or adjacent to them. It is thought there is potential for some proposed development to impact on these sites, however, where this could be the case, mitigation measures are proposed through site specific policies and policies in both the LPS and SADPD.

**4.10** The HRA Screening Assessment for the Revised Publication Draft SADPD [ED 04] determined that the Local Plan SADPD could potentially have significant adverse effects as a result of changes in water levels (due to abstraction) and recreational pressures, both alone and in-combination with other plans, on the River Dee and Bala Lake SAC.



**4.11** An Appropriate Assessment as part of the HRA was then undertaken to assess whether the Revised Publication Draft SADPD has the potential to result in significant adverse effects on the integrity of identified European sites, either alone or in combination with a number of other plans and projects.

**4.12** The Assessment identified that the existing policies and provisions in the LPS and other plans in relation to water supply will make sure that the Local Plan will have no adverse effects on this European site.

**4.13** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies safeguarded land. The sites proposed for safeguarded land are considered under the "Site allocations" theme. Although Green Belt is not a biodiversity designation, there could be a safeguarding of greenfield land for future development and therefore the potential for minor long term negative effects on biodiversity, flora and fauna. **PG 12** requires compensatory improvements to the environmental quality of remaining Green Belt land. Likewise Strategic Green Gaps are not a biodiversity designation, however proposed SADPD Policy **PG 13 "Strategic green gaps boundaries"**, in conjunction with LPS Policy PG 5 "Strategic Green Gaps" seeks to protect open areas of space and greenfield land, and has the potential to have a long term minor positive effect on biodiversity, flora and fauna. This is also the case for proposed SADPD Policy **PG 14 "Local green gaps"**.

### General requirements

**4.14** Proposed SADPD Policy **GEN 1 "Design principles"** may support biodiversity through contact with nature and opportunities for food growing, with the potential for a long term minor positive effect on biodiversity, flora and fauna. **GEN 1** also seeks to interact positively with the natural environment in line with the mitigation hierarchy set out in Policy **ENV 2 "Ecological Implementation"**.

### Natural environment, climate change and resources

**4.15** Proposed SADPD Policies **ENV 1 "Ecological network"** and **ENV 2 "Ecological implementation"** seek to protect, conserve, restore and enhance the ecological network and introduce a mitigation hierarchy that looks to avoid significant harm to biodiversity and geodiversity; these policies have the potential for a long term significant positive effect on biodiversity, flora, and fauna.

**4.16** Proposed SADPD Policy **ENV 4 "River corridors"** looks to protect and enhance river corridors. Although the policy is written from a landscape point of view, it is considered that these corridors have ecological value and therefore this policy has the potential for a long term minor positive effect on biodiversity, flora and fauna. Proposed SADPD Policy **ENV 5 "Landscaping"**, is also, as the title suggests, written from a landscape point of view, however it does require a balance between open space and built form of development and to utilise plant species, providing the potential for a long term minor positive effect on biodiversity, flora and fauna.

**4.17** Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect trees, woodland and hedgerows; these are important ecological assets, and this policy provides the potential for a long term minor positive effect on biodiversity, flora and fauna.



**4.18** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including green roofs and walls, trees, green infrastructure and other planting, and opportunities for the growing of local food supplies, which could have a long term minor positive effect on biodiversity, flora, and fauna. The Policy also seeks to achieve a reduction in CO<sub>2</sub> emissions of 19% below the Target Emission Rate of the 2013 Edition of the Building Regulations (Part L) for new build residential development, and for at least 10% of major residential development's energy needs met from on-site renewable or low carbon energy generation. At least 10% of non-residential developments over 1,000 sqm predicted energy requirements should be met from decentralised, renewable or low carbon sources. These measures should have a long term minor positive effect on biodiversity, flora and fauna. Additional measures incorporated in the policy include reducing the need to travel and the support of sustainable travel initiatives; these measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**4.19** Proposed SADPD Policy **ENV 9 "Wind energy"** has the potential for a long term negative effect due to the impact on birds and bats from wind turbines, and the likelihood that sites used for wind energy development would be greenfield. However, the significance of the effects is dependent on the location of development (for example it may be adjacent to a sensitive site), and the species of birds and/or bats involved, as some species are more vulnerable than others to wind energy development. The policy does signpost to ecological factors set out in LPS Policy SE 8 "Renewable and Low Carbon Energy", however the impacts on these are considered against the weight given to wider environmental, social and economic benefits arising from renewable and low carbon energy schemes. The Policy also requires proposals to not adversely affect the integrity of international ecological designations, which includes Special Protection Areas, Special Areas of Conservation and Ramsars.

**4.20** Proposed SADPD Policies relating to pollution including **ENV 12 "Air quality"**, **ENV 14 "Light pollution"**, and **ENV 17 "Protecting water resources"** should have a long term minor positive effect on biodiversity, flora and fauna through reducing different types of pollution in the wider environment.

**4.21** Proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** seeks to conserve and enhance watercourses and riverside habits, which should have a long term minor positive effect on biodiversity, flora and fauna.

### **The historic environment**

**4.22** None of the historic environment policies are likely to have a significant direct or indirect effect on biodiversity, flora and fauna.

### **Rural issues**

**4.23** Proposed SADPD Policy **RUR 1 "New buildings for agriculture and forestry"** requires adequate provision to be made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses, which should provide a long term minor positive effect on biodiversity, flora and fauna.



**4.24** Proposed SADPD Policies **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** and **RUR 7 "Equestrian development outside of settlement boundaries"** should have a long term minor positive effect on biodiversity, flora and fauna through minimising light pollution in the wider environment.

### Employment and economy

**4.25** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to biodiversity, flora and fauna - these being ecology and contamination; the sites are considered under these headings. Points to note are:

### Ecology

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a long term minor negative effect on biodiversity, flora and fauna, being assessed as amber. This is due in part to proximity to Sandbach Flashes and Oakhanger Moss Sites of Special Scientific Interest ("SSSIs"), and the presence of vegetation that may have some ecological value.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"**, and Site **EMP 2.9 "Land at British Salt, Middlewich"** will result in the loss of green space that may have biodiversity value; however at this stage the biodiversity value is unknown.
- Sites **EMP 2.1 "Weston Interchange, Crewe"**, and **EMP 2.2 "Meadow Bridge, Crewe"** fall within Natural England's Impact Risk Zone ("IRZ") for Sandbach Flashes SSSI. However, this is triggered for large non-residential developments outside of existing settlements/urban areas where the footprint exceeds 1ha; both sites have an area of less than 1ha. Site **EMP 2.7 "New Farm, Middlewich"**, and Site **EMP 2.9 "Land at British Salt, Middlewich"** falling within the IRZ for Sandbach Flashes SSSI. Policies including LPS Policy SE 3 "Biodiversity and geodiversity", proposed SADPD **Policy ENV 1 "Ecological networks"** and proposed SADPD Policy **ENV 2 "Ecological implementation"** will help to minimise the impact on biodiversity.

### Contamination

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to a former mill and gas works at Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**.



## Housing

**4.26** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.27** The Council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need through proposed SADPD Policy **HOU 8 "Backland development"**. However, this is likely to result in the loss of greenfield land, which has the potential for a long term minor negative effect on water and soil and therefore biodiversity.

**4.28** Proposed SADPD Policy **HOU 12 "Housing density"** takes into account the biodiversity value of sites, which should provide a long term minor positive effect on biodiversity, flora and fauna.

## Town Centres and retail

**4.29** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** looks to provide areas of green infrastructure, which should have a long term minor positive effect on biodiversity, flora and fauna. **RET 9** encourages active travel; this could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**4.30** Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** seek to regenerate these areas with a mix of land uses including housing and employment, which should restrict the loss of land for biodiversity as development will take place in urban areas, which could have a long term minor positive effect on biodiversity, flora and fauna.

## Transport and infrastructure

**4.31** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**4.32** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** requires development proposals to safeguard and enhance the canal's role as a biodiversity asset, which should provide a long term minor positive effect on biodiversity, flora and fauna.

## Recreation and community facilities

**4.33** Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect green/open space from development, which should have a long term minor positive effect on biodiversity, flora and fauna.



**4.34** Proposed SADPD Policy **REC 3 "Green space implementation"** requires housing proposals, and major employment and other non-residential developments to provide green space, which would lead to greater green space provision if the site were brownfield, which should have a long term minor positive effect on biodiversity.

### Site allocations

**4.35** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to biodiversity, flora and fauna - these being ecology and contamination; the sites are considered under these headings. Points to note are:

### Ecology

- The majority of proposed site allocations/safeguarded land have the potential for a long term minor negative effect on biodiversity, flora and fauna, being assessed as amber. This is because most of the sites are greenfield, or contain greenfield areas, with accompanying vegetation, which may have ecological value.
- Proposed Site **CRE 1 "Land at Bentley Motors"** Crewe is within 5,000m of Sandbach Flashes SSSI, which is noted for its physiological and biological importance, and 10,000m from Wimboldsley Wood SSSI. However, as the proposed site is some distance from the SSSI, and given the large urban area in between, this is not considered to be an issue. Further to the north of the site is Leighton Brook. The proposed policy requires the playing field and associated area of existing open space to be retained.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe falls within Natural England's IRZ for Sandbach Flashes SSSI and Wybunbury Moss SSSI in relation to air pollution. The high level HRA screening identified that the site could potentially impact on European Sites; it is located within 3.2km of West Midlands Mosses SAC (Wybunbury Moss SSSI) and Midland Meres and Mosses Phase 1 Ramsar. Potential impact pathways may include recreational pressure or hydrological impacts on groundwater levels and/or groundwater contamination. The HRA assessment of likely significant effects identifies that no recreational impacts are anticipated from this site given that it is put forward for employment development. In addition, given the distance of the site from Wybunbury Moss and the lack of hydrological connectivity, no likely significant hydrological effects are identified. The site is put forward for E(q) and B8 uses only and is therefore unlikely to involve industrial or agricultural processes that could lead to air quality impacts upon the SSSI. Traditional orchard is located to the south of the site and is a Priority Habitat listed under Section 41 of the Natural and Rural Communities ("NERC") Act 2006. The proposed policy requires Priority Habitats to be conserved, restored and enhanced, and the existing woodland to be maintained.
- The supporting information for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton requires a botanical survey to consider the ecological value of grassland present. The supporting information suggests that the retention of hedgerows is important.
- Proposed Site **MID 2 "East and West of Croxton Lane"**, Middlewich is located 4,000m from Sandbach Flashes SSSI, which is noted for its physiological and biological importance, and has triggered Natural England's IRZ for rural residential development.



However, it should be noted that the SADPD is proposing around 50 new homes, which has therefore only just triggered the IRZ, and given the large urban area in between, it is not considered to be an issue. The proposed site also contains mature hedgerows, which should be retained, where possible.

- Proposed Site **MID 3 “Centurion Way”**, Middlewich falls within the IRZ for Sandbach Flashes SSSI. However, this is triggered for large non-residential developments outside of existing settlements/urban areas where the footprint exceeds 1ha; this site is proposed for residential use. Priority bird species have been recorded at this site, with the policy requiring a strategy for the provision and long term management of an off-site habitat for ground nesting farmland birds, as well as the retention of boundary hedges.
- Proposed Site **PYT 1 “Poynton Sports Club”**, Poynton contains a deciduous woodland that is a Priority Habitat listed under Section 41 of the NERC Act 2006 and is hence of national importance. The proposed policy requires the woodland to be retained and protected through a buffer of no less than 10m.
- Proposed Site **PYT 2 “Land north of Glastonbury Drive”**, Poynton is located to the south of Poynton Brook; the wet ditches and woodland associated with the Brook are to be retained and protected through a 15m wide buffer, with an appropriate buffer and/or mitigation to be provided to protect and retain any protected species.
- There is potential for bats to be present at proposed Site **PYT 4 “Former Vernon Infants School”**, Poynton, therefore the proposed policy requires a bat survey to be provided in support of any planning application. The site contains vegetation to its frontage, which the proposed policy requires to be retained.
- There is an unculverted section of watercourse at proposed Safeguarded land **ALD 3 “Land at Ryleys Farm, west of Sutton Road”**, Alderley Edge, which should be retained and buffered. There is also the potential for protected species. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- The northern/upper part of proposed Safeguarded land **BOL 1 “Land at Henshall Road”**, Bollington is mature woodland (on the National Inventory - Woodland Priority Habitat). Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **CFD 1 “Land off Knutsford Road”**, Chelford contains deciduous woodland along its western boundary. This is a Priority Habitat listed under Section 41 of the NERC Act 2006 and hence is of national importance. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is potential for protected species at proposed Safeguarded land **DIS 2 “Land off Jacksons Edge Road”**, Disley. The grassland habitats on site appear unmanaged and may be of nature conservation value. A botanical survey would need to be undertaken at the correct time of year to determine this, with policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological**



**implementation**” helping to minimise the impact on biodiversity, flora and fauna. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel contains the River Croco and mature trees, both of which the proposed policy requires to be retained. The high level HRA screening assessment identifies that this site has a potential impact on a European site. The site falls within the IRZ for Bagmere SSSI (Midland Meres and Mosses Phase 1 Ramsar), so this site is considered in the screening assessment for air quality impacts. No increased recreational pressure is foreseen as a result of an employment site and there is no downstream hydrological connectivity to the Ramsar. The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7 km from Bagmere SSSI. The proposed development could be for the expansion of the adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacture and product innovation including formulation, filling and packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI. The site also falls within Natural England's IRZ for the River Dane, however Natural England have no concerns regarding this allocation on the basis that United Utilities have sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.
- There is potential for protected species at proposed Safeguarded land **PRE 2 "Land south of Prestbury Lane"**, Prestbury. The grassland habitats on site appear unmanaged and may be of nature conservation value, whereby a botanical survey would need to be undertaken at the correct time of year to determine this, with policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** helping to minimise the impact on biodiversity, flora and fauna. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- The high level HRA screening has identified that proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is within 4.5km of Midlands Meres and Mosses Phase 1 Ramsar (Wybunbury Moss SSSI). However, the HRA concluded that given the small-scale of the site and the distance from any European sites, no impacts are anticipated. There is potential for protected species to be present with the proposed policy requiring the retention of hedgerows.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** falls within Natural England's IRZ for Sandbach Flashes SSSI (discharges). The site contains habitats that could be restored to priority grassland habitats; a botanical survey would be required to confirm the value of the grasslands and some form of off-site habitat creation required if they are of restorable priority grassland quality. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** will also help to minimise the impact on biodiversity, flora and fauna.



- Proposed Site **G&T 3 “New Start Park, Wettenhall Road”** is located within 890m of Wimboldsley Wood SSSI, with the supporting information to the proposed policy requiring further assessment, in line with LPS Policy SE 3 “Biodiversity and Geodiversity”, to consider the long term management of habitat creation measures on the site and consider any impact on the Wimboldsley Wood SSSI. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Proposed Site **G&T 4 “Three Oakes Site, Booth Lane”** falls within Natural England’s IRZ for Sandbach Flashes SSSI. Protected species are also known to occur in the locality, which could be mitigated. The supporting information for the proposed policy requires appropriate evidence regarding any impacts on Sandbach Flashes SSSI to support an application, and appropriate mitigation measures, where needed. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Cledford Lime Beds Local Wildlife Site is located 150m from proposed Site **G&T 5 “Cledford Hall, Cledford Lane”**, with a number of protected species on the site and on land adjacent. The proposed policy requires the retention of hedgerows, with the supporting information requiring a habitats survey to support any future planning application and inform mitigation measures, where necessary. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Proposed Site **G&T 8 “The Oakes, Mill Lane, Smallwood”** is within 3.1km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). The HRA assessment of likely significant effects for recreational pressure identified that the site is located within 3.1 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- The high level HRA screening assessment identifies that proposed Site **TS 1 “Lorry Park, off Mobberley Road, Knutsford”** has a potential impact on a European site(s), but has determined that the site is not likely to have a significant effect on a European site. The site is located close to (within 850m) the Midlands Meres and Mosses Phase 1 Ramsar (Tatton Meres SSSI). Potential impact pathways may therefore be hydrological, recreational pressures, and/or air quality impacts. The HRA assessment of likely significant effects identifies that it is unlikely that the development of a single small GTTS



site would have any significant recreational impact upon European sites. It also found that there is no, or a lack of, downstream hydrological connectivity to the Ramsars. TS 1 is currently a lorry depot and heavy good vehicles cause greater impacts upon air quality compared to individual cars. The conversion of this site to a GTTS site from a Lorry Park, as well as the overall small size of this proposed site (3 plots), means that it is unlikely that there will be any increases from the baseline in air quality impacts resulting in traffic on the Mobberley Road, where it falls within 200m of Tatton Meres SSSI. Some sections of road within the vicinity of Rostherne Mere fall within 200m of the Ramsar site and therefore may impact on air quality at the Ramsar should vehicle usage increase associated with the potential allocated sites. However, any potential increase in traffic on the A556 or other roads within 200m of Rostherne Mere as a direct result of TS 1 is considered to be negligible. The proposed site is also close to St John's Wood Site of Nature Conservation Importance and within 5km of The Mere SSSI. The proposed policy requires the retention of hedgerows.

- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** falls within Natural England’s IRZ for Bagmere SSSI, which is part of the Midland Meres and Mosses Phase 1 Ramsar site. The HRA assessment of likely significant effects identified that the site is located within 1.3 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. There is potential for protected species to occur on site, with grassland habitats to the north of the existing hardstanding being of potential value. The proposed policy requires the retention of hedgerows, with the supporting information requiring a habitats survey to support any future planning application and inform mitigation measures, where necessary. Development proposals on grassland habitats should be supported by a botanical survey. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.
- Proposed Site **TS 3 “Land at former brickworks, A50, Newcastle Road”** is within 1.6km of Midland Meres and Mosses Phase 1 Ramsar (Component site Bagmere SSSI). The HRA assessment of likely significant effects identified that no effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts, including changes to the water table are anticipated to occur as a result of the proposed development of the site. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows.



## Contamination

- The majority of proposed site allocations/safeguarded land have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe.
- There is high potential for contamination in relation to landfill and sewerage disposal works at proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich.
- There is high potential for contamination in relation to gassing and waste at proposed Site **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is high potential for contamination in relation to an adjacent garage at proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"**.
- There is high potential for contamination at proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** in relation to proximity to a landfill site where there is known to be gassing and remedial measures in place. The proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.
- Proposed Site **TS 2 "Land at Fir Farm, Brereton"** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

### Appraisal of the draft plan as a whole

**4.36** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, offer a high level of protection for designated and non-designated sites of biodiversity importance and look to enhance provision, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.37** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of the loss of greenfield land and potential loss and fragmentation of habitats. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.



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



## Population and human health

### Planning for growth

**4.39** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to meet the indicative housing needs of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs and provide new homes. The more housing developed in an area could potentially mean that there are more opportunities to provide infrastructure (and therefore a long term positive effect) to enable healthy and active lifestyles. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a long term negative effect. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance, enabling active travel. However, the significance of effects will be dependent on other LPS and SADPD policies.

**4.40** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.41** Proposed SADPD Policy **GEN 1 "Design principles"** expects development to promote active lifestyles and health and wellbeing through design, including play, walking, cycling, contact with nature and food growing. Promoting active travel (for example walking or cycling) is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty. There are also mental health benefits from access to nature, and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. Good design can also contribute to a feeling of wellbeing. This proposed policy has the potential for a long term minor positive effect on population and human health.

**4.42** Proposed SADPD Policy **GEN 2 "Security at crowded places"** seeks to minimise vulnerability to a terrorist attack as far as practicably possible through design and to protect people if one occurs. The proposed policy should have a long term positive effect on population and human health.

**4.43** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of infrastructure to enable healthy and active lifestyles. This is likely to have a positive impact on access to infrastructure.



## Natural environment, climate change and resources

**4.44** The proposed SADPD Policies that relate to landscape (**ENV 3 "Landscape character"**, **ENV 4 "River corridors"** and **ENV 5 "Landscaping"**) contribute to high quality environments and this will help to provide an increased feeling of wellbeing and satisfaction amongst residents. These proposed policies have the potential for a long term positive effect on population and human health.

**4.45** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including green infrastructure, and opportunities for the growing of local food supplies. Additional measures incorporated in the policy include reducing the need to travel and the support of sustainable travel initiatives - this could include walking or cycling. Opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty. There are also mental health benefits from access to nature, and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. Promoting active travel is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. The policy also incorporates measures to make buildings energy efficient, which can help to reduce costs of heating and cooling buildings, with particular benefits for those in poverty. These measures have the potential for a long term minor positive effect on population and human health.

**4.46** Proposed SADPD Policies relating to pollution including **ENV 12 "Air quality"**, **ENV 13 "Aircraft noise"**, **ENV 14 "Light pollution"**, **ENV 15 "New development and existing uses"** and **ENV 17 "Protecting water resources"** should have a long term minor positive effect on population and human health through reducing different types of pollution in the wider environment and hence people's exposure to them. In particular, Policy **ENV 13** seeks to avoid significant adverse aircraft noise impacts on, and adequately mitigate and minimise adverse impacts on health and quality of life. Policy **ENV 14** seeks to protect individuals and groups from individual or cumulative significant adverse effects from sources of light pollution.

### The historic environment

**4.47** The various historic environment policies contribute to high quality environments and this will help to provide an increased feeling of wellbeing and satisfaction among residents. The proposed policies are likely to have a long term minor positive effect on population and human health.

### Rural issues

**4.48** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies are likely to have a long term minor positive effect on population and human health through the provision of opportunities for sport, leisure and recreation and their accompanying health and wellbeing benefits.



**4.49** The provision of employment opportunities in the open countryside (proposed SADPD Policy **RUR 10 "Employment development in the open countryside"**) can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty.

**4.50** Proposed SADPD Policy **RUR 12 "Residential curtilages outside of settlement boundaries"** allows for the extension of residential gardens or curtilages where the existing curtilage would not allow for a reasonable sitting out area, for example. This should lead to health benefits in terms of increased living space. This proposed policy is likely to have a long term minor positive effect on population and human health.

## Employment and economy

**4.51** Proposed SADPD Policies **EMP 1 "Strategic employment areas"** and **EMP 2 "Employment allocations"** can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty. This is through the protection of existing strategic employment areas and providing opportunities for further employment development through allocations.

**4.52** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to population and human health - these being neighbouring uses, accessibility, and contamination; the sites are considered under these headings. Points to note are:

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

## Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a long term minor negative effect with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 15 "New development and existing uses"** and **HOU 10 "Amenity"** will help to minimise the impact.
- Residential properties are located to the east and south of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"** and to the south and southeast of Site **EMP 2.7 "New Farm, Middlewich"**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**, and there are residential properties located to the west of **EMP 2.9 "Land at British Salt, Middlewich"**.



## Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.

## Contamination

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to a former mill and gas works at Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**.

## Housing

**4.53** Proposed SADPD Policy **HOU 4 "Houses in multiple occupation"** requires the provision of covered cycle parking, which could encourage occupiers to take part in active travel and gain health and wellbeing benefits. This has the potential for a long term minor positive effect on population and human health.

**4.54** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.55** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** seeks to provide play areas for children (where needed) and an appropriate level of essential services and utilities. This has the potential for a long term minor positive effect on population and human health.

**4.56** Proposed SADPD Policy **HOU 7 "Subdivision of dwellings"** looks to retain sufficient amenity space, which should lead to increased health benefits in terms of opportunities for recreation. This has the potential for a long term minor positive effect on population and human health.

**4.57** Proposed SADPD Policy **HOU 10 "Amenity"** seeks to protect the amenities of occupiers of residential buildings or sensitive uses in the vicinity of any new development, from environmental disturbance for example. This should have a long term minor positive effect on population and human health.

**4.58** Proposed SADPD Policy **HOU 11 "Residential standards"** looks to provide an appropriate quantity and quality of outdoor private amenity space, which should lead to increased health benefits in terms of opportunities for recreation. This has the potential for a long term minor positive effect on population and human health.



## Town Centres and retail

**4.59** Proposed SADPD Policy **RET 4 "Shop fronts and security"** contributes to a high quality environment through the use of appropriate design of shutters and shop fronts, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This is also the case for proposed SADPD Policies **RET 9 "Environmental improvements, public realm and design in town centres"**, **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"**. These proposed policies are likely to have a long term minor positive effect on population and human health.

**4.60** Proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** recognises that obesity is an issue and aims to limit the availability of hot food takeaway facilities near secondary schools and sixth form colleges. This proposed policy is likely to have a long term minor positive effect on population and human health.

**4.61** Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Neighbourhood parades of shops can generally be readily accessed on foot and by bicycle, allowing the opportunity for active travel and its accompanying health and wellbeing benefits. This proposed policy is likely to have a long term minor positive effect on population and human health.

**4.62** Proposed SADPD Policy **RET 8 "Residential accommodation in the town centre"** requires the provision of cycle parking, which could encourage occupiers to take part in active travel and gain health and wellbeing benefits. This has the potential for a long term minor positive effect on population and human health.

**4.63** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks to prioritise walking, cycling (with the provision of cycle parking) and public transport, providing the opportunity for active travel and its accompanying health and wellbeing benefits. The policy also considers the needs of all members of society and requires the use of appropriate visual cues and signage and for accessibility needs to be addressed so that users can use the development safely. These measures are likely to have a long term minor positive effect on population and human health.

**4.64** Proposed SADPD Policy **RET 10 "Crewe town centre"** supports proposals that improve routes across the town centre for pedestrians and cyclists, and links between the town centre and Crewe Railway Station, providing the opportunity for active travel and its accompanying health and wellbeing benefits. This proposed policy is likely to have a long term minor positive effect on population and human health.

## Transport and infrastructure

**4.65** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on population and human health; in particular promoting active travel is thought to contribute greatly to



those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Active travel can also help to reduce noise and air pollution from traffic.

**4.66** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a long term minor positive effect on population and human health; in particular promoting active travel is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Active travel and the use of public transport can also help to reduce noise and air pollution from traffic.

**4.67** Proposed SADPD Policy **INF 7 "Hazardous installations"** seeks to protect the public from risks associated with hazardous installations, having a long term minor positive effect on population and human health.

**4.68** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** recognises that the Borough has a wide network of canals that provide recreational opportunities, which in turn provide health and wellbeing benefits. The proposed policy should have a long term minor positive effect on population and human health.

### **Recreation and community facilities**

**4.69** Proposed SADPD Policy **REC 1 "Green/open space protection"** looks to protect existing, incidental and new green/open space. There are mental health benefits from access to nature and green space as well as opportunities for recreation. This proposed policy should have a long term minor positive effect on population and human health.

**4.70** Proposed SADPD Policy **REC 2 "Indoor sport and recreation implementation"** requires contributions to indoor sport and recreation facilities from major housing developments to support health and well being, providing a long term minor positive effect on population and human health.

**4.71** Proposed SADPD Policy **REC 3 "Green space implementation"** seeks the delivery of green space through housing, major employment and other non-residential development. This could include the provision of allotments; opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty. Other forms of green space provide opportunities for recreation, with access to nature and green space providing mental health benefits. This proposed policy should have a long term minor positive effect on population and human health.

### **Site allocations**

**4.72** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to population and human health - these being neighbouring uses, accessibility, and contamination; the sites are considered under these headings. Points to note are:



## Neighbouring uses

- More than half of the proposed allocations have the potential for a long term minor negative effect with regards to neighbouring uses.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in noise and disturbance for residents.
- Proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich is located adjacent to a household waste recycling centre, therefore the proposed policy requires an offset from the existing recycling centre and an acceptable level of residential amenity to be achieved.
- Holmes Chapel Road is located to the south of proposed Site **MID 3 "Centurion Way"**, Middlewich. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton is located adjacent to the A523 (London Road North), therefore the policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by transportation noise.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton is located on the edge of a residential area, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by noise from the sports and leisure use. The policy also requires details of proposed lighting, which should not cause unacceptable nuisance to residents.
- Proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge is located close to the A34. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel is located adjacent to residential use, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that residents in the vicinity of the site would not be unacceptably affected by the proposed employment use.



- Proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** is located adjacent to residential uses and a garage. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** is adjacent to employment uses accessed from E.R.F. Way. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** is adjacent to residential uses and the A50. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on health.
- Proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** is located adjacent to a Council recycling centre and is within (2019) daytime noise levels 60dB Laeq. 16hr (07:00-23:00) in respect of aircraft noise contours. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity, and for development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS 2 "Land at Fir Farm, Brereton"**, whereby the supporting information to the proposed policy suggest that's this should be suitably addressed through planning condition.
- Proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is adjacent to the A50. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.



## Accessibility

- The majority of proposed sites allocations/safeguarded land meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.
- There is an existing sports facility, playing field and associated area of open space at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, which the proposed policy seeks to retain. The policy also requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre.
- Although there will be a loss of sports facilities on proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, these are proposed to be replaced on proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton and will be of an improved quality, with development of Site PYT 1 unable to start until Poynton Sports Club is fully operational from Site PYT 2.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

## Contamination

- The majority of proposed site allocations/safeguarded land have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe.



- There is high potential for contamination in relation to landfill and sewerage disposal works at proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich.
- There is high potential for contamination in relation to gassing and waste at proposed Safeguarded land **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is high potential for contamination in relation to an adjacent garage at proposed Site **G&T 2 "Land at Copenhall Moss, Crewe"**.
- There is high potential for contamination at proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** in relation to proximity to a landfill site where there is known to be gassing and remedial measures in place. The proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.
- Proposed Site **TS 2 "Land at Fir Farm, Brereton"** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

### Appraisal of the draft plan as a whole

**4.73** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to provide opportunities for active transport and offer a high level of protection for areas of green/open space, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.74** The appraisal found that, generally, there is the potential for residual long term minor positive effects due to the proposed site allocations/safeguarded land, predominantly as a result of the improvements to be made to footway and cycleway provision and the requirement for green/open space as part of any residential development proposals. However, it is noted that there is potential for residual long term minor negative effects in relation to noise. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.75** It is recommended that any proposal should seek a net gain for green/open space where possible, along with improvements to provide further opportunities for active transport.

**4.76** A Health Impact Assessment has been carried out for the Revised Publication Draft SADPD (see Appendix H of this Report). It found that the Revised Publication Draft SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed

people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions.





## Water and soil

### Planning for growth

**4.77** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for LSCs. Due to the lack of available/suitable brownfield sites, it is likely that development could potentially take place on greenfield sites. This will result in the loss of areas of greenfield and agricultural land. Additional development across the Borough will also lead to an increase in demand for water, and is likely to result in an increase in paved surface areas, which will reduce the ability of water to infiltrate into the ground. There is also likely to be an increase in the amount of waste produced from the additional development. Therefore there is the potential for a long term negative effect on water and soil, the significance of which will be dependent on other LPS and SADPD policies.

**4.78** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies safeguarded land. This could result in a loss of greenfield land and therefore the potential for minor long term negative effects on water and soil. The sites proposed for safeguarded land are considered under the "Site allocations" theme. Proposed SADPD Policy **PG 13 "Strategic green gaps boundaries"**, in conjunction with LPS Policy PG 5 "Strategic Green Gaps" seeks to protect open areas of space and greenfield land, and has the potential to have a long term minor positive effect on water and soil. This is also the case for proposed SADPD Policy **PG 14 "Local green gaps"**.

### General requirements

**4.79** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to support the efficient and effective use of land, and requires appropriate arrangements for recycling and waste management, with the potential for a long term minor positive effect on soil.

### Natural environment, climate change and resources

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

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

**4.82** Taken together, the policies above are expected to retain and enhance greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off, thus having a long term minor positive effect on water.

**4.83** Proposed SADPD Policy **ENV 7 "Climate change"** requires the provision of appropriate Sustainable Drainage Systems ("SuDS") and measures to minimise and manage surface water runoff and its impacts. The proposed policy also seeks to minimise the generation of waste in the construction, use, and life of buildings. This should have a long term minor positive effect on water, through minimising the risk from flooding and soil through managing the generation of waste.

**4.84** Proposed SADPD Policies **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** seek to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the effect on soil. Best and Most Versatile ("BMV")



agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]).

**4.85** Proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** seeks to reduce the risk of flooding, manage surface water runoff, address and mitigate known risks in Critical Drainage Areas, and conserve and enhance watercourses and riverside habitats. The proposed policy should have a long term minor positive effect on water, generally through the reduction of flood risk.

**4.86** Proposed SADPD Policy **ENV 17 "Protecting water resources"** looks to protect groundwater and surface water in terms of their flow and quality, which should have a long term minor positive effect on water.

### The historic environment

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

### Rural issues

**4.88** Proposed SADPD Policy **RUR 1 "New buildings for agriculture and forestry"** looks to protect watercourses through the requirement for adequate provision to be made for the disposal of foul and surface water drainage and animal wastes, looking to minimise pollution and the risk of flooding. It also seeks to make the best use of existing infrastructure (as do proposed SADPD Policies **RUR 2 "Farm diversification"**, **RUR 3 "Agriculture and forestry workers dwellings"**, **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"**, **RUR 8 "Visitor accommodation outside of settlement boundaries"**, **RUR 9 "Caravan and camping sites"**, and **RUR 10 "Employment development in the open countryside"**), minimising the use of resources. This should have a long term minor positive effect on water and soil.

**4.89** Proposed SADPD Policy **RUR 5 "Best and Most Versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the effect on soil. BMV agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]).

**4.90** Proposed SADPD Policy **RUR 7 "Equestrian development outside of settlement boundaries"** requires a waste management scheme to be submitted as part of any development proposal, which includes horse manure and other waste. The proposed policy also seeks to make the best use of existing infrastructure, minimising the use of resources. This has the potential for a long term minor positive effect on soil.

**4.91** Proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** permits redundant buildings to be converted to residential use (subject to a range of criteria), which should help to minimise resource use, and have a long term minor positive effect on soil.



## Employment and economy

**4.92** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are five areas in the assessment that are considered to relate to water and soil - these being flooding/drainage, minerals, brownfield/greenfield, agriculture, and contamination; the sites are considered under these headings. Points to note are:

### Flooding/drainage

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have some flooding or drainage issues, but mitigation is possible through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"**, and Site **EMP 2.9 "Land at British Salt, Middlewich"** will result in the loss of greenspace, which could reduce rainwater infiltration and increase surface water runoff.

### Minerals

- Almost all of the proposed employment allocations under proposed SADPD Policy EMP 2 are located within either a Mineral Resource Area ("MINRA") (or close to the boundary of one, that is, within 250m of it). This has the potential for a long term significant negative effect on water and soil through the sterilisation of mineral resources should the site be developed without prior extraction of the mineral resource. However, prior extraction is not always possible for a variety of reasons, such as the size of the site or other constraints that mean it is uneconomical to extract. This is particularly true for smaller (less than 3ha) brownfield sites. In addition, surface development on top of the salt resource will not impact on the extraction of the salt as this is done through below ground mining with the entrance or extraction point potentially being some distance away from the resource being worked.
- Site **EMP 2.1 "Weston Interchange, Crewe"** is in a MINRA for salt (which is of local and national importance), but there is no requirement for a Mineral Resource Assessment ("MRASS") as it is considered that surface development at this location will not impact on the salt resource, which could be extracted via below ground mining.
- Site **EMP 2.2 "Meadow Bridge, Crewe"** is in a MINRA for salt and sand & gravel (which are of local and national importance). However, it is likely that sand & gravel extraction will not be viable due to the size of the site. It is also considered that surface development at this location will not impact on the salt resource, which could be extracted via below ground mining



- Site **EMP 2.4 “Hurdsfield Road, Macclesfield”** is in a MINRA for sand & gravel, and shallow coal. However, it is likely that sand & gravel extraction will not be viable due to the size of the site. The potential presence of a coal resource requires the Coal Authority to be consulted.
- Site **EMP 2.6 “Land rear of Handforth Dean Retail Park, Handforth”** is close (within 250m) to a sand and gravel MINRA. However, it is likely that sand & gravel extraction will not be viable due to the size of the site.
- Site **EMP 2.7 “New Farm, Middlewich”** is in a MINRA for salt (which is of local and national importance). However, it is considered that surface development at this location will not impact on the salt resource, which could be extracted via below ground mining.
- Site **EMP 2.8 “Land west of Manor Lane, Holmes Chapel”** is in a MINRA for salt, sand & gravel, and silica sand (which are of local and national importance). However, while it is considered that surface development at this location will not impact on the salt resource, a MRASS for sand & gravel and silica sand will need to be undertaken to better understand the potential impact the proposed development may have on these mineral resources. This should provide information both on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Site **EMP 2.9 “Land at British Salt, Middlewich”** is in a MINRA for salt (which is of local and national importance). It will be important to make sure that surface development at this location does not have an impact on below ground salt mining. This site would be considered for safeguarding in the Minerals and Waste Development Plan Document as an existing mineral infrastructure site for the transport, handling and processing of minerals, in line with the requirements of the NPPF.

### Brownfield/greenfield

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 are on brownfield land. There may be potential to increase rainwater infiltration and surface water runoff through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** is greenfield, with Site **EMP 2.9 “Land at British Salt, Middlewich”** containing some greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a long term minor negative effect. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.



## Agriculture

- None of the proposed employment allocations under proposed SADPD Policy EMP 2, appear to contain BMV agricultural land, with the potential for a neutral effect on water and soil. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.

## Contamination

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to a former mill and gas works at Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**.

## Housing

**4.93** Proposed SADPD Policies **HOU 4 "Houses in multiple occupation"** and **HOU 7 "Subdivision of dwellings"** permit the subdivision of dwellings (subject to a range of criteria), which should help to minimise resource use. Both proposed policies also require adequate provision for recycling storage, which should have a long term minor positive effect on soil.

**4.94** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.95** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of a suitable surface water drainage system, prioritising the use of SuDS, which should have a long term minor positive effect on water, through reducing the risk of flooding.

**4.96** The Council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need through proposed SADPD Policy **HOU 8 "Backland development"**; this should provide a long term minor positive effect. However, this is also likely to result in the loss of greenfield land, which has the potential for a long term minor negative effect on water and soil, through a decrease in rain water infiltration and increase in run-off.

**4.97** Proposed SADPD Policy **HOU 12 "Housing density"** sets out the Council's expectations on the net density of sites in the Borough and through this seeks to use land efficiently. This proposed policy has the potential for a long term minor positive effect on soil.



## Town Centres and retail

**4.98** Proposed SADPD Policy **RET 8 “Residential accommodation in the town centre”** requires appropriate recycling facilities, which should have a long term minor positive effect on water and soil.

**4.99** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks the inclusion of green infrastructure in development proposals, which should help to increase rainwater infiltration and reduce run-off, thus having a long term minor positive effect on water.

## Transport and infrastructure

**4.100** Proposed SADPD Policy **INF 5 "Off-airport car parking"** clarifies in what instances proposals for off-airport car parking may be permitted. Originally the policy did not require the use of permeable material in parking areas, which would have the potential for a long term minor negative effect on water and soil. However, as the SA is an iterative process, the proposed policy has been amended to include an additional requirement for proposals to make maximum use of permeable materials in parking areas and incorporate on-site attenuation. This could have a long term minor positive effect on water through reducing runoff rates and increasing infiltration, thereby preventing increased flood risk.

**4.101** Proposed SADPD Policy **INF 9 "Utilities"** requires development to make sure that the infrastructure capacity for surface water disposal, water supply and wastewater treatment is sufficient to meet forecast demands arising from developments and that adequate connections can be made. This proposed policy has the potential for a long term minor positive effect on water quantity.

**4.102** The NPPF (2019) (p69) defines canals as open space, and they should be regarded as green infrastructure. Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** looks to minimise the impact on water resources. This proposed policy has the potential for a long term minor positive effect on water.

## Recreation and community facilities

**4.103** Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect green/open space from development, and proposed SADPD Policy **REC 3 "Green space implementation"** requires housing proposals, and major employment and other non-residential development to provide green space, which would lead to greater green space provision if the site were brownfield.

**4.104** Taken together, the policies above are expected to protect and provide greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off, thus having a long term minor positive effect on water and soil.



## Site allocations

**4.105** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are five areas in the assessment that are considered to relate to water and soil - these being flooding/drainage, minerals, brownfield/greenfield, agriculture, and contamination; the sites are considered under these headings. Points to note are:

### Flooding/drainage

- The majority of proposed site allocations/safeguarded land have some known flooding or drainage issues, with the potential for long term minor negative effects on water and soil. The majority of sites are also greenfield, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise impacts.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention of the existing open space and playing field, which should help to increase rainwater infiltration and reduce run-off.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe requires the provision of buffer zones, which should help to increase rainwater infiltration and reduce run-off, as can the retention of habitats. Furthermore, the proposed policy requires the provision of satisfactory details of proposed foul and surface water drainage. There is also a need to take account of existing water/wastewater pipelines.
- There is a strip of surface water risk located along the western boundary of **MID 2 "East and west of Croxton Lane"**, Middlewich, which should be considered as part of any drainage strategy for the site. The proposed policy requires the provision of an undeveloped and open landscaped buffer zone along the canal.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton requires the surface water risk/overland flow and out of bank flow from the ordinary watercourse to be satisfactorily addressed, and for the ordinary watercourse to be safeguarded and protected, with the provision of a buffer.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention of Poynton Brook and its associated wet ditches and woodland, with the provision of buffers. A gravity sewer runs through the site; development proposals should seek to avoid discharging surface water to this.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however, this is proposed to be replaced to an equivalent or better quality, in a suitable location, minimising impacts on water and soil if it is to be located on a brownfield site. The site contains a culverted watercourse, within 8m of which there should be no obstructions.



- The vegetation to the frontage of proposed Site **PYT 4 "Former Vernon Infants School"**, Poynton is proposed to be retained, which will aid infiltration.
- There is a main river tributary of Whitehall Brook running through proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge, which is partly in culvert. To the west of the site is a flow balancing lagoon and there may be flooding risks due to potential obstructions and blockages of the culvert beneath the highway. There may be also be an elevated water table. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- A combined sewer and gravity sewer crosses proposed Safeguarded land **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- A gravity sewer crosses proposed Safeguarded land **BOL 2 "Land at Oak Lane/Greenfield Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Surface water is adjacent to proposed Safeguarded land **CFD 1 "Land off Knutsford Road"**, Chelford. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There are areas at risk of surface water flooding on proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford that would need to be mitigated against. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. The policy also requires the provision of an undeveloped landscape buffer and buffers to eastern and southern boundaries.
- There is an ordinary watercourse to the eastern end of proposed Safeguarded land **PRE 2 "Land south of Prestbury Lane"**, Prestbury, that could fall into flood zones 2 or 3 if modelled hydraulically, with part of the site falling in areas of medium and high risk surface water flooding. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is a risk of surface water flooding at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, therefore any proposals to increase the impermeable area or alterations to ground levels may need a drainage strategy to make sure that the proposals do not increase flood risk on or off-site. The proposed policy requires the use of permeable materials as hardstanding and for a drainage strategy to be provided to prevent surface water runoff from the site into the adjacent pond.
- There is a risk of surface water flooding at proposed Sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 3 "Land at**



**former brickworks, Newcastle Road”** whereby the proposed policies require the use of permeable materials as hardstanding and the provision of drainage strategies to prevent surface water runoff from the site.

- There are two small pockets of surface water flood risk in the centre of proposed Site **TS 1 “Lorry Park, off Mobberley Road, Knutsford”**; the proposed policy requires the use of permeable materials for replacement hardstanding and the provision of a drainage strategy to manage surface water runoff from the site.
- There is a significant surface water flow path through proposed Site **TS 2 “Land at Fir Farm, Brereton”**; the proposed policy requires the avoidance of any obstructions to the surface water flow path, with any proposed alterations or obstruction modelled and managed appropriately.

### Minerals

- The majority of proposed site allocations/safeguarded land are in a MINRA, within 250m of a MINRA, in close proximity to an existing Area of Search ("AOS") in the Cheshire Replacement Minerals Local Plan 1999 ("CRMLP"), or have been promoted as a potential AOS for mineral extraction in the Council's 2014 Call for Sites exercise by a respondent. This has the potential for a long term significant negative effect on water and soil through the sterilisation of mineral resources when the site is developed if a MRASS is not undertaken and its recommendations acted upon. However, as it is likely that small sites or sites with other significant constraints will not be viable for extraction of the mineral resource prior to development being undertaken, a MRASS is not being required to be undertaken in these instances.
- Proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource which could be extracted via below ground mining.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource, which could be extracted via below ground mining.
- Proposed Site **CNG1 “Land off Alexandria Way”**, Congleton is located in a MINRA for salt, sand & gravel, and silica sand (all of which are of local and national importance). Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.



- Proposed Site **MID 2 “East and West of Croxton Lane”**, Middlewich is located in a MINRA for salt and sand & gravel (which are of local and national importance). Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site and its close proximity to the canal it is likely that sand & gravel mineral extraction will not be viable.
- Proposed Site **MID 3 “Centurion Way”**, Middlewich is located in a known MINRA for salt, and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large MINRA for sand & gravel, which goes beyond the borough boundary. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Proposed Site **PYT 2 “Land north of Glastonbury Drive”**, Poynton is located in a known MINRA for sand & gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Proposed Site **PYT 3 “Land at Poynton High School”**, Poynton is located in a known MINRA for shallow coal. The Coal Authority should be consulted on any planning application for the development of this site.
- Proposed Safeguarded land **ALD 3 “Land at Ryleys Farm, west of Sutton Road”**, Alderley Edge is located in a MINRA for sand and gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **BOL 1 “Land at Henshall Road”**, Bollington is located in a known MINRA for shallow coal and sand & gravel. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **BOL 2 “Land at Greenfield Road”**, Bollington is located in a known MINRA for shallow coal, sandstone and sand & gravel. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone and sand & gravel mineral extraction will not be viable. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.



- Proposed Safeguarded land **CFD 1 “Land off Knutsford Road”**, Chelford is located in a known MINRA for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **CFD 2 “Land east of Chelford Railway Station”**, Chelford is located in a known MINRA for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **DIS 2 “Land off Jackson’s Edge Road”**, Disley is located in a known MINRA for shallow coal and within 250m of sandstone resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone mineral extraction will not be viable. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **HCH 1 “Land east of London Road”**, Holmes Chapel is located in a known MINRA for salt, sand & gravel and silica sand. The site is promoted as an AOS for mineral extraction in the Council’s 2014 Call for Sites exercise. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Safeguarded land **PRE 2 “Land south of Prestbury Lane”**, Prestbury is located in in a known MINRA for sand and gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **PRE 3 “Land off Heybridge Lane”**, Prestbury is located in a known MINRA for sand and gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development



proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

- Proposed Site **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”** is located in a known MINRA for salt and within 250m of sand & gravel resources. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable.
- Proposed Site **G&T 2 “Land at Coppenhall Moss, Crewe”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 3 “New Start Park, Wettenhall Road, Nantwich”** is located in a known MINRA for salt and within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. In addition, development of the site is not considered likely to impact on the wider mineral resource.
- Proposed Site **G&T 4 “Three Oakes Site, Booth Lane, Middlewich”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 5 “Cledford Hall, Cledford Lane, Middlewich”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 8 “The Oaks, Mill Lane, Smallwood”** is located in a known MINRA for salt and silica sand. It is also in close proximity to an allocated AOS for sand and gravel in the CRMLP 1999. However, surface development at this site is not considered to have an impact on below ground salt mining and the development of the site is not considered likely to impact on the wider mineral resource. The site is not being promoted for mineral extraction in the Council’s 2014 Call for Site exercise.
- Proposed Site **TS 1 “Lorry park, off Mobberley Road, Knustford”** is located within 250m of a known MINRA for sand and gravel. Due to the size of the site development is not considered likely to impact on the wider mineral resource.
- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** is located in a known MINRA for salt and silica sand, as well as being within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large area promoted as an AOS for silica sand by a respondent to the Council’s 2014 Call for Sites exercise. Development of 0.22ha of this site is not considered likely to impact on the wider mineral resource.
- Proposed Site **TS 3 “Former brickworks, A50 Newcastle Road”** is located in known MINRA for salt, silica sand and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. A small



extension/reconfiguration for 2 plots at this established travelling showman's site is not considered likely to impact on the wider mineral resource, even though it is located within a large area promoted as an AOS for silica sand by a respondent to the Council's 2014 Call for Sites exercise, due to the size of the development.

### Brownfield/greenfield

- The majority of proposed site allocations/safeguarded land are on greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a long term minor negative effect. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.

### Agriculture

- The majority of proposed site allocations/safeguarded land do not contain BMV agricultural land, with the potential for a neutral effect on water and soil. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.
- Proposed Site **MID 3 "Centurion Way"**, Middlewich contains Grade 2 agricultural land.
- Proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford contains mostly Grade 2 agricultural land. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

### Contamination

- The majority of proposed site allocations/safeguarded land have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe.
- There is high potential for contamination in relation to landfill and sewerage disposal works at proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich.
- There is high potential for contamination in relation to gassing and waste at proposed Site **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is high potential for contamination in relation to an adjacent garage at proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"**.



- There is high potential for contamination at proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** in relation to proximity to a landfill site where there is known to be gassing and remedial measures in place. The proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.
- Proposed Site **TS 2 "Land at Fir Farm, Brereton"** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

### Appraisal of the draft plan as a whole

**4.106** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS look to reduce the risk of flooding and manage surface water runoff, where possible. They also seek to remediate land contamination and protect water quality. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.107** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of the loss of greenfield land and long term significant negative effects as a result of the potential sterilisation of mineral resources, should a relevant site be developed without prior extraction of the mineral resource. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there are unlikely to be any residual significant negative effects. In relation to minerals, this includes the introduction of the need to undertake a MINASS on those proposed sites where mineral resources are likely to be present on site or close (within 250m) to it. It is worth noting that a separate Minerals and Waste Development Plan Document will be produced, which will:

- set out detailed minerals and waste development management policies to guide planning applications in the Borough, excluding those areas in the Peak District National Park Authority
- contain any site allocations necessary to make sure that the requirements for appropriate minerals and waste needs in the Borough are met for the plan period to 2030
- ensure an adequate and steady supply of aggregate
- ensure the prudent, efficient and sustainable use of mineral resources
- introduce appropriate safeguards to ensure the protection of mineral resources, waste sites and their supporting infrastructure from other development

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



## Air

**4.109** The main focus of the discussion is the consideration of the impacts on air quality from atmospheric pollution (which includes transport related CO<sub>2</sub> emissions) and other sources. The topic of air has close ties to both the climatic factors and transport topics.

### Planning for growth

**4.110** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and contribute towards meeting the indicative housing figure of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. However, an increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of housing and employment development, leading to the potential for a long term negative effect on air quality, the significance of which will be dependent on other LPS and SADPD policies.

**4.111** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.112** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to maintain or improve access in and through development sites and the wider area for walking and cycling, which has the potential to reduce travel by private vehicle, reducing atmospheric pollution and hence has a long term minor positive effect on air quality.

### Natural environment, climate change and resources

**4.113** Proposed SADPD Policy **ENV 7 "Climate change mitigation and adaptation"** suggests the use of measures that adapt or demonstrate resilience to climate change including reducing the need to travel and the support of sustainable travel initiatives - this could include walking or cycling, and would have a long term minor positive effect on air quality, through a likely decrease in atmospheric pollution.

**4.114** Cheshire East Council has declared 19 Air Quality Management Areas ("AQMAs"), all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Proposed SADPD Policy **ENV 12 "Air quality"** seeks to make sure that all development is located and designed so as not to result in a harmful cumulative impact on air quality, leading to a long term minor positive effect.

### The historic environment

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



## Rural issues

**4.116** The theme generally relates to development issues outside of the settlement boundaries where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle, with a potential increase in atmospheric pollution. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", CO 1 "Sustainable Travel and Transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**4.117** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 7 "Equestrian development outside of settlement boundaries"**, **RUR 8 "Visitor accommodation outside of settlement boundaries"**, **RUR 9 "Caravan and camping sites"**, and **RUR 10 "Employment development in the open countryside"** require odour from developments to not unacceptably affect the amenity of the surrounding area, minimising the effect on air quality.

**4.118** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** requires integration with the public rights of way network (providing opportunities to access the site by foot rather than private vehicle). This should have a long term minor positive effect on air quality.

**4.119** Policies that encourage tourism may also increase travel by private transport, therefore proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** may have a negative impact on air quality, however proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact.

**4.120** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** could increase or decrease travel by private transport, depending on where employees travel from, with likely resulting negative or positive impacts on air quality. Proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact.

## Employment and economy

**4.121** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report.

There are four areas in the assessment that are considered to relate to air - these being highways impact, neighbouring uses, AQMAs, and public transport; the sites are considered under these headings. Points to note are:

### Highways impact

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of employment, leading to a long term minor negative effect. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability" and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air.



- Site **EMP 2.1 "Weston Interchange, Crewe"** is located in a busy industrial and commercial area.
- There are several committed developments in the vicinity of Site **EMP 2.5 "61MU, Handforth"**; the cumulative traffic impact should be taken into account as part of any development proposals for the site. This is also the case for Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**.
- The cumulative traffic impact from development occurring at adjacent LPS Sites LPS 42 "Glebe Farm, Middlewich", and LPS 44 "Midpoint 18, Middlewich" should be taken into account as part of any development proposals for Site **EMP 2.7 "New Farm, Middlewich"**.

### Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a long term minor negative effect with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 15 "New development and existing uses"** and **HOU 10 "Amenity"** will help to minimise the impact.
- Residential properties are located to the east and south of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"** and to the south and southeast of Site **EMP 2.7 "New Farm, Middlewich"**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"** and there are residential properties located to the west of **EMP 2.9 "Land at British Salt, Middlewich"**.

### AQMAs

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in an AQMA.

### Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.

### Housing

**4.122** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** requires proposals to have easy access to services, community and support facilities (including public transport), which has the potential to reduce the need to travel by private vehicle, with a long term minor positive effect on air quality and a likely decrease in atmospheric pollution.



**4.123** Proposed SADPD Policy **HOU 4 “Houses in multiple occupation”** requires the provision of covered cycle parking, which could encourage travel by cycle instead of by private vehicle. This policy has the potential for a long term minor positive effect on air quality.

**4.124** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.125** Proposed SADPD Policy **HOU 10 "Amenity"** seeks to protect the amenities of adjoining or nearby residential properties and sensitive uses from smells, fumes, smoke, dust and pollution. This policy has the potential for a long term minor positive effect on air quality.

**4.126** Proposed SADPD Policy **HOU 12 “Housing density”** seeks to achieve a higher density in settlements that are well served by public transport or close to existing or proposed transport routes/nodes. This provides the opportunity to travel by means other than private vehicle and therefore this proposed policy is likely to have a long term minor positive effect on air quality.

### **Town Centres and retail**

**4.127** Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Neighbourhood parades of shops can generally be readily accessed on foot and by bicycle, allowing the opportunity for travel by means other than private vehicle. This proposed policy is likely to have a long term minor positive effect on air quality, with a likely decrease in atmospheric pollution.

**4.128** Proposed SADPD Policy **RET 8 “Residential accommodation in the town centre”** requires the provision of cycle parking, which could encourage travel by cycle instead of by private vehicle. This policy has the potential for a long term minor positive effect on air quality.

**4.129** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks to prioritise walking, cycling (with the provision of cycle parking) and public transport, providing opportunities to travel by means other than private vehicle. This proposed policy is likely to have a long term minor positive effect on air quality, with a potential decrease in atmospheric pollution.

**4.130** Proposed SADPD Policy **RET 10 "Crewe town centre"** supports proposals that improve routes across the town centre for pedestrians and cyclists, and links between the town centre and Crewe Railway Station, providing opportunities to travel by means other than private vehicle. This proposed policy is likely to have a long term minor positive effect on air quality, with a potential decrease in atmospheric pollution.

### **Transport and infrastructure**

**4.131** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on air quality, through the provision of opportunities to travel by means other than private vehicle.



**4.132** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a long term minor positive effect on air quality, making travel by means other than private vehicles more attractive. It also requires the provision of appropriate charging infrastructure for electric vehicles, which has the potential to provide a decrease in atmospheric pollution. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.

### **Recreation and community facilities**

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

### **Site allocations**

**4.134** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are four areas in the assessment that are considered to relate to air - these being highways impact, neighbouring uses, AQMAs, and public transport; the sites are considered under these headings. Points to note are:

#### **Highways impact**

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of housing and employment, leading to a long term minor negative effect. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability", and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre.
- A contribution towards the delivery of the Middlewich Eastern Bypass is a requirement of proposed Site **MID 3 "Centurion Way"**, Middlewich.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is adjacent to a traffic controlled bridge and the land level rises with the road set at a higher level than the site.



- Improvements to the road width of Kent's Lane may be needed with regards to proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"**, as well as a further assessment of the highways impacts from the junction of Parkers Road/Broughton Road and Kent's Lane.
- Booth Lane has the potential to be severed to the north of the proposed access to Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme, resulting in all traffic associated with proposed **Site G&T 4** turning right and entering the A533 by way of a new priority junction, which is, in principle, acceptable.
- Internal roads and parking facilities should be provided prior to first occupation of proposed Site **G&T 5 "Cledford Hall, Cledford Lane"**.
- Mill Lane may have sufficient width to accommodate the likely traffic generation from proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"**.
- The implementation of a consented access at proposed Site **TS 2 "Land at Fir Farm, Brereton"** would reduce conflict between pedestrians and vehicles.

### Neighbouring uses

- More than half of the proposed site allocations/safeguarded land have the potential for a long term minor negative effect with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in disturbance for residents.
- Proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich is located adjacent to a household waste recycling centre. Development proposals must achieve an acceptable level of residential amenity in terms of noise and disturbance.
- Holmes Chapel Road is located to the south of proposed Site MID 3 "Centurion Way", Middlewich. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton is located adjacent to the A523 (London Road North). LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge is located close to the A34. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"**



will help to minimise the impact on air quality. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

- Proposed Safeguarded land **CFD 2 "Land east of Chelford Railway Station"**, Chelford is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy ENV 12 "Air quality" will help to minimise the impact on air quality. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury is located adjacent to a railway line. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** is located adjacent to residential uses and a garage. Proposed SADPD Policy **ENV 15 "New development and existing uses"** will help to minimise the impact of development proposals.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed **Site G&T 5 "Cledford Hall, Cledford Lane"** is adjacent to employment uses accessed from E.R.F. Way. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** is adjacent to residential uses and the A50. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 12 "Air quality"** and **ENV 15 "New development and existing uses"** will help to minimise the impact on air quality.
- Proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** is located adjacent to a Council recycling centre. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed **Site TS 2 "Land at Fir Farm, Brereton"**, whereby the supporting information to the proposed policy suggests that this should be suitable addressed through planning condition.
- Proposed Site **TS 3 "Land at former brickworks, A50 Newcastle Road"** is adjacent to the A50. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.



## AQMA

- None of the proposed sites/safeguarded land are in, or partially in, an AQMA.

## Public transport

- The vast majority of the proposed site allocations/safeguarded land are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, Audlem, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

## Appraisal of the draft plan as a whole

**4.135** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to provide opportunities for travel by means other than private vehicle, and seek to reduce the need to travel, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the indicative residual housing figure for KSC's; this indicative figure was identified in the LPS.

**4.136** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of an increase in atmospheric pollution likely to arise as a result of increased traffic through the delivery of housing and employment. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects, for example through improvements to footway and cycleway provision as part of development proposals.

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



## Climatic factors

**4.138** The potential to affect per capita transport related CO<sub>2</sub> emissions has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic. The discussion therefore focuses on the potential to affect built environment related CO<sub>2</sub> emissions.

### Planning for growth

**4.139** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for the LSCs. As the residual amount of development to be distributed to the LSCs is relatively low, it is unlikely that development proposals would be of a scale so as to contribute to the development of a strategic district heating network or any decentralised and renewable and low carbon sources. This means that there are likely to be fewer opportunities for a long term positive effect on climatic factors, the significance of which will be dependent on other LPS and SADPD policies. It should also be acknowledged that some proposals for various types of renewable energy fall within permitted development rights.

**4.140** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.141** Proposed SADPD Policy **GEN 1 "Design principles"** requires measures to be incorporated into development proposals that can adapt to or show resilience to climate change and its impacts. This should have a long term minor positive effect on climatic factors.

### Natural environment, climate change and resources

**4.142** Although the retention of trees, hedgerows and woodland are important from an ecological point of view, they also play a significant role in mitigating climate change by acting as filters to pollution, and absorbing CO<sub>2</sub>. Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect these features, and should therefore have a long term minor positive effect on climate change.

**4.143** Proposed SADPD Policy **ENV 7 "Climate change"** seeks to make sure that development and use of land in the Borough contributes to the mitigation of, and adaptation to, climate change and its impacts, through the provision appropriate measures. These include solar shading and energy efficiency measures, and should have a long term minor positive effect on climatic factors. The Policy also seeks to achieve a reduction in CO<sub>2</sub> emissions of 19% below the Target Emission Rate of the 2013 Edition of the Building Regulations (Part L) for new build residential development, and for at least 10% of major residential development's energy needs met from on-site renewable or low carbon energy generation. At least 10% of non-residential developments over 1,000 sqm predicted energy requirements should be met from decentralised, renewable or low carbon sources. These measures should have a long term minor positive effect on climatic factors.



**4.144** Proposed SADPD Policy **ENV 8 "District heating network priority areas"** seeks to prioritise district heating in areas with highest potential and to take advantage of available heat sources such as geothermal or waste heat, which should have a long term minor positive effect on climatic factors through the use of energy efficient measures.

**4.145** In relation to renewable and low carbon energy, both proposed SADPD Policies **ENV 9 "Wind energy"** and **ENV 10 "Solar energy"** seek to permit such developments in appropriate locations (subject to a range of criteria), with the potential for a long term minor positive effect on climatic factors through the use of renewable energy.

**4.146** Proposed SADPD Policy **ENV 11 "Proposals for battery energy storage systems"** acknowledges that there are instances whereby not all energy produced is needed by the national grid. Battery storage facilities allow that energy to be stored and released back into the network when energy demand is at its highest. This should have a long term minor positive effect on climatic factors, through the use of energy efficient measures.

**4.147** Proposed SADPD Policy **ENV 13 "Aircraft noise"** seeks to avoid building homes that will result in additional carbon emissions through additional energy usage associated with mechanical ventilation systems to mitigate aircraft noise. This should have a long term minor positive impact on climatic factors.

**4.148** Proposed SADPD Policy **ENV 14 "Light pollution"** requires lighting schemes to be as energy efficient as possible, which should have a long term minor positive effect on climatic factors.

### **The historic environment**

**4.149** In relation to proposed SADPD Policies **HER 1 "Heritage assets"**, **HER 3 "Conservation areas"**, **HER 4 "Listed buildings"**, and **HER 7 "Non-designated heritage assets"**, heritage assets such as Listed Buildings and properties in Conservation Areas are much harder and more costly to install energy saving features such as double glazing, cavity wall or loft insulation. There are also more constraints in the installation of renewable energy technology such as solar panels or micro turbines. The Borough contains a varied historic environment including a large number of Listed Buildings and Conservation Areas, which reduces the potential to make reductions in the carbon footprint of the existing building stock. The heritage policies do not set out to proactively address this issue; however as technologies improve over time, and installations become the norm, there will be more opportunities to retrofit existing properties with energy-saving and low carbon technology. The proposed policies are designed to enable alterations to such buildings provided there is no adverse impact on the architectural and historic character or appearance of the building or setting.

### **Rural issues**

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

### **Employment and economy**

**4.151** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas



with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. Points to note are:

- The majority of employment allocations over 1ha have the potential to secure 10% of their predicted energy requirements from decentralised, renewable or low carbon sources (in line with LPS Policy SE 9 "Energy efficient development" and SADPD Policy **ENV 7 "Climate change"**).

## Housing

**4.152** The theme is considered to have a neutral effect on climatic factors. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

## Town Centres and retail

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

## Transport and infrastructure

**4.154** Proposed SADPD Policy **INF 3 "Highway safety and access"** requires the incorporation of appropriate charging infrastructure for electric vehicles, which is likely to have a long term minor positive effect on climatic factors.

## Recreation and community facilities

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

## Site allocations

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

- The majority of employment allocations over 1ha have the potential to secure 10% of their predicted energy requirements from decentralised, renewable or low carbon sources (in line with LPS Policy SE 9 "Energy efficient development" and SADPD Policy **ENV 7 "Climate change"**).
- The majority of major housing allocations have the potential to secure at least 10% of their energy needs from renewable or low carbon energy generation on site in line with SADPD Policy **ENV 7 "Climate change"**.
- It is unlikely that there are any opportunities to contribute to the development of a strategic district heating network.



## Appraisal of the draft plan as a whole

**4.157** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, seek to mitigate and adapt to climate change and its impact, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocate a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.158** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of an increase in built environment related CO<sub>2</sub> emissions likely to arise through the delivery of housing and employment. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects. It should also be acknowledged that some proposals for various types of renewable energy fall within permitted development rights.

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



## Transport

**4.160** The impact on the highways network has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the transport sustainability topic. The discussion therefore focuses on the accessibility of services, sustainable transport modes, facilities and amenities for all members of the community.

### Planning for growth

**4.161** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and meet the indicative levels of development directed to the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. This has the potential for a long term positive effect on accessibility in those settlements that have services and facilities to meet the day-to-day needs of residents, the significance of which will be dependent on other LPS and SADPD policies.

**4.162** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.163** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to make sure that developments and spaces can be used safely, easily and with dignity by all by being accessible and inclusive. It also seeks to maintain or improve access in and through development sites and the wider area (including to local services and facilities) for walking and cycling, with the potential for a long term positive effect on accessibility through the opportunity to use sustainable transport modes.

### Natural environment, climate change and resources

**4.164** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including reducing the need to travel and the support of sustainable travel initiatives - this could include walking or cycling, and would have a long term minor positive effect on accessibility through the opportunity to use sustainable transport modes.

### The historic environment

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

### Rural issues

**4.166** The theme generally relates to development issues in the open countryside and Green Belt, where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle. Policies including LPS Policy CO 1 "Sustainable travel and transport", will help to minimise the impact on accessibility through the opportunity to use sustainable transport modes.



**4.167** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies are likely to have a long term minor positive effect for accessibility through providing the opportunity for rural residents to access sport, leisure and recreation developments. Proposed SADPD Policy **RUR 6** also requires integration with the public rights of way network (providing opportunities to access the site by foot rather than private vehicle). This should have a long term minor positive effect on accessibility through the opportunity to use a sustainable transport mode.

**4.168** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** provides the opportunity for rural residents to access job opportunities, which should have a long term minor positive effect on accessibility.

### **Employment and economy**

**4.169** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to transport excluding highways impact - these being access, accessibility, and public transport; the sites are considered under these headings. Points to note are:

#### **Access**

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 have either an existing access into the site or one can be created.

#### **Accessibility**

- The proposed employment allocations under proposed SADPD Policy EMP 2 provide further opportunity for members of the community to access jobs.
- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.

#### **Public transport**

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.



## Housing

**4.170** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** looks to provide housing that has easy access to services, community and support facilities, including health facilities and public transport, which should have a long term minor positive effect on accessibility through the opportunity to use sustainable forms of transport.

**4.171** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

### Town Centres and retail

**4.172** Neighbourhood parades of shops (proposed SADPD Policy **RET 6**) play an important role in providing the opportunity for local residents to access shops to meet their day-to-day needs. They can generally be readily accessed on foot and by bicycle, allowing the opportunity for travel by sustainable transport modes, which has the potential for a long term minor positive effect on accessibility.

**4.173** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** seeks to make sure that the town centre is easy to get to and move around through addressing the accessibility needs of everyone in the design of buildings, public spaces and routes. It also looks to prioritise walking, cycling and public transport, providing opportunities to travel by sustainable transport modes, with the potential for a long term minor positive effect on accessibility.

**4.174** Proposed SADPD Policies **RET 10 "Crewe town centre"** and **RET 11 "Macclesfield town centre and environs"** look to provide improved access to services, facilities, and potentially jobs, through the regeneration of Crewe and Macclesfield town centres. These policies should have the potential for a long term minor positive effect on accessibility.

Proposed SADPD Policy **RET 10** also supports proposals that improve routes across the town centre for pedestrians and cyclists, and links between the town centre and Crewe Railway Station, providing opportunities to travel by sustainable modes of transport.

### Transport and infrastructure

**4.175** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on accessibility, through the provision of opportunities to travel by sustainable modes of transport.

**4.176** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a long term minor positive effect on accessibility, making travel by sustainable transport more attractive. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.



## Recreation and community facilities

**4.177** Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to prevent the loss of such facilities, which enables the retention of opportunities for communities to access areas that have recreation or amenity value. This should have a long term minor positive effect on accessibility.

**4.178** Proposed SADPD Policies **REC 2 "Indoor sport and recreation implementation"** and **REC 3 "Green space implementation"** provides further opportunities for communities to access indoor sport and recreation facilities, and areas of green space, with the potential for a long term minor positive effect on accessibility.

**4.179** Facilities such as public houses, places of worship, village halls, schools and local shops, for example, are important to the communities that they serve, improving the sustainability of towns, village and rural areas. Proposed SADPD Policy **REC 5 "Community facilities"** looks to retain, enhance and maintain such facilities, which enables the retention of opportunities for communities to access them. This should have a long term minor positive effect on accessibility.

## Site allocations

**4.180** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to transport excluding highways impact - these being access, accessibility, and public transport; the sites are considered under these headings. Points to note are:

### Access

- All of the proposed site allocations/safeguarded land have either an existing access into the site or one can be created.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** requires the provision and maintenance of an appropriate visibility splay and access arrangements from Baddington Lane (A530).
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** requires the provision of an appropriate visibility splay and access arrangements from Parkers Road/Kent's Lane.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** requires the provision and maintenance of appropriate access arrangements from Wettenhall Road.
- Proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** requires the provision of an appropriate visibility splay and access arrangements from Booth Lane.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** requires the provision of an appropriate visibility splay and access arrangements from Cledford Lane.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** requires the provision and maintenance of an appropriate visibility splay and access arrangements from Mill Lane.



- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** requires development proposals to secure and maintain appropriate visibility splays and access arrangements onto the A50 including the implementation of a new vehicular access into the site from the A50.
- Proposed Site **TS 3 “Land at former brickworks, A50 Newcastle Road”** requires visibility splays and access arrangements onto the A50 to be secured and maintained.

### Accessibility

- The majority of proposed site allocations/safeguarded land meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.
- Proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 “Land off Alexandria Way”**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 “East and west of Croxton Lane”**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 “Land east of London Road”**, Holmes Chapel and the village centre, along the A50.
- Proposed Sites **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”**, **G&T 2 “Land at Coppenhall Moss, Crewe”**, **G&T 5 “Cledford Hall, Cledford Lane”** and **TS 3 “Land at former brickworks, A50 Newcastle Road”** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however, Site **G&T 2** meets the minimum standard for access to a bus service, and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 “New Start Park, Wettenhall Road”**, **G&T 4 “Three Oakes Site, Booth Lane”**, **G&T 8 “The Oakes, Mill Lane, Smallwood”** and **TS 2 “Land at Fir Farm, Brereton”** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.



## Public transport

- The vast majority of the proposed site allocations/safeguarded land are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

## Appraisal of the draft plan as a whole

**4.181** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, seek to provide services, facilities and amenities in appropriate locations around the Borough to provide opportunities for communities to access them, where possible.

The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocate a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.182** The appraisal found that there is the potential for residual long term minor positive effects due to the proposed site allocations/safeguarded land, predominantly as a result of allocated proposed sites in locations that are in walking distance of services and facilities.

Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

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



## Cultural heritage and landscape

### Planning for growth

**4.184** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for the LSCs. Due to the lack of available/suitable brownfield sites, development could potentially take place on greenfield sites, which gives rise to potential for impacts on landscapes. This means that there is potential for a long term negative effect on landscape, the significance of which will be dependent on other LPS and SADPD policies.

**4.185** Cheshire East has an extensive historic environment, with the majority of LSCs having designated and non-designated heritage assets located in and/or adjacent to them; generally the northern area of the Borough contains a number of Local Landscape Designation areas.

**4.186** Proposed SADPD Policy **PG 10 "Infill Villages"** allows limited infilling (subject to a range of criteria), where the development would be in keeping with the scale, character, and appearance of its surroundings and the local area. The proposed policy also seeks to protect undeveloped land that makes a positive contribution to the character of the area. This should have a long term positive effect on cultural heritage and landscape, the significance of which will be dependent on other LPS and SADPD policies.

**4.187** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies further land to be released from the Green Belt for safeguarding. Although Green Belt is not a landscape designation, these are edge of settlement sites, giving to potential impacts on settlement edge landscapes, which are valued by local residents. This means that there is potential for a long term negative effect on landscape, the significance of which will be dependent on other LPS and SADPD policies. The sites proposed for safeguarded land are considered under the "Site allocations" theme.

**4.188** Proposed SADPD Policies **PG 13 "Strategic green gaps"** and **PG 14 "Local green gaps"** look to protect the physical gap between certain settlements, the visual character of the landscape, and the undeveloped character of the Strategic Green Gap or Local Green Gap. This should have a potential long term positive effect on landscape, the significance of which will be dependent on other LPS and SADPD policies.

### General requirements

**4.189** Proposed SADPD Policy **GEN 1 "Design principles"** includes criteria that require developments to achieve high standards of design and contribute positively to local character, which should have a long term minor positive effect on townscape.

**4.190** Proposed SADPD Policy **GEN 3 "Advertisements"** requires all proposals for advertisements and signs to have regard to the style and character of the building and the surrounding area. However, the policy did not originally consider the impact advertisements in general would have on the setting of Listed Buildings or the preservation and enhancement of the character and appearance of Conservation Areas. As the SA is an iterative process, the proposed policy was amended to include these references to Listed Buildings and Conservation Areas. Nevertheless, a response was received from Historic England to the



First Draft SADPD consultation suggesting that these points be removed from the policy, and text added to the supporting information of the policy instead with regards to the consideration of applications affecting a heritage asset.

## Natural environment, climate change and resources

**4.191** Proposed SADPD Policy **ENV 3 "Landscape character"** takes into account the different roles and character of different areas in the Borough, and recognises the intrinsic character and beauty of the countryside to make sure that development is suitable for the local context. This proposed policy should have a long term minor positive effect on landscape.

**4.192** River corridors are important natural landscape features and should be protected and enhanced through proposed SADPD Policy **ENV 4 "River corridors"**, which should have a long term minor positive effect on the landscape.

**4.193** Proposed SADPD Policy **ENV 5 "Landscaping"** seeks to help integrate new development into the landscape through the consideration of topography, landscape features and existing blue and green infrastructure networks. This policy should have a long term minor positive effect on townscape and landscape.

**4.194** Although the retention of trees, hedgerows and woodland are important from an ecological point of view, they also contribute to the identified landscape character and townscapes of the Borough, and their retention and proper management is essential in maintaining local distinctiveness. Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect these features, and should therefore have a long term minor positive effect on landscape and townscape.

**4.195** Proposed SADPD Policy **ENV 9 "Wind energy"** seeks to permit such development in appropriate locations (subject to a range of criteria). It acknowledges the importance of landscape and identifies on the Policies Map areas that are highly sensitive to wind energy development; this has been informed by the 'Landscape Sensitivity to Wind Energy Developments' study (2013)<sup>(12)</sup> and reduces the significance of the long term negative effect on the landscape.

**4.196** Proposed SADPD Policy **ENV 10 "Solar energy"** looks to permit such development in appropriate locations (subject to a range of criteria, including the introduction of mitigation measures). Individual and cumulative impacts on landscape will be considered, and there must be no harm to the historic environment. However the introduction of solar panels into the landscape or townscape can be seen as alien features, and therefore would be seen to have a long term minor negative effect in these areas, taking any mitigation measures into account.

**4.197** The introduction of battery energy storage systems can also be seen as alien features in the townscape or landscape; proposed SADPD Policy **ENV 11 "Proposals for battery energy storage systems"** seeks to limit their impact by directing development proposals to previously developed land and/or in existing industrial areas, and considers the cumulative impacts of existing and proposed developments on the landscape. The proposed policy has the potential for a long term minor negative effect on the landscape and townscape.

12 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/research\\_and\\_evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx)



**4.198** Lighting can be used to improve the visual aspect of townscapes, for example highlighting important features. Proposed SADPD Policy **ENV 14 "Light pollution"** seeks to minimise the effect of light pollution on the character of an area and heritage assets, which has the potential for a long term minor positive effect.

### **The historic environment**

**4.199** With regards to cultural heritage, a number of proposed SADPD Policies are expected to have a long term significant positive effect in terms of this topic. Proposed SADPD Policy **HER 1 "Heritage assets"** seeks to conserve heritage assets and their settings, with proposed SADPD Policy **HER 2 "Heritage at risk"** looking to secure the future of heritage assets at risk through repair and re-use. Proposed SADPD Policy **HER 3 "Conservation areas"** looks to preserve and enhance the character and appearance of Conservation Areas. Proposed SADPD Policy **HER 4 "Listed buildings"** seeks to maintain the architectural and historic integrity of a Listed Building's setting and to not harm its significance. Proposed SADPD Policy **HER 5 "Registered parks and gardens"** seeks to look after the assets' character, setting and appearance. Proposed SADPD Policy **HER 6 "Historic battlefields"** looks to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy **HER 7 "Non-designated heritage assets"** seeks to preserve or enhance the significance of non-designated heritage assets. Proposed SADPD Policy **HER 8 "Archaeology"** looks to protect the heritage asset or mitigate harm. Finally, proposed SADPD Policy **HER 9 "World heritage site"** recognises Jodrell Bank as being a World Heritage Site and the associated need to afford this historic asset appropriate protection through the development plan.

### **Rural issues**

**4.200** The thematic policies seek to protect the rural nature of the Borough through the provision of appropriate landscaping and screening as part of any development proposals as well as requiring that only the minimum amount of land is to be used for an extension (proposed SADPD Policy **RUR 12 "Residential curtilages outside of settlement boundaries"**), or restricting the size of replacement buildings (proposed SADPD Policy **RUR 13 "Replacement buildings outside of settlement boundaries"**). These policies should have a long term minor positive effect on landscape.

**4.201** Proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** looks to minimise the impact of development proposals on a building's architectural character and/or historic interest, and the character of its rural surroundings, through the consideration of the impact on domestication and urbanisation of the proposals on the surrounding rural area. This has the potential for a long term minor positive effect on cultural heritage and landscape.

### **Employment and economy**

**4.202** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are six areas in the assessment that are considered to relate to cultural heritage and



landscape - these being landscape, settlement character and urban form, Green Belt, Strategic Green Gap, heritage assets, and Tree Preservation Orders; the sites are considered under these headings. Points to note are:

### Landscape

- Only two of the proposed employment allocations under proposed SADPD Policy EMP 2 have an impact on landscape, leading to a long term minor negative effect. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.
- Development proposals for Site **EMP 2.7 "New Farm, Middlewich"** should take into account the adjacent Trent and Mersey Canal when considering landscaping.
- Redevelopment of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"** could improve the landscape. This is also the case for Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**, as they are unattractive brownfield sites in the urban area.

### Settlement character and urban form

- Almost all of the proposed employment allocations under proposed SADPD Policy EMP 2 are located wholly in a settlement or are substantially<sup>(13)</sup> enclosed by a settlement on three sides.
- Site **EMP 2.7 "New Farm, Middlewich"** is in the settlement boundary of Middlewich and is substantially enclosed by development on two sides.

### Green Belt

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Green Belt.

### Strategic Green Gap

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Strategic Green Gap.

### Heritage assets

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for harm on the setting of heritage assets, leading to a long term negative effect, the significance of which will be determined through a Heritage Impact Assessment or archaeological desk based assessment. Policies including LPS Policy SE 7 "The Historic Environment" and proposed SADPD Policy **HER 4 "Listed buildings"** will help to minimise the impact.

---

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



## Tree Preservation Orders

- Only one proposed employment allocation under proposed SADPD Policy EMP 2 has a Tree Preservation Order ("TPO") (Site **EMP 2.2 "Meadow Bridge, Crewe"**). Policies such as LPS Policy SE 5 "Trees, Hedgerows and Woodland" and proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** will help to minimise the impact.

## Housing

**4.203** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**4.204** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of soft landscaping and appropriate boundary treatments as part of any development proposals, which has the potential for a long term minor positive effect on the landscape.

**4.205** Proposals for backland development need to be sympathetic to the character and appearance of the surrounding area (proposed SADPD Policy **HOU 8 "Backland development"**), which should have a long term minor positive effect on townscape.

**4.206** Proposed SADPD Policy **HOU 9 "Extensions and alterations"** requires development proposals to be in keeping with the scale, character and appearance of its surroundings and the local area, with the potential for a long term minor positive effect on townscape.

**4.207** Proposed SADPD Policy **HOU 12 "Housing density"** takes into account the character of the surrounding area and the wider townscape/landscape setting in determining an appropriate density,

## Town Centres and retail

**4.208** Proposed SADPD Policy **RET 4 "Shop fronts and security"** seeks to make sure that the fronts of shops make a positive contribution to their surroundings through the provision of high standard shop fronts that are sensitive to the local area and of the building concerned, to make sure that any existing historical/architectural features of interest are retained. This policy should have a long term minor positive effect on cultural heritage and townscape.

**4.209** Proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** encourages external dining and seating that is screened by measures not detrimental to the character and appearance of the area. This policy should have a long term minor positive effect on cultural heritage and townscape.

**4.210** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** provides design principles (character, high quality public realm, ease of movement, legibility, diversity and mix of uses, and adaptability) that development proposals should reflect, so that they positively contribute to their surroundings. This should provide a long term minor positive effect on townscape.



**4.211** Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** seek to regenerate these areas with a mix of land uses including housing and employment, which should provide improvements to the visual aspect of these areas, taking into account the historic environment, with the potential for a long term minor positive effect on cultural heritage and townscape.

### **Transport and infrastructure**

**4.212** The Manchester Airport operational area is located in the Green Belt (proposed SADPD Policy **INF 4 "Manchester Airport"**); although Green Belt is not a landscape designation, there are potential impacts on landscape through development, with potential for a long term minor negative effect on landscape. This is also the case for proposed SADPD Policy **INF 5 "Off-airport car parking"**, if it were to be developed on Green Belt land.

**4.213** Proposed SADPD Policy **INF 8 "Telecommunications infrastructure"** takes into account the impact on visual amenity from such developments, however, development of this type will still have a visual impact and therefore this policy is likely to have a long term minor negative effect on landscape and townscape.

**4.214** The Borough has a wide network of canals, the majority being covered by Conservation Areas. Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** seeks to make a positive contribution to the visual appearance of the canal corridor. Originally the policy did not take account of the canal's historic environment, which would have the potential for a long term minor negative effect on cultural heritage. However, as the SA is an iterative process, the proposed policy has been amended to include an additional requirement to safeguard or enhance the canal's role as a heritage asset. The policy should have a positive effect on cultural heritage and landscape.

### **Recreation and community facilities**

**4.215** Green and open spaces form an important part of the Borough's landscape and townscape and should be retained, where possible. Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect these areas and proposed SADPD Policy **REC 3 "Green space implementation"** looks to provide additional green space, with the potential for a long term minor positive effect on landscape and townscape.

### **Site allocations**

**4.216** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are six areas in the assessment that are considered to relate to cultural heritage and landscape - these being landscape, settlement character and urban form, Green Belt, Strategic Green Gap, heritage assets, and Tree Preservation Orders; the sites are considered under these headings. Points to note are:



## Landscape

- The majority of the proposed site allocations/safeguarded land have an impact on landscape, through their proximity to Local Landscape Designation areas and visibility from sensitive receptors, for example, leading to a long term minor negative effect. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention existing open space.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe contains woodland, which should be maintained, and a landscape buffer should be provided to screen new development from existing residential properties. A further buffer zone is to be provided to the north of Yew Tree Farm.
- Proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton seeks the retention and enhancement of areas of landscape quality, in line with the North Congleton Masterplan, as well as high quality design.
- An undeveloped and open landscaped buffer zone is required along the Trent and Mersey Canal as part of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich. The retention of the existing hedgerows around the site boundary is also needed.
- Existing boundary hedges should be retained as part of a comprehensive landscaping scheme at proposed Site **MID 3 "Centurion Way"**, Middlewich.
- Woodland is located to the north east of proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, which is to be retained, as well as the ordinary watercourse.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention and protection of the wet ditches and woodland associated with Poynton Brook, as well as the Brook itself.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. An undeveloped landscape buffer is also needed on the northern section of the site, and appropriate buffers to the eastern and southern boundaries, alongside the retention and protection of any mature trees.
- The presence of additional pitches at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** would impact on the character and appearance of the open countryside, however this could be mitigated by matters of scale (the number of pitches) and controlling conditions relating to siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and a comprehensive landscaping scheme that provides for appropriate boundary treatments.



- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** requires retention of hedgerows, which could provide a degree of screening and could partially restrict views of the site from the south and west. The policy also requires a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** also requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- The presence of additional pitches at proposed **Site G&T 4 "Three Oakes Site, Booth Lane"** would impact on the character and appearance of the open countryside, however this could be mitigated by controlling conditions relating to the siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and the incorporation of a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- Proposed site **G&T 8 "The Oakes, Mill Lane, Smallwood"** occupies a prominent location at the junction of Dragon's Lane and Plant Lane and requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- Existing hedgerows must be retained and appropriate boundary treatments provided through a comprehensive landscaping scheme at proposed Site **TS 1 "Lorry park, off Mobberley Road, Knutsford"**. This is also the case for proposed Sites **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"**.

### Settlement character and urban form

- Just over half of the proposed site allocations/safeguarded land are located on the edge of the settlement, only adjoining on one side/not adjoining the settlement (assessed as red), or are substantially enclosed by development on two sides (assessed as amber). For the majority of edge of settlement sites there will be a long term minor negative effect on the landscape. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

### Green Belt

- Nine of the proposed site allocations/safeguarded land are located in the Green Belt. Although Green Belt is not a landscape designation, these are edge of settlement sites, giving rise to potential impacts on settlement edge landscapes, which are valued by local residents. This means that there is potential for a long term minor negative effect on landscape. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.



- The northern boundary of proposed Safeguarded land **ALD 3 "Land at Ryleys Farm, west of Sutton Road"**, Alderley Edge is currently undefined, therefore appropriate boundary treatments are needed to mark the Green Belt boundary with a physical feature. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Readily recognisable Green Belt boundaries need to be provided along the southern boundary of the retained woodland of proposed Safeguarded land **BOL 1 "Land at Henshall Road"**, Bollington. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- There is a minor physical boundary to the south eastern edge of proposed Safeguarded land **PRE 3 "Land off Heybridge Lane"**, Prestbury, therefore appropriate boundary treatments should be incorporated to mark the new Green Belt boundary with physical features, in the event that development comes forward in the future. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.

### Strategic Green Gap

- None of the proposed site allocations/safeguarded land are located in the Strategic Green Gap.

### Heritage assets

- Some of the proposed site allocations/safeguarded land have the potential for harm on the setting of heritage assets, leading to a long term negative effect, the significance of which will be determined through a Heritage Impact Assessment or archaeological desk based assessment. Policies including LPS Policy SE 7 "The Historic Environment" and proposed SADPD Policy **HER 2 "Listed buildings"** will help to minimise the impact.
- The main office/showroom and the adjacent office building to the east of proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe are non-designated heritage assets; the supporting information requires the avoidance of direct or indirect harm to them, with the policy requiring development proposals to have regard to heritage assets and their setting. The Heritage Impact Assessment undertaken concluded that the development on the additional land would be appropriate in the context of the existing planning consents (planning reference 17/4011N). The visual setting of the showroom and offices is restricted to a length of Pym's Lane within their immediate vicinity. With mitigation measures in place, the development of the site would have a neutral/slight adverse impact on the setting of these heritage assets. This impact would beat the lower end of the spectrum of "Less than substantial."
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe requires the provision of an undeveloped buffer zone to the north of Yew Tree Farm, which is a non-designated heritage asset. The Heritage Impact Assessment undertaken concluded that the site could accommodate development for employment uses whilst respecting the setting of the heritage assets. Any harm could be mitigated/reduced to an acceptable degree.



With mitigation measures in place, the development of the site would have a slight/negligible adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”

- An undeveloped and open landscaped buffer zone is required to safeguard and protect the Trent and Mersey Canal as part of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich. The Heritage Impact Assessment undertaken concluded that the site could accommodate residential development for residential use and would cause only minor harm to the setting of part of the canal. Any harm could be mitigated/reduced to an acceptable degree by mitigation measures, as suggested on the indicative layout. With mitigation measures in place, the development of the site would have Slight adverse impact on the setting of part of the Conservation Area. This impact would be at the lower end of the spectrum of “Less than substantial.”
- Proposed Safeguarded land **ALD 3 “Land at Ryleys Farm, west of Sutton Road”**, Alderley Edge is adjacent to a Grade II Listed Building and there are other heritage assets close by; appropriate mitigation and screening measures to protect these assets should be provided. In relation to (converted) barns at Ryleys Farm (Grade II) the Heritage Impact Assessment undertaken conclude that the amount of development proposed in the indicative layout is reasonable, considering the heritage constraints on these heritage assets. The heritage significance of the barns as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by the construction of later buildings to the east and west. With mitigation measures in place, the development of the site would have a slight adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.” In relation to Chorley Old Hall (Grade I Listed Building), Bridge over Moat at Chorley Old Hall (Grade II Listed Building) and Moated Site and Four Fishponds at Chorley Old Hall (Scheduled Monument) the Heritage Impact Assessment undertaken concluded that the area of development proposed in the indicative layout will need to be reduced, considering the heritage constraints of these highly significant heritage assets. The immediate visual settings of Chorley Old Hall, the bridge and the Moated Site and Fishponds are largely contained within the grounds of the hall on the south side of Chelford Road but their wider setting is also important. With mitigation measures in place, the development of the site would have a moderate/slight adverse impact on the setting of these heritage assets. This impact would be in the category of “Less than substantial.” Finally in terms of (Converted) Barn and Shippon at Chorley Old Hall, now called The Cobbles and The Barn (Grade II Listed Building) the Heritage Impact assessment undertaken concluded that the amount of development proposed in the indicative layout is reasonable, considering the heritage constraints of these heritage assets. The heritage significance of the barn and shippon as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by: the construction of later buildings to the north and east; the widening of Chelford Road and the domestic landscaping around the building. With mitigation measures in place, the development of the site would have a neutral/slight adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial”. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.



- Bollington Cross Conservation area lies to the west of proposed Safeguarded land **BOL 1 “Land at Henshall Road”** Bollington. The Heritage Impact Assessment undertaken concluded that the amount of development proposed in the indicative layout is reasonable considering the heritage constraints. The heritage significance of the setting of the Conservation Area and the Listed Buildings within it has already been compromised by the surrounding residential developments. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial”. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- Proposed Safeguarded land **PRE 3 “Land off Heybridge Lane”**, Prestbury is close to heritage assets. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm. In relation to Heybridge Farmhouse, Heybridge Lane (Grade II Listed Building), Bridge End Farmhouse, Grade II Listed Building and Hawthorn Cottage, 23 Heybridge Lane Locally listed building) the Heritage Impact Assessment undertaken concluded that the development of the site, as shown indicatively in Development Option 1 of the Land off Heybridge Lane, Prestbury Executive Development Statement October 2018, will have a neutral impact on the setting and significance of these listed buildings. In terms of Prestbury Conservation Area the Heritage Impact Assessment undertaken concluded that the development of the site, as shown indicatively in Development Option 1 of the Land off Heybridge Lane, Prestbury Executive Development Statement October 2018, will have a neutral impact on the setting and significance of the Prestbury Conservation Area. Any future policy requirements would be considered in future Local Plans, should the site be required for development at that time.
- The Trent and Mersey Canal Conservation Area lies close to proposed Site **G&T 4 “Three Oakes Site, Booth Lane”**. The supporting information requires development to retain existing and provide for additional landscaping, with indigenous species of trees and shrubs to preserve and enhance the Conservation Area. The Heritage Impact Assessment undertaken concluded that the development of the site as proposed with the additional landscaping in place would have a neutral impact on the significance and setting of the Trent and Mersey Canal Conservation Area.
- There are two Grade II Listed Buildings to the south west of proposed Site **TS 2 “Land at Fir Farm, Brereton”**. The supporting information to the proposed policy requires urbanising features, such as walls, gates and the design of ancillary buildings to maintain the rural setting of the Listed Buildings. The Heritage Impact Assessment undertaken concluded that provided the proposed mitigation measures are put in place the level of harm would be neutral/slight adverse. This harm would be at the lower end of the spectrum of “Less than substantial” and could be outweighed by wider public benefits.



## Tree Preservation Orders

- Ten of the proposed site allocations/safeguarded land have protected trees on or immediately adjacent to the site, however they can be readily accommodated in any development with sensitive design and layout. Policies such as LPS Policy SE 5 "Trees, Hedgerows and Woodland" and proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** will help to minimise the impact.

### Appraisal of the draft plan as a whole

**4.217** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, offer a high level of protection for the Borough's landscape, townscape and historic environment and look to enhance these assets, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.218** The appraisal found that there is the potential for residual long term minor negative effects due to the proposed site allocations/safeguarded land, predominantly as a result of the loss of edge of settlement sites, which will change the historic environment in that area, and potential harm to the setting of heritage assets. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

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

**4.220** A Rural Proofing Assessment has been carried out for the Revised Publication Draft SADPD (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.

**4.221** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.



## Social inclusiveness

### Planning for growth

**4.222** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs and provide new homes. The more housing developed in an area could potentially mean that there are more opportunities to provide infrastructure (and therefore a long term positive effect) to make sure that all sections of the community have access to the services and facilities that they need. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a long term negative effect. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance. However the significance of effects will be dependent on other LPS and SADPD policies.

**4.223** Proposed SADPD Policy **PG 10 "Infill Villages"** looks to support the limited infilling in villages, potentially going some way towards meeting identified housing needs. This has the potential for a long term positive effect on social inclusiveness, the significance of which will be dependent on other LPS and SADPD policies.

**4.224** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.225** Proposed SADPD Policy **GEN 1 "Design principles"** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances. It also looks to create safe places by reflecting 'Secured by Design' measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. The proposed policy should have a long term positive effect on social inclusiveness.

**4.226** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of infrastructure to make sure that all sections of the community have access to the services and facilities that they need. This is likely to have a positive impact on access to infrastructure.

### Natural environment, climate change and resources

**4.227** Proposed SADPD Policy **ENV 7 "Climate change"** incorporates measures to make buildings energy efficient, which can help to reduce heating and cooling costs. Through reducing the overall cost of living this can help all residents, particular older persons, disabled persons and those that are disadvantaged, with the potential for a long term minor positive effect on social inclusiveness.



**4.228** Proposed SADPD Policy **ENV 14 "Light pollution"** acknowledges that lighting is required for security and safety purposes, which should have a long term minor positive effect on social inclusiveness.

### **The historic environment**

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

### **Rural issues**

**4.230** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies are likely to have a long term minor positive effect for social inclusion through providing the opportunity for rural residents to access sport, leisure and recreation developments.

### **Employment and economy**

**4.231** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to social inclusiveness - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

#### **Accessibility**

- The proposed employment allocations under proposed SADPD Policy EMP 2 provide further opportunity for members of the community to access jobs.
- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a long term minor positive effect.

#### **Public transport**

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.

### **Housing**

**4.232** Providing a mix of housing is important to support independent living and choice, as are homes designed to be flexible to adapt to meet the changing needs of residents over time. Proposed SADPD Policy **HOU 1 "Housing mix"** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands, which has the potential for a long term minor positive effect on social inclusiveness.



**4.233** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** supports specialist and supported housing provision, which could include accommodation for care leavers, older persons (helping to address the housing needs of the Borough's ageing population), disabled persons and victims of domestic abuse. The proposed policy also requires the delivery of affordable homes. This should have a long term minor positive effect on social inclusiveness.

**4.234** Proposed SADPD Policy **HOU 4 "Houses in multiple occupation"** allows the subdivision of a house into a House in Multiple Occupation (subject to a range of criteria); this could contribute to increasing housing affordability and a choice of accommodation for those on low incomes, students and those seeking temporary accommodation, with the potential for a long term minor positive effect on social inclusiveness.

**4.235** Proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"** look to address the needs of Gypsy, Travellers and Travelling Showpeople. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme

**4.236** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of, for example, children's play areas, a safe environment and an appropriate level of essential services and utilities. This should have a long term minor positive effect on social inclusiveness.

**4.237** Proposed SADPD Policy **HOU 6 "Accessibility, space and wheelchair housing standards"** is likely to have a long term minor positive effect on social inclusiveness through the adoption of accessibility and wheelchair standards, and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.

**4.238** Proposed SADPD Policy **HOU 7 "Subdivision of dwellings"** allows the subdivision of a house into self-contained residential units; this could contribute to increasing housing affordability and a choice of accommodation for those on low incomes and smaller households, with the potential for a long term minor positive effect on social inclusiveness.

**4.239** Proposed SADPD Policy **HOU 12 "Housing density"** takes into account the availability of local facilities and infrastructure, and considers that higher densities are appropriate in settlements that are well served by public transport or close to existing or proposed transport routes/nodes, which could have a long term minor positive effect on social inclusiveness.

### **Town Centres and retail**

**4.240** Proposed SADPD Policy **RET 4 "Shop fronts and security"** requires development proposals to meet the needs of disabled people, which is likely to have a long term minor positive effect on social inclusiveness.

**4.241** Neighbourhood parades of shops provide an important opportunity for local residents to access shops that can provide for their day to day needs. Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** looks to support the continued provision of these small scale facilities, which has the potential for a long term minor positive effect on social inclusiveness.



**4.242** Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside the Borough, such as older persons, young, disabled persons and disadvantaged persons. Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 "Supporting the vitality of town and retail centres"** helps to retain a retail function in town centres, with the potential for a long term minor positive effect on social inclusiveness.

**4.243** Proposed SADPD Policy **RET 8 "Residential accommodation in the town centre"** supports proposals for the conversion of upper floors of commercial buildings into flats, which could help address housing affordability issues, with the potential for a long term minor positive effect on social inclusiveness.

**4.244** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** looks to create safe spaces and routes, with the potential for a long term minor positive effect on social inclusiveness. The policy also seeks to address the accessibility needs of everyone in building design so that all users can use the development safely, easily and with dignity, as well requiring the use of visual cues and signage. However, the proposed policy also looks to give priority to walking, cycling and public transport, which may disadvantage disabled persons who rely on the private car, which could have a long term minor negative effect on social inclusiveness.

### **Transport and infrastructure**

**4.245** Proposed SADPD Policy **INF 3 "Highways safety and access"** requires development proposals to incorporate measures that meet the needs of people with disabilities to assist access to, from and in the site, which should have a long term minor positive effect on social inclusiveness.

### **Recreation and community facilities**

**4.246** Green/open space can help to tackle social exclusion and reduce anti-social behaviour. Such spaces can provide opportunities to gather and meet people, which can contribute to a sense of community. Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to prevent the loss of such facilities, which enables the retention of opportunities for communities to access areas that have recreation or amenity value. Proposed Policy **REC 3 "Green space implementation"** looks to provide additional green space, which could be of benefit to those who are currently unable to access green space. Both policies have the potential for a long term minor positive effect on social inclusiveness.

**4.247** Proposed SADPD Policy **REC 4 "Day nurseries"** supports the provision of day nurseries (subject to a range of criteria), which could increase the availability of early years education facilities, having the potential for a long term minor positive effect on social inclusiveness.



**4.248** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities that they serve. Proposed SADPD Policy **REC 5 "Community facilities"** seeks to retain, enhance and maintain these facilities, which should have a long term minor positive effect on social inclusiveness.

### Site allocations

**4.249** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to social inclusiveness - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- Several of the proposed site allocations have been put forward for housing, which will include a mix of housing types and tenures, including affordable homes.

### Accessibility

- The majority of the proposed site allocations/safeguarded land meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report).
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich" (Baddington Park)**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.

### Public transport

- The vast majority of the proposed site allocations/safeguarded land are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane,**



Smallwood”, TS 2 “Land at Fir Farm, Brereton” and TS 3 “Land at former brickworks, A50 Newcastle Road” are not in walking distance of a commutable bus or rail service.

## Appraisal of the draft plan as a whole

**4.250** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to achieve high levels of equality, diversity, and social inclusion, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC’s; this indicative figure was identified in the LPS.

**4.251** The appraisal found that there is the potential for residual long term minor positive effects due to the proposed site allocations/safeguarded land, predominantly as a result of the provision of housing to meet the needs of all sections of the community. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.252** It is recommended that any proposal should seek to provide a mix of housing types and tenures, with homes designed to be flexible to meet changing needs.

**4.253** An Equality Impact Assessment has been carried out for the Revised Publication Draft SADPD (see Appendix G of this Report). It found that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities, and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010.

**4.254** A Rural Proofing Assessment was also carried out for the Revised Publication Draft SADPD (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.

**4.255** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.



## Economic development

### Planning for growth

**4.256** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy in the LSC tier of the settlement hierarchy. The 'in the order of' figure is not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs. Therefore there is the potential for a long term positive effect on economic development, the significance of which will be dependent on other LPS and SADPD policies.

**4.257** Proposed SADPD Policy **PG 10 "Infill villages"** looks to support limited infilling in villages, which could provide an opportunity for a small business development. Therefore there is the potential for a long term positive effect on economic development, the significance of which will be dependent on other LPS and SADPD policies.

**4.258** The sites proposed for safeguarded land are considered under the "Site allocations" theme (proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"**).

### General requirements

**4.259** Proposed SADPD Policy **GEN 1 "Design principles"** includes criteria that require developments to achieve high standards of design and contribute positively to local character. The maintenance and enhancement of an attractive environment should help to encourage investment and increase the competitiveness of the Borough, which should have a long term minor positive effect on economic development. This policy could also help the creation of a low carbon economy through measures that can adapt to/show resilience to climate change and its impacts. This has the potential for a long term minor positive effect on economic development.

**4.260** The recovery of costs associated with forward funded infrastructure, as required by proposed SADPD Policy **GEN 4 "Recovery of forward funded infrastructure costs"** may reduce the attractiveness of the area to some businesses, which has the potential for a long term minor negative effect on economic development.

**4.261** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed SADPD Policies **GEN 5 "Aerodrome safeguarding"**, and **GEN 6 "Airport public safety zone"** seek to protect and aid the operation of the Airport, and should have a long term minor positive effect on the economy.

**4.262** The recovery of reduced planning obligations in certain circumstances as required by proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** may reduce the attractiveness of the area to some businesses, which has the potential for a long term minor negative effect on economic development.



## Natural environment, climate change and resources

**4.263** Proposed SADPD Policies **ENV 1 "Ecological network"**, **ENV 3 "Landscape character"**, **ENV 4 "River corridors"**, and **ENV 5 "Landscaping"** could have a long term positive effect on economic development in terms of attracting businesses who value their surroundings.

**4.264** Proposed SADPD Policies **ENV 7 "Climate change"**, **ENV 8 "District heating network priority areas"**, **ENV 9 "Wind energy"**, **ENV 10 "Solar energy"**, and **ENV 11 "Proposals for battery energy storage systems"** can help the creation of a low carbon economy through measures that can adapt or demonstrate resilience to climate change and mitigate its impacts. This has the potential for a long term minor positive effect on economic development.

**4.265** The use of renewable energy sources can provide economic benefits for businesses through a reduction in energy costs (once the energy sources have been installed). Proposed SADPD Policies **ENV 9 "Wind energy"**, **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** promote access to renewable energy sources and could therefore have a long term minor positive effect on economic development.

## The historic environment

**4.266** Proposed SADPD Policies **HER 1 "Heritage assets"**, **HER 3 "Conservation areas"**, **HER 4 "Listed buildings"**, and **HER 7 "Non-designated heritage assets"** allow alterations and changes as long as there is no adverse effect on the building or place. This is important given that some heritage assets are converted successfully into businesses such as restaurants or visitor attractions, therefore having the potential for a long term positive effect on economic development. However, it is recognised that small or start-up businesses may struggle to afford the relatively higher cost of maintaining heritage assets such as properties in Conservation Areas, and such buildings may not be suitable for the modern needs of businesses.

## Rural issues

**4.267** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 3 "Agricultural and forestry workers dwellings"**, and **RUR 4 "Essential rural worker occupancy conditions"** can help to support rural businesses and enable them to diversify, with the potential for a long term minor positive effect on the rural economy.

**4.268** BMV has economic benefits - it "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]). Proposed SADPD Policy **RUR 5 "Best and most versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should have a long term minor positive effect on the rural economy.

**4.269** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies contribute to the diversification of the rural economy, and should have a long term minor positive effect.



**4.270** Proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** contribute to the rural and visitor economy through support for tourism development, providing job opportunities and income from visitors. The proposed policies have the potential for a long term minor positive effect on economic development.

**4.271** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** provides job opportunities in the rural areas and contributes to the diversification of the rural economy, which should have a long term minor positive effect on economic development.

**4.272** The conversion of non-residential buildings to residential use can be seen as a potential loss of employment space. Therefore proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** could have the potential for a long term minor negative effect on the rural economy.

### **Employment and economy**

**4.273** Proposed SADPD Policy **EMP 1 "Strategic employment areas"** looks to protect named sites for employment use as they are of particular significance for the Borough's economy, which has the potential for a **long term significant positive effect** on economic development.

**4.274** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to economic development - these being employment loss and employment distance; the sites are considered under these headings. Points to note are:

- All of the proposed employment allocations have the potential for a long term significant positive effect on economic development through the provision of employment land.

#### **Employment loss**

- None of the proposed employment allocations under proposed SADPD Policy EMP 2 would result in the loss of employment land as all the sites are to be for employment use.

#### **Employment distance**

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are for employment use, and therefore this area of the assessment is not applicable.

### **Housing**

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



## Town Centres and retail

**4.276** There is an additional need for convenience and comparison floorspace in the Borough. Proposed SADPD Policy **RET 2 "Planning for retail needs"** sets out how this additional need would mainly be met, which should have a long term minor positive effect on the economy.

**4.277** Proposed SADPD Policy **RET 3 "Sequential and impact tests"** seeks to direct main town centre uses to designated centres. Development outside of these centres will be restricted in order to protect designated centres, helping to retain their viability, and will have the potential for a long term minor positive effect on economic development.

**4.278** The presence of restaurants, cafes, drinking establishments and hot food takeaways contribute to a balanced provision of facilities in town and village centres. Therefore proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** should have a long term positive effect on the economy.

**4.279** Proposed SADPD Policy **RET 7 "Supporting the vitality of town and retail centres"** aims to retain a retail function in town centres, particularly in the primary shopping area and as well as local centres and local urban centres to support a diverse range of main town centres uses and enhance the overall attractiveness of centres in the Borough. This has the potential for a long term minor positive effect on the economy.

**4.280** The conversion of non-residential buildings to residential use can be seen as a potential loss of employment space. Therefore proposed SADPD Policy **RET 8 "Residential accommodation in the town centre"** could have the potential for a long term minor negative effect on the economy.

**4.281** Proposed SADPD Policy **RET 9 "Environmental improvements, public realm and design in town centres"** includes criteria that require developments to achieve high standards of design and contribute positively to their surroundings. The maintenance and enhancement of an attractive environment should help to encourage investment and increase the competitiveness of the Borough, which should have a long term minor positive effect on economic development.

**4.282** Proposed SADPD Policies **RET 10 "Crewe town centre"**, and **RET 11 "Macclesfield town centre and environs"** aim to regenerate these areas, providing a mix of uses, with the potential for a long term positive effect on economic development.

## Transport and infrastructure

**4.283** Car parks serving town centres, local shopping areas, housing areas and transport facilities are essential to its residents, workers and visitors, and to the proper functioning and attractiveness of these places. Proposed SADPD Policy **INF 2 "Public car parks"** seeks to retain these facilities, which should have a long term minor positive effect on the economy.

**4.284** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed SADPD Policies **INF 4 "Manchester Airport"**, and **INF 5 "Off-airport car parking"** seek to protect and aid the operation of the Airport, and should have a long term minor positive effect on the economy.



**4.285** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** recognises that the Borough has a wide network of canals, which provide tourism opportunities, and seeks their retention. This has the potential to have a long term minor positive effect on economic development.

### Recreation and community facilities

**4.286** Proposed SADPD Policy **REC 1 "Green/open space protection"** could have a long term positive effect on economic development in terms of attracting businesses who value their surroundings.

**4.287** The requirement of the provision of greenspace on site or the payment of a commuted sum for off-site provision through proposed SADPD Policy **REC 3 "Green space implementation"** may reduce the attractiveness of the area to some businesses, which has the potential for a long term minor negative impact on economic development.

**4.288** The presence of community facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops contribute to a balanced provision of facilities in town and village centres. Therefore proposed SADPD Policy **REC 5 "Community facilities"** should have a long term positive effect on the economy.

### Site allocations

**4.289** All the proposed site allocations/safeguarded land have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to economic development - these being employment loss and employment distance; the sites are considered under these headings. Points to note are:

#### Employment loss

- None of the proposed site allocations/proposed safeguarded land would result in a complete loss of employment land, with the potential for a long term minor positive effect.
- Proposed Sites **CRE 1 "Land at Bentley Motors"**, Crewe, **CRE 2 "Land off Gresty Road"**, Crewe, **CNG 1 "Land off Alexandria Way"**, Congleton and **HCH 1 "Land east of London Road"**, Holmes Chapel would result in the gain of employment land as they are all proposed for employment development.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe has been allocated to aid support further investment by Bentley Motors, a major employer in the Borough.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe presents the opportunity for an established and important local company, Morning Foods, to invest in and expand their business.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel would have an emphasis on pharmaceuticals and could include the expansion of the adjacent Recipharm pharmaceutical business enterprise.



- Proposed Site **G&T 5 “Cledford Hall, Cledford Lane, Middlewich”** is located in a significant area of land allocated for employment uses (LPS Site 44 “Midpoint 18, Middlewich”).
- Proposed Site **TS 1 “Lorry park, off Mobberley Road, Knutsford”** looks to provide an element of employment through the fixing of equipment, for example.

### Employment distance

- Less than half of the proposed site allocations/safeguarded land are within 500m of an existing employment area, with 11 sites over 1,000m from an existing employment area. Five of these sites are located in the LSCs, with one site located on the edge of Poynton (proposed Site **PYT 2 “Land north of Glastonbury Drive”**, allocated for sports and leisure development). Proposed Sites **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”**, **G&T 2 “Land at Coppenhall Moss, Crewe”**, **G&T 3 “New Start Park, Wettenhall Road”**, **TS 2 “Land at Fir Farm, Brereton”** and **TS 3 “Land at former brickworks, A50 Newcastle Road”**, which are also located over 1,000m from an existing employment area, are located in OSRA.

### Appraisal of the draft plan as a whole

**4.290** The proposed policies in the Revised Publication Draft SADPD, along with existing policies in the LPS, look to encourage economic development through the allocation of sites and providing an attractive environment. They also aim to retain a retail function in town centres, where possible. The SA for the LPS predicted the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC’s; this indicative figure was identified in the LPS.

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

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

**4.293** A Rural Proofing Assessment was also carried out for the Revised Publication Draft SADPD (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.



**4.294** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.

### **Conclusions and recommendations at this current stage**

**4.295** The SA for the LPS evaluated the likely effects of the overall level of growth to be delivered at the LSCs and in the OSRA. The Revised Publication Draft SADPD allocates a site for employment to meet this need identified in the LPS, as well as designates areas of safeguarded land. The Revised Publication Draft SADPD also allocates sites to contribute towards meeting the residual indicative housing figure for KSC's; this indicative figure was identified in the LPS.

**4.296** The appraisal has found that the Revised Publication Draft SADPD is likely to have residual long term minor negative effects as a result of the proposed allocations on biodiversity, flora and fauna, water and soil, air, and cultural heritage and landscape. It has also found that the Revised Publication Draft SADPD is likely to have residual long term minor positive effects as a result of the proposed allocations on population and human health, climatic factors, social inclusiveness, and economic development. Policies in the LPS and the Revised Publication Draft SADPD provide sufficient mitigation to make sure that there will not be any residual significant negative effects.

**4.297** A number of positive effects of the Revised Publication Draft SADPD relate to the provision of housing and employment opportunities, improvements to footway and cycleway provision, the requirement for green/open space as part of development proposals, and the allocation of proposed sites in walking distance of services and facilities.



# Chapter 5: Cumulative effects

## Introduction

**5.1** In addition to the appraisal of individual policies undertaken in SA/SEA, the SEA Directive requires the consideration of the overall effects of the plan, including the secondary, synergistic and cumulative effects of plan policies. It is important to note that the extant SEA guidance (ODPM, 2005) states that these terms, including secondary or indirect, cumulative and synergistic, are not mutually exclusive. Often the term cumulative effects is taken to include secondary and synergistic effects. This approach examines effects in a holistic way and, for example, considers how incremental effects that may have a small effect individually, may, in some circumstances, accrue to become significant.

**5.2** Good practice SA/SEA requires that the analysis of cumulative effects consider interactions within/between plan policies (intra-plan effects) as well as the combined effects that may occur with other existing concurrent plans and projects (inter-plan effects). The following sections provide a summary of intra and inter-plan effects, highlighting those that have the potential to be significantly positive and/or negative for the framework of SA objectives set for the plan.

**5.3** It should be noted that it is not always possible to accurately predict sustainability effects when considering plans at a strategic scale.

## Summary of cumulative effects

### Significant positive cumulative effects of the SADPD (intra-plan effects)

**5.4** The SA found that the majority of policies and site allocations in the Revised Publication Draft SADPD could have significant positive sustainability benefits for Cheshire East and the wider area. Table 5.1 summarises the significant positive effects identified.

Table 5.1 Significant positive effects of the Revised Publication Draft SADPD

Key relevant SA topic	Positive effects identified
Social inclusiveness	<ul style="list-style-type: none"> <li>The plan will have significant long-term positive effects through meeting the housing needs of the Borough, in locations where it is most needed. It will also help to make sure that there is a suitable mix of housing types, tenures and affordability.</li> <li>A significant positive effect on communities through improved access to homes, employment opportunities, community, health, leisure and education facilities and services. A coordinated approach to development will allow homes, jobs and other facilities to be located close to each other and provides the opportunity to reduce reliance on private transport and increase use of public transport. Policies require development to provide opportunities for healthy living, which includes the provision of open space.</li> </ul>
Economic development	<ul style="list-style-type: none"> <li>A significant positive effect on the economy through policies that support and propose employment development in key settlements, while also seeking to provide employment opportunities for rural areas. Existing employment land is protected and policies support tourist development proposals and town</li> </ul>



Key relevant SA topic	Positive effects identified
	centre uses. A coordinated approach to development will allow homes, jobs and other facilities to be located close to each other and provides the opportunity to reduce reliance on private transport and increase use of public transport.

## Significant negative or uncertain cumulative effects of the SADPD (intra-plan effects)

**5.5** Alongside the many positive effects of the plan, potential negative sustainability effects were also identified, although their effect is uncertain at this stage of the assessment and it is considered likely that these effects can be mitigated at a more detailed planning stage. These are summarised in Table 5.2 below.

Table 5.2 Potentially significant negative effects of the Revised Publication Draft SADPD

Key relevant SA topic	Negative effects identified
Population and human health, water and soil, air, biodiversity, flora and fauna, cultural heritage and landscape, and transport	<p>The cumulative effects of increased development, including housing, employment development and other infrastructure. These include:</p> <ul style="list-style-type: none"> <li>● increased air pollution (local and regional);</li> <li>● direct land-take, loss of good quality greenfield land and soil;</li> <li>● pressures on water resources and water quality;</li> <li>● increased noise and light pollution, particularly from traffic;</li> <li>● increased waste production;</li> <li>● loss of tranquillity;</li> <li>● implications for human health (for example from increased pollution, particularly in the short term during construction); and</li> <li>● incremental effects on landscape and townscapes.</li> </ul>
Climatic factors	<ul style="list-style-type: none"> <li>● An increase in the contribution to greenhouse gas production is inevitable given proposed development, and includes factors such as increased transportation costs, embodied energy in construction materials and increased energy use from new housing and employment development.</li> </ul>

## Interactions with other relevant plans and projects (inter-plan effects)

**5.6** Appendix A of the SA Scoping Report (June 2017) identifies a list of related plans, policies and programmes at a national, regional and local level. In considering interactions with other relevant plans and programmes, the Council has identified the key documents that affect planning and development in the Borough and its neighbouring authorities, using Appendix A of the SA Scoping Report as a starting point and focusing on effects at a regional, sub-regional and local level. At a national level, the SADPD has sought to take account and be consistent with the objectives of national guidance, targets and frameworks, where applicable.



**5.7** It should be noted that a number of documents included in Tables A.2 and A.3 of the SA Scoping Report, such as the 'Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment', 'Green Infrastructure Framework', Landscape surveys and others, have formed key evidence base documents used to inform the SADPD policies and site allocations.

**5.8** The aim of the analysis of inter-plan effects is to identify how other plans and key projects may affect the sustainability of the Borough. Table 5.3 summarises key inter-plan cumulative effects.

Table 5.3 Inter-plan cumulative effects

Plans, programmes or projects	Significant combined effects of Cheshire East's SADPD with other plans, projects and policies
Neighbouring Local Plans (Cheshire West and Chester, Warrington, Manchester, Trafford, Stockport, High Peak, Peak District, Staffordshire Moorlands, Stoke-on-Trent, Newcastle-under-Lyme, Shropshire) including the Greater Manchester Spatial Framework Revised Draft	<p><b>Positive</b></p> <ul style="list-style-type: none"> <li>Proposed housing development, when combined with those in neighbouring authorities, will have a positive cumulative effect in meeting housing demand, particularly for affordable housing.</li> <li>The development of a number of schemes, of a range of sizes, house types and tenures in different locations should address the overall housing need in the borough as well as the wider sub-region. Positive cumulative effects for the economy and employment through the provision of new employment and housing.</li> <li>Positive impact of directing future sustainable development to LSCs should have a positive effect in maintaining and enhancing the vitality of existing settlements and access to services.</li> </ul>
	<p><b>Negative</b></p> <ul style="list-style-type: none"> <li>Increased pressures on Green Belt, open/green space and biodiversity assets from recreation, disturbance and direct development.</li> <li>Overall growth in greenhouse gas emissions from growth in traffic/transport and emissions from the built environment.</li> <li>Potential for a negative cumulative effect on air quality and water through increased atmospheric emissions, water abstraction and water pollution (surface water runoff and consented discharges). These effects, along with increased levels of disturbance (recreational activity) have the potential for cumulative negative effects on biodiversity.</li> <li>Increase in coverage of impermeable surfaces, with potential contributions to flood risk in the long term.</li> </ul>
Cheshire East Local Transport Plan	<p><b>Positive</b></p> <ul style="list-style-type: none"> <li>Incremental improvements to sustainable transport networks, including walking and cycling.</li> <li>Reduced congestion, improvements to key roads and junctions in the medium and longer term.</li> </ul>
	<p><b>Negative</b></p> <ul style="list-style-type: none"> <li>Short term increase in greenhouse gas emissions from growth in the SADPD; the policies in the SADPD and Local Transport Plan should act to reduce this impact.</li> </ul>



Plans, programmes or projects	Significant combined effects of Cheshire East's SADPD with other plans, projects and policies
The Cheshire East Sustainable Community Strategy	<p><b>Positive</b></p> <ul style="list-style-type: none"> <li>Improved delivery of neighbourhood level community services and facilities including extra facility provision.</li> <li>Cumulative benefits for health and equality aims through improvements to access/provision of facilities.</li> <li>Enhanced community cohesion through increased availability of affordable homes.</li> <li>Supporting an increasingly older population.</li> <li>Supporting the vitality and viability of towns and villages in the Borough.</li> </ul>
Neighbourhood Development Plans	<p><b>Positive</b></p> <ul style="list-style-type: none"> <li>NDPs must be in general conformity with the SADPD. There is the potential therefore for NDPs to contribute to the significant positive and negative cumulative effects identified for the SADPD in Tables 5.1 and 5.2. There is also the potential for NDPs to enhance positive effects as well as reduce the negative effects as they can reflect the local environmental conditions and sustainability issues for that area.</li> </ul>
Cheshire East Rights of Way Improvement Plan 2011 - 2026 and Implementation Plan 2015 - 2019	<p><b>Positive</b></p> <ul style="list-style-type: none"> <li>Development proposals contribute positively to the Rights of Way Improvement Plan and Implementation Plan.</li> </ul> <p><b>Negative</b></p> <ul style="list-style-type: none"> <li>Increased pressure on existing assets from recreation, disturbance and direct development.</li> </ul>
Cheshire East Housing Strategy 2018 - 2023	<p><b>Positive</b></p> <ul style="list-style-type: none"> <li>Development proposals/policies supporting a range of sizes, house types and tenures in different locations should address the overall housing need, including for older persons housing.</li> </ul>

## Conclusion

**5.9** The overall level of growth to be delivered at the LSCs and in the rural areas was first established in the LPS; the SA for the LPS evaluated the potential effects of this growth, although there were uncertainties as the precise location of development was not known. The Revised Publication Draft SADPD has provided further clarity on the location of non-strategic development. The SA for the Revised Publication Draft SADPD has found that there is the potential for minor residual negative effects as a result of a number of proposed allocations, to meet the target set out in the LPS; however the predicted cumulative effects remain the same or are not predicted to significantly change now that the precise location of development is known.



**5.10** For many potential cumulative effects, the nature and significance of the cumulative effect is uncertain at this stage. The policy approaches proposed by the Revised Publication Draft SADPD will help reduce the significance of any negative or in-combination effects.

Monitoring of the SADPD and SA will make sure that unforeseen adverse environmental effects are highlighted, and remedial action can be taken where needed.



## Chapter 6: Next steps

### Introduction

**6.1** The aim of this Chapter is to explain next steps in the plan-making/SA process.

### Next steps

**6.2** The Council has prepared a Revised Publication Draft of the SADPD, which is accompanied by this SA Report. This is the version of the SADPD that the Council will submit to the Secretary of State ready for a public examination by an independent Planning Inspector.

Once published, and prior to submitting to the Secretary of State, there will be a further six week period to submit formal representations on the soundness of the document. At the end of the representation period, the Council will collate any representations made during the appropriate period and will submit them along with the SADPD and supporting documents to the Secretary of State. The SADPD will then be considered at public examination by an independent Planning Inspector.

**6.3** The Council may ask the Inspector to recommend additional changes that may be necessary to make the SADPD sound and will need to publish any main modifications for comment before the Inspector completes her/his report.

**6.4** If the Inspector concludes that the SADPD complies with the Planning and Compulsory Purchase Act and the associated Regulations, and is sound in terms of section 20(5)(b) of the Act and meets the tests of soundness in the NPPF, with or without modifications, then the Council will be able to adopt the SADPD. At the time of adoption an SA Statement will be published that sets out:

- a. how environmental (and sustainability) considerations have been integrated into the Local Plan;
- b. how the SA Report has been taken into account during preparation of the plan;
- c. the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with;
- d. how the opinions expressed by the public and consultation bodies during consultation on the plan and SA Report have been taken into account; and
- e. the measures that are to be taken to monitor the significant effects identified for the Local Plan.

### Monitoring

**6.5** To enable the Council to take a flexible approach to monitoring the significant effects of the Local Plan, a separate Local Plan Monitoring Framework (“LPMF”) [ED 54] has been published, which replaces the monitoring framework contained in Table 16.1 of the LPS. This will allow the Council to update and/or amend the LPMF as Local Plan documents are adopted or revised, as well as respond to changes in availability of information sources, whilst continuing to effectively monitor the implementation of the Local Plan.

**6.6** The LPMF should be read alongside the local plan documents. It explains how achievement of the strategic priorities and policies in the Local Plan will be measured, by assessing performance against a wide range of monitoring indicators including those that

monitor significant effects. The results of this assessment will be presented in a yearly Authority Monitoring Report, produced and published by the Council. This process will enable the council to assess whether the Local Plan is being implemented effectively, and will highlight any issues that could prompt revision of the Local Plan.





# Appendices



## Appendix A: Regulatory requirements

**A.1** This SA will also be fulfilling the requirements of the Strategic Environmental Assessment Directive - Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 explains the information that must be contained in the SA Report; it is therefore important to make sure that all of the requirements have been met and fully integrated into the SA process. This will be done using a Checklist (Table A.1) to signpost where the regulatory requirements are met in this Report.

Table A.1 Checklist of where in this Report the regulatory requirements have been met

Regulatory requirement	Discussion of how requirement is met
<b>Schedule 2 of the regulations lists the information to be provided in the SA Report</b>	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	The purpose of the Local Plan is set out in Chapter 1 of this Report. Its relationship with other plans and programmes is set out in Section 3 and Appendix A of the Scoping Report and Appendix B of this Report.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	A summary of the baseline information is provided in Appendix B of this Report. The current state of the environment is set out along with relevant comparators and trends. The likely evolution of the baseline without the Local Plan or 'future baseline' is also set out in Appendix B.
c) The environmental characteristics of areas likely to be significantly affected;	The environmental characteristics of the areas likely to be affected are set out in Appendix B of this Report.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The summary of the baseline information provided in Appendix B of this Report identifies a number of existing environmental problems that are relevant to the Local Plan. This includes identifying sites designated pursuant to Birds and Habitats Directives. Key sustainability issues are identified in Chapter 2, Table 2.1 of this Report.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	A comprehensive range of plans and programmes have been reviewed and the implications for the Local Plan and SA are clearly set out in Appendix A of the Scoping Report. A list of regional/sub-regional and local plans are included in Appendix B of this Report.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative,	Chapter 3 and Appendix C of this Report set out the findings of the appraisal for the reasonable alternatives. Appendix 4 sets out the findings of the appraisal for site options. Chapters 4 and 5 set out the findings of the appraisal for the Draft Plan, including cumulative effects. As explained in the various methodology sections, as part of appraisal work, consideration has been given to



Regulatory requirement	Discussion of how requirement is met
synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	the SA scope, and the need to consider the potential for various effect characteristics/dimensions.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Measures envisaged to prevent, reduce and offset (as fully as possible) any significant adverse affects are identified in Chapter 3, Chapter 4, Appendix C, and Appendix E of this Report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	The SA has appraised all reasonable alternatives as presented in Chapter 3, Chapter 4, Appendix C, Appendix D, and Appendix E of this Report. This includes details on how the reasonable alternatives were developed.
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	Monitoring measures envisaged can be found in Chapter 6 of this Report.
j) a non-technical summary of the information provided under the above headings.	A non-technical summary has been published separately to this Report.
<b>The SA Report must be published alongside the draft plan, in-line with the following regulations</b>	
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	The Scoping Report was sent to statutory consultees and available for public consultation between 27 February 2017 and 10 April 2017. This SA Report will be sent to statutory consultees and accompany the Revised Publication Draft SADPD on public consultation.
<b>The SA Report must be taken into account, alongside consultation responses, when finalising the plan.</b>	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The Council has taken into account this SA Report when finalising the Revised Publication Draft SADPD (Regulation 19 version) for publication.



## Appendix B: Context and baseline review

### Related Plans and Policies

**B.1** The SA process requires the review of relevant policies, plans and programmes. The purpose of this review is to:

- identify any external social, environmental or economic objectives that should be taken into account in the SA
- identify other external factors, including sustainability issues, which might influence the preparation of the Local Plan
- determine whether other policies, plans and programmes might give rise to cumulative effects, either positive or negative, when combined with the Local Plan
- make sure that the Local Plan and its SA are in line with the requirements of relevant policies, plans and programmes and through this identify inconsistencies or constraints that will need to be addressed
- identify sustainability objectives, key indicators, and baseline data that should be reflected in the SA
- suggest ideas as to how any constraints can be addressed, and to help identify the sustainability objectives

**B.2** A detailed list of policies, plans and programmes that have been identified as part of this review are identified in Appendix A of the SA Scoping Report (June 2017), and include national, regional and local policies, plans and programmes. It is also worth noting that a revised National Planning Policy Framework was published in February 2019. The large range of international plans are considered to have been covered by national plans. Table B.1 includes a list of the regional/sub-regional and local policies, plans, and programmes that are reviewed in Appendix A of the SA Scoping Report (June 2017).

Table B.1 Regional/sub-regional and local policies, plans and programmes

Regional/sub-regional policies, plans and programmes
Strategic and Economic Plan. Cheshire and Warrington Matters (2017)
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018)
North West River Basin District River Basin Management Plan (2015)
Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011)
Cheshire Historic Landscape Characterisation Project (2007)
Local Plans of adjacent Authorities
Local Transport Plans (full and implementation plans) of adjacent Authorities
Cheshire Replacement Minerals Local Plan, 1999
Cheshire Replacement Waste Local Plan, 2007
Greater Manchester Spatial Framework Revised Draft - January 2019
Local Policies, Plans and Programmes
Ambition for All - The Cheshire East Sustainable Community Strategy 2010



## Local Policies, Plans and Programmes

Cheshire East Council Corporate Plan 2017 to 2020
Cheshire East Local Transport Plan 2019-2024
Cheshire East Rights of Way Improvement Plan 2011-2026
Rights of Way Improvement Plan 2011-2026 Implementation Plan 2015-2019
Housing Strategy 2018 to 2023
Cheshire East Council Homelessness Strategy 2018 to 2021
Cheshire East Council Air Quality Action Plan 2018-2023
Local Air Quality Strategy for Cheshire East Council 2018
Cycling Strategy 2017-2027
Cheshire East Visitor Economy Strategy 2016-2020
Crewe Civic and Cultural Quarter Vision Statement (2013)
Macclesfield Town Centre Strategic Regeneration Framework October 2019
Parish Plans produced in Cheshire East
Village Design Statements produced in Cheshire East
Neighbourhood Plans made in Cheshire East
Local Area Partnerships
Macclesfield Heritage and Cultural Strategy (2014)
Cheshire East Local Plan Evidence Base documents
Crewe Town Centre Regeneration Delivery Framework for Growth (2015)
Cheshire East Waste Needs Assessment (2017)
Cheshire East Council Municipal Waste Management Strategy to 2030 (2014)
Conservation Area Appraisals
Local List of Historic Buildings Supplementary Planning Document (2010)
Conservation Area Guides
Cheshire East Landscape Character Assessment (2018)
Cheshire East Local Plan Strategy (2017)
Cheshire East Council Environment Strategy 2020-24
Carbon Neutrality Action Plan 2020-2025
A Cultural Strategy for Crewe 2019-29
Vulnerable and Older Persons' Housing Strategy Draft 2020-2024
Cheshire East Green Infrastructure Plan 2019
An Economic Strategy for Cheshire East 2019-2024 (draft)



## Baseline information

**B.3** The SA process requires the collection of baseline information focusing on the social, economic and environmental characteristics of the Borough. This information is collected in order to:

- identify current baseline conditions in the area
- find out trends in the data for the area
- identify sustainability problems and opportunities
- identify ways of dealing with problems and taking opportunities that exist in the area
- predict likely effects resulting from the implementation of the Plan
- inform the development of the Local Plan

**B.4** Once the Local Plan is implemented, selected baseline data will also provide the basis for monitoring the sustainability effects resulting from the plan. This list is subject to revision as the plan progresses. Monitoring is performed to enable a clearer understanding of how situations are changing and will assist in identifying problems and alternative ways of dealing with them.

**B.5** The baseline data collected for Cheshire East has been classified into nine categories, reflecting key areas for consideration identified in the Strategic Environmental Assessment guidance. These are:

- Biodiversity, flora and fauna
- Population and human health
- Water and soil
- Air
- Climatic factors
- Transport
- Cultural heritage and landscape
- Social inclusiveness
- Economic development

**B.6** The Borough of Cheshire East is bounded by Cheshire West and Chester to the west, Warrington and the Manchester conurbation to the north, Shropshire and The Potteries conurbation to the south, and the Peak District National Park to the east.

### Biodiversity, flora and fauna

**B.7** The Borough benefits from a diverse range of flora and fauna, much of which require conservation due to threats to their numbers nationally. Some of the most significant can be found in Table B.2 (2011).<sup>(14)</sup>

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



**Table B.2 Priority Species and Habitats in Cheshire (Cheshire East, Cheshire West and Chester, Halton, Wirral and Warrington)**

Category	Species/Habitats
Amphibians	Great crested newt, natterjack toad.
Reptiles	Adder, slow-worm.
Invertebrates	Bees and wasps (sand wasp, cuckoo bee and the vernal colletes, mining bee), belted beauty, club-tailed dragonfly, depressed river mussel, dingy skipper, downy emerald, lesser silver water beetle, mud snail, ringlet, sandhill rustic, small pearl-bordered fritillary, spotted yellow/black leaf beetle, variable damselfly, white clawed crayfish and white letter hairstreak.
Birds	Barn owl, black necked grebe, farmland birds (bullfinch, corn bunting, grey partridge, house sparrow, lapwing, linnet, reed bunting, skylark, song thrush, starling, tree sparrow, yellowhammer), spotted flycatcher.
Mammals	Atlantic grey seal, bats (common pipistrelle, soprano pipistrelle, noctule, brown long eared, whiskered and brandts, daubentons, 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:

- 401 **Local Wildlife Sites** (2019) - locally valued sites of biological diversity<sup>(15)</sup>
- 21 **Local Geological Sites** (2019) - locally valued sites of geological or geomorphological value<sup>(16)</sup>
- eight **Local Nature Reserves** (2019) - locally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain<sup>(17)</sup>
- 33 **Sites of Special Scientific Interest** (2019) - nationally important sites, designated as they are felt to represent the very best wildlife and geological sites in the Country<sup>(18)</sup>
- two **National Nature Reserves** (2019) - nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain<sup>(19)</sup>
- one **Special Protection Area** (SPA) (2019) - designated as a result of its importance as a habitat for rare and vulnerable birds and is of international importance<sup>(20)</sup>
- two **Special Areas of Conservation** (SAC) (2019) - designated due to their potential to contribute towards the conservation of 189 habitat types and 788 species, identified as requiring conservation at a European level (excluding birds). These sites are internationally valued<sup>(21)</sup>

15 Cheshire East Council Environmental Planning Service

16 Cheshire East Council Environmental Planning Service

17 Natural England

18 Natural England

19 Natural England

20 [Joint Nature Conservation Committee](#)

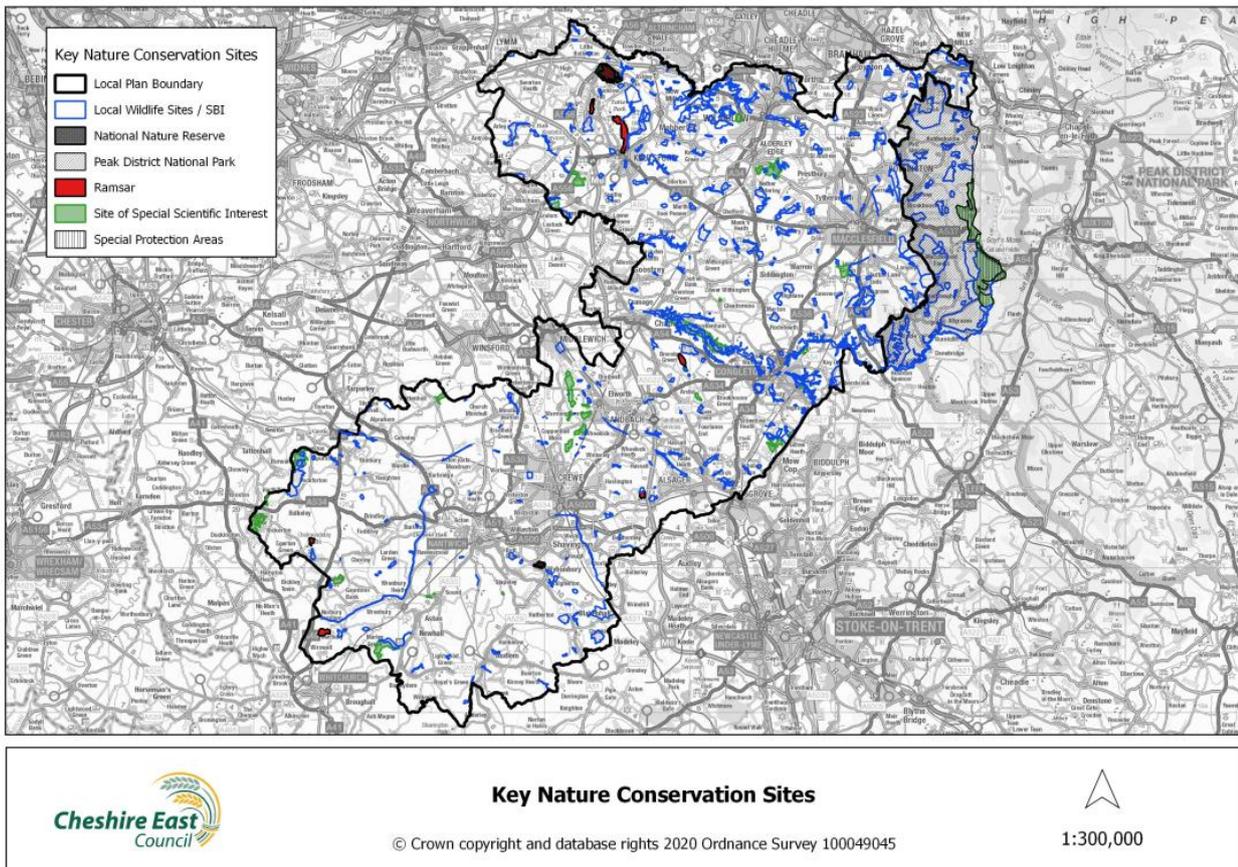
21 [Joint Nature Conservation Committee](#)



- three **Ramsar** designations (2019) - wetlands of international importance designated under the Ramsar Convention<sup>(22)</sup>
- one **National Park** designation (2019) (Peak District National Park) - due to its outstanding beauty, and its ecological, archaeological, geological and recreational value<sup>(23)</sup>

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

**Figure B.1 Key Nature Conservation Sites in Cheshire East (2020)**



**B.11** There are several issues that are currently affecting European sites within the influence of the Cheshire East Local Plan:<sup>(24)</sup>

- Hydrological changes
- Inappropriate water levels
- Water pollution
- Managed rotational burning
- Low breeding success/poor recruitment
- Inappropriate management practises
- Public access/disturbance
- Air pollution: impact of atmospheric nitrogen distribution
- Wildfire/arson

22 [Joint Nature Conservation Committee](#)

23 [Peak District National Park](#)

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



- Vehicles
- Overgrazing
- Undergrazing
- Invasive species
- Changes in species distributions
- Inappropriate scrub control
- Game management: pheasant rearing
- Forestry and woodland management
- Habitat fragmentation
- Fertiliser use
- Inappropriate weirs, dams and other structures
- Disease
- Climate change
- Direct impact from third party
- Planning permissions
- Peat extraction
- Siltation

#### Key issues

- there are priority species and habitats in the Borough, most of which need conservation measures due to threats to their numbers nationally
- there are European designated sites in the Borough boundary

#### Summary of future baseline

**B.12** Habitats and species have the potential to come under increasing pressure from the provision of new housing, employment and infrastructure in the Borough, including at designated sites. This could be from increased disturbance (recreational, noise and light induced) and atmospheric pollution, as well as the loss of habitats and fragmentation of biodiversity networks. The loss and fragmentation of habitats will be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

#### **Population and human health**

**B.13** Cheshire East has a population of 384,200 (2019); 51.0% (196,100) are female and 49.0% (188,100) are male. The Borough has a population density of 3.3 people per hectare.<sup>(25)</sup>

**B.14** Of the Borough's total population, 59.3% are of working age (age 16 to 64). This is significantly lower than the equivalent figures for the North West (62.3%) and the UK (62.7%). 0-15 year-olds make up 18.0% of the population (lower than the North West and UK figures of 19.1% and 19.0% respectively). 22.8% of Cheshire East residents are aged 65 and above – a much higher figure than in the North West (18.6%) or the UK (18.3%). The proportions of the population in all older age groups (45-54, 55-64, 65-74, 75-84 and 85 and above) are all higher in Cheshire East than in the North West or the UK as a whole. Conversely, all the

25 Office for National Statistics ("ONS") provisional mid-year population estimates for 2019 (May 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.



younger age groups (0-15, 16-24, 25-34 and 35-44) make up a lower share of the population in Cheshire East than in the North West or UK; this is particularly so for the 16-24 and 25-34 bands. The population estimates also indicate that Cheshire East has an ageing population: for example, between 2001 and 2019, the population aged 65 and above grew by 47.9%, whilst the number aged 16-64 increased only 1.3% and the 0-15 population rose by only 0.8%.<sup>(26)</sup>

**B.15** Current population forecasts indicate that Cheshire East's population will increase by 58,100 between 2010 and 2030, leading to an overall population figure of 427,100.<sup>(27)</sup>

**B.16** There is limited ethnic diversity amongst Cheshire East's population (2011); 93.6% of residents are White British, a further 3.2% are from Other White groups, 1.6% are Asian/Asian British, 0.4% are Black/Black British, 1.0% are of mixed/multiple ethnicity and 0.2% are from other ethnic groups.<sup>(28)</sup>

**B.17** The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh. 23% are identified as having no religion. (The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh. 23% are identified as having no religion.<sup>(29)</sup>

**B.18** Deprivation is lower than the England average, but in 2016, 6,380 (10.2%) of children aged under 16 were living in poverty.<sup>(30)</sup> Life expectancy for both men and women in 2016-18 was higher than the England average, at 80.1 and 84.0 years respectively.<sup>(31)</sup> However, the inequality in life expectancy at birth for males in Cheshire East is 8.8 years and for females 7.8. This is the difference in life expectancy between Lower layer Super Output Areas ("LSOAs") in the most deprived deciles.<sup>(32)</sup>

**B.19** Around 9.8% (16,400) of Cheshire East's households were living in fuel poverty as of 2018, which is lower than the proportions for the North West region (12.1%) and England (10.3%). In six of Cheshire East's 234 LSOAs, the proportion was 16% or more; four of these LSOAs were in Crewe and three of those four (E01018459, E01018478 & E01018485) ranked among England's most deprived 20% for overall deprivation as of 2019 (the fourth one, E01018489, was just inside England's most deprived 30%). This suggests there may be a link between deprivation and fuel poverty in the Crewe area.<sup>(33)</sup>

26 ONS provisional mid-year population estimates for 2001-19 (May 2020 release).  
 27 [Population forecasts produced by Opinion Research Services \(ORS\) for the Cheshire East Housing Development Study 2015. ORS, June 2015. Local Plan Exam Library reference \[PS E033\] <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>](#)  
 28 Table KS201EW (Ethnic Group), 2011 Census, ONS. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0  
 29 KS209EW (Religion) 2001, ONS. ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0  
 30 [HM Revenue and Customs, Public Health Outcomes Framework, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049>](#)  
 31 [Public Health Outcomes Framework, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>](#)  
 32 [Public Health Outcomes Framework, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>](#)  
 33 Sources: [1] 'Sub-regional Fuel Poverty - England 2020 (2018 data)' and 'Fuel Poverty Statistics - England 2020 (2018 data)', Department for Business, Energy & Industrial Strategy, April 2020. [2] Index of Multiple Deprivation, English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government ("MHCLG"), September 2019. Note: The geographical definitions used for Crewe is that set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010.



**B.20** The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled<sup>(34)</sup> is 40,200 (17.9%).<sup>(35)</sup>

**B.21** According to the 2011 Census, 158,540 Cheshire East residents were married and 563 people were in a registered same sex civil partnership.<sup>(36)</sup> At the time of the 2011 Census, 52% of adult residents were married and a further 0.2% were registered in a same-sex civil partnership. Since 2009, there have been a total of 167 civil partnerships; most of these partnerships were formed before 2014 when same-sex marriages were introduced.<sup>(37)</sup>

**B.22** There were 4,528 conceptions<sup>(38)</sup> in 2018.<sup>(39)</sup>

**B.23** 22.8% of Reception age children and 32.3% of Year 6 children were overweight or obese in 2018/19. This is similar to the England average for Reception, and lower for year 6, but represents an increase on the previous year for both age groups.<sup>(40)</sup>

**B.24** An estimated 8.7% of adults smoke (2018), which is better than the England average.<sup>(41)</sup> In 2018/19 64.9% of adults in Cheshire East were classed as overweight or obese. This is similar to the national average of 62.3%.<sup>(42)</sup> During the same period, 68.3% of adults were physically active, which is similar to the national and higher than the regional average.<sup>(43)</sup>

**B.25** 23 of Cheshire East's 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation and disability. 10 of these are in Crewe, four in Macclesfield, three in Congleton, two in Sandbach and one each in Alsager, Middlewich, Poynton and Wilmslow.<sup>(44)</sup>

**B.26** Cheshire East has a higher incidence rate of malignant melanoma than the England average, but the mortality rate from the disease is similar to the England average.<sup>(45)</sup> Incidence of and mortality from the other major cancers – lung, breast, bowel and upper GI – are similar to the England average. However, this masks the differences across Cheshire East, with

34 Work limiting disabled includes people who have a long-term disability which affects the kind of work or amount of work they might do (ONS, Nomis <https://www.nomisweb.co.uk/forum/posts.aspx?tID=82&fID=2>)

35 Annual Population Survey Jul 2018-Jun 2019, ONS Crown Copyright Reserved [from Nomis on 24 October 2019].

36 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

37 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright Reserved

38 Conceptions data combine information from registrations of births and notifications of legal abortions occurring in England and Wales for women who are usually resident there.

39 Table 5: Conceptions (numbers and rates) 1,2,3 and outcome: age of woman at conception and area of usual residence, 2009 to 2018. ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

40 National Child Measurement Programme (NCMP), NHS Digital,

<https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2018-19-school-year>

41 APS Survey 2018. Public Health Outcomes Framework.

<https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000002/ati/102/are/E06000049>

42 Sport England Active Lives Survey. Public Health Outcomes Framework.

<https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049/id/10101/age/169/sex/4>

43 Sport England Active Lives Survey. Public Health Outcomes Framework.

<https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049/id/10101/age/169/sex/4>

44 English Indices of Deprivation 2019, MHCLG, September 2019.

45 Cheshire East Joint Strategic Needs Assessment - Skin Cancer. <https://www.cheshireeast.gov.uk/pdf/jsna/skin-cancer-final-jun18.pdf>



higher incidence and mortality rates for some cancers in more deprived areas.<sup>(46)</sup> Cheshire East also has lower rates of mortality from cardiovascular and respiratory disease in those aged under 75, when compared with England and the North West.<sup>(47)</sup>

**B.27** In 2016-18, Cheshire East had a similar rate of casualties killed or seriously injured on the roads, with 45.0 casualties per 100,000 population.<sup>(48)</sup> This may simply reflect the large road network in the Borough and, in particular, the high number of rural roads.

**B.28** Cheshire East has seen an increase in crime rates between 2015/16 and 2018/19; the rates in the different crime types have fluctuated over this period.<sup>(49)</sup> One of the main reasons behind the increase is due to improved crime recording processes, which were brought in to make sure that victims of crime receive the service they deserve. The changes have meant that incidents that may previously been recorded as anti-social behaviour, are now recorded as disorder in a public area. These improvements are most notable in incidents such as public order offences and violent offences. Cheshire Constabulary has also continued to see an increase in the number of reported sex offences. Much of this increase can be attributed to a rise in the reporting of non-recent sexual offences as confidence increases among those who have not felt they can report the abuse previously.

Table B.3 Number of crimes

Type of crime	2015/16	2016/17	2017/18	2018/19
Violence/person	4,364	5,746	8,664	10,910
Drug offences	672	582	582	514
Sexual offences	452	550	827	924
Robbery	71	81	117	150
Criminal damage	2,778	2,944	3,515	3,216
Burglary	1,675	1,441	1,646	1,593
Vehicle offences	1,304	1,196	1,248	1,267
Possession/weapons	83	94	133	139
Public order	869	2,918	5,456	5,672
Theft/stolen goods	4,097	4,689	5,584	5,722
Other offences	274	334	551	558
Total	16,639	20,575	28,323	30,665

46 Cheshire East Joint Strategic Needs Assessment – All Cancers, Lung Cancer, Bowel Cancer. <https://www.cheshireeast.gov.uk/pdf/jsna/cancer-overview-jsna-final-jul18.pdf>; <https://www.cheshireeast.gov.uk/pdf/jsna/lung-cancer-jsna-final-jun18.pdf>; <https://www.cheshireeast.gov.uk/pdf/jsna/bowel-cancer.pdf>

47 Public Health England, Public Health Outcomes Framework. <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000044/pat/6/par/E12000002/ati/102/are/E06000049/iid/93014/age/298/sex/4>

48 Department for Transport, Public Health Outcomes Framework. <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049/iid/11001/age/1/sex/4>

49 Cheshire Constabulary



## Key issues

- the Borough has an ageing population
- there is limited ethnic diversity in the Borough
- generally the health of the Borough's population is varied
- the proportion of overweight/obese Reception age and year 6 children has increased
- there is an association between deprivation and health inequality reflected in higher incidences and mortality rates for some cancers in more deprived areas
- there has been an increase in crime rates
- there may be a link between deprivation and fuel poverty in the Crewe area

## Summary of future baseline

**B.29** Population increases experienced in the Borough are likely to continue. Population trends will result in a further increase in the proportion of older people in the Borough.

**B.30** Broadly speaking, the health of the population in the Borough is varied and this trend is likely to continue. Ongoing budget pressures to community services have the potential to lead to effects on health and wellbeing over the longer term.

**B.31** Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts for individuals, including increasing the risk of a range of diseases (heart disease, diabetes and some forms of cancer).

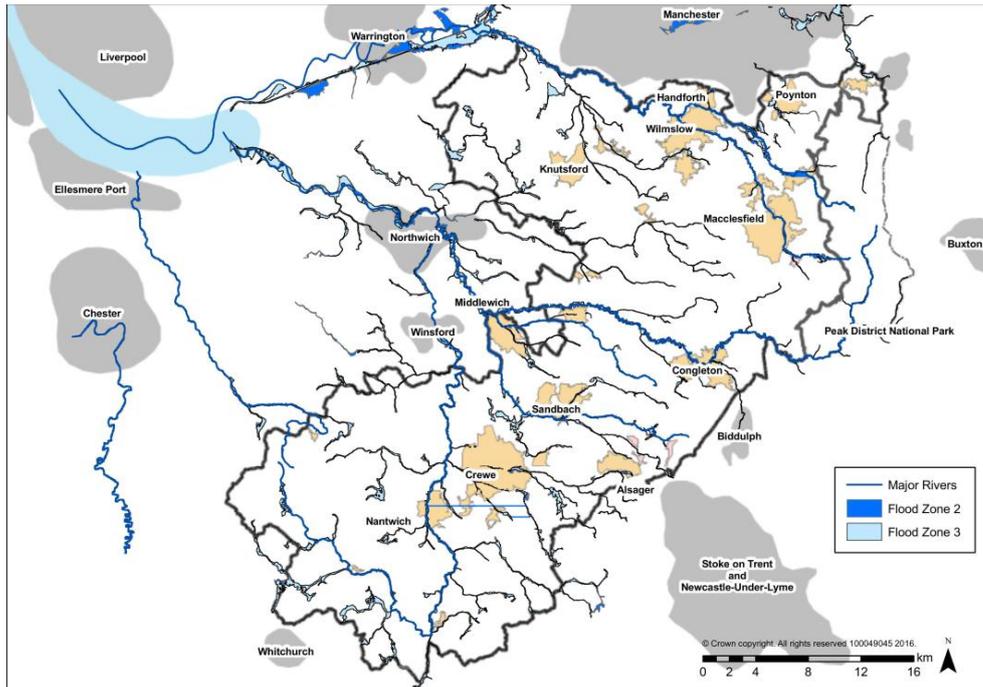
**B.32** The Borough has an ageing population; this trend is likely to continue and has the potential to increase pressures on healthcare services.

## **Water and soil**

**B.33** Cheshire East has a diverse aquatic environment focused on the range of larger and smaller rivers in the Borough. Some of the larger rivers in the Borough include the Weaver, Wheelock, Croco, Dean, Bollin and Dane. The location of these and other rivers and their tributaries, along with the areas of flood risk is indicated in Figure B.2.



Figure B.2 Main Rivers and Areas of Flood Risk in Cheshire East



**B.34** Cheshire East is located in two river catchment areas; these are the Weaver/Gowley and the Upper Mersey. There are priority issues outlined in the North West River Basin District River Basin Management Plan (2015) for both river catchment areas.<sup>(50)</sup>

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

**B.35** The North West River Basin District River Basin Management Plan<sup>(51)</sup> sets out: the current state of the water environment; pressures affecting the water environment; environmental objectives for protecting and improving the waters; a programme of measures, and actions needed to achieve the objectives; and progress since the 2009 plan. Ecological river quality has appeared to improve between 2015 and 2016 from 31% moderate, 46% poor and 23% bad to 3% good, 57% moderate, 32% poor and 8% bad. Chemical river quality has declined slightly between 2015 and 2016 increasing from 100% to 98% good and 2% fail.<sup>(52)</sup>

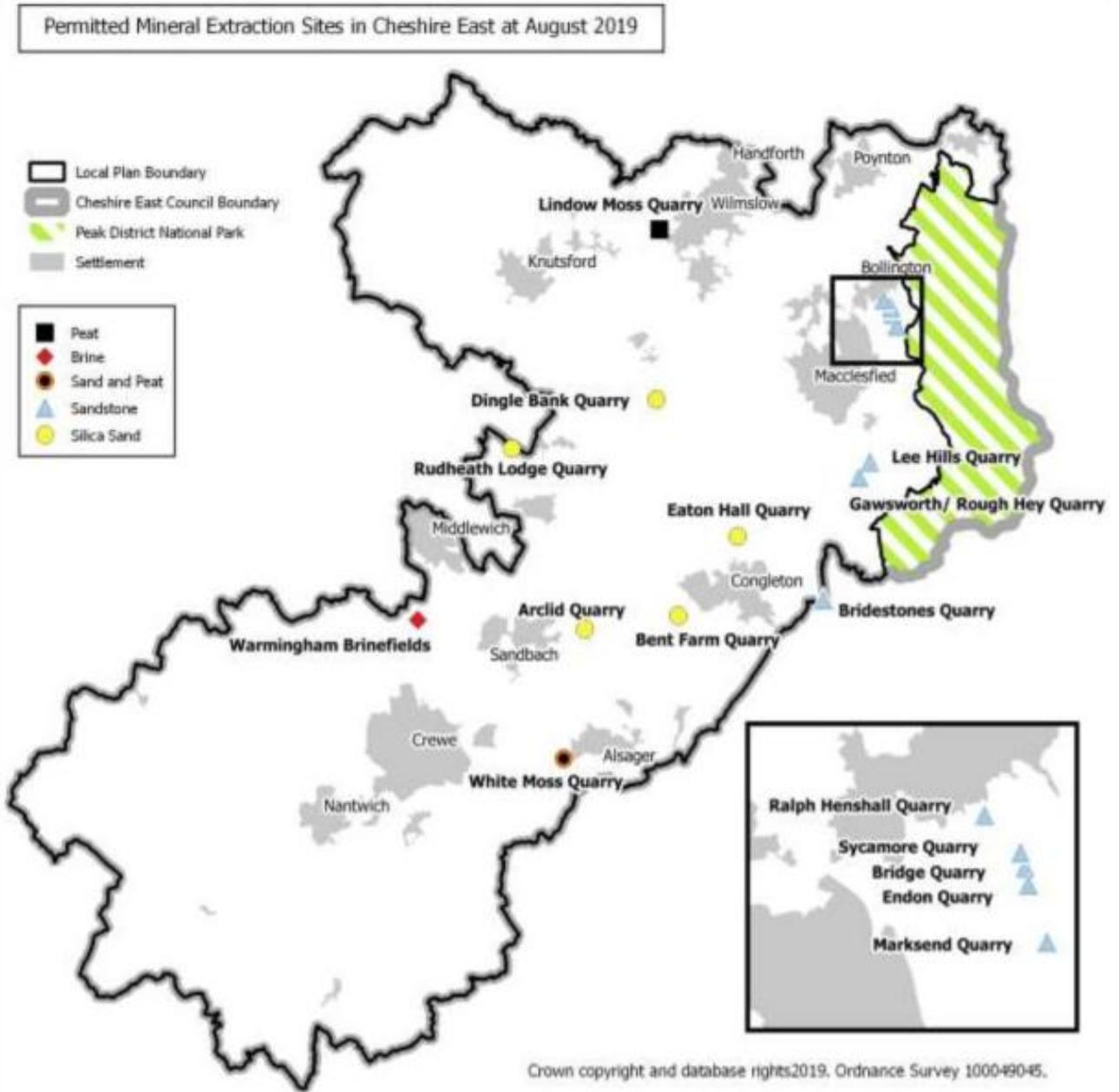
**B.36** According to United Utilities, Cheshire East is divided into two water extraction areas; the South and West, and the North and East, with water extracted from a mixture of boreholes and surface water sources. The diverse sources of water used in the Borough mean that changes to water usage can have implications beyond the Borough boundary.

**B.37** Mineral resources currently extracted in Cheshire East include silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat. Permitted extraction sites are situated across the Borough.<sup>(53)</sup> The location of these sites is indicated in Figure B.3.

50 Defra and Environment Agency  
51 <https://www.gov.uk/government/collections/river-basin-management-plans-2015>  
52 [Environment Agency](#)  
53 Cheshire East Council Strategic Planning Service



Figure B.3 Mineral Sites in Cheshire East (2019)



**B.38** Sales of land-won aggregate sand and gravel have fluctuated since 2008 with the overall trend being one of a steady decline from the start of the period (2008) of 470,000 tonnes to a low point in 2011 of 260,000 tonnes, followed by a steady rise to a peak in 2014 of 750,000 tonnes. Annual sales increased by 88% to 554,110 tonnes in 2018, compared to lower sales of 290,000 tonnes by the end of 2017.<sup>(54)</sup>

54 draft Local Aggregate Assessment 2019 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/minerals-background-evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx)



**B.39** Cheshire East (10.9%) has proportionately more Grade 1 and 2 land than the North West (7.4%), but less than England (17.4%). In terms of Grade 3 land however, Cheshire East (67.4%) has proportionately more than both the North West (34.8%) and England (49.6%).<sup>(55)</sup> In total, Cheshire East has proportionately more Grade 1, 2 and 3 land than the North West and England.

**B.40** In 2018/19, 181,288 tonnes of waste material was collected by Cheshire East, of which 177,870 tonnes was collected from households across the Borough. This marks a decrease from the previous year of 13,590 tonnes. Of the total amount, 51.6% was sent for either recycling or composting. 6.7% was sent to landfill and 41.8% incinerated (with energy generated). The amount of waste sent to landfill has reduced significantly for the third consecutive year.<sup>(56)</sup>

**B.41** The amount of household waste collected per head has decreased from 480.7kg in 2017/18 to 463.1kg in 2018/19.<sup>(57)</sup>

### Key issues

- pollution is an issues for the Weaver/Gowy and Upper Mersey river catchment areas
- ecological river quality in the Borough has improved, however chemical river quality has slightly declined
- Cheshire East has 16 permitted mineral extraction sites with resources such as silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat
- the Borough has proportionately more Grade 1, 2 and 3 agricultural land than the North West and England
- there has been an decrease in the amount of waste collected from the Borough's households

### Summary of future baseline

**B.42** Existing planning policy encourages the efficient use of land and a preference for the development of brownfield land where possible. Future housing, employment and infrastructure growth is likely to result in further loss of greenfield and agricultural land. In line with the NPPF, the Council should seek to use areas of poorer agricultural land in preference to those of higher quality.

**B.43** Due to increasing legislative and regulatory requirements, there are increasing pressures to improve recycling and composting rates and move towards zero waste to landfill. However, potential population increases within the Borough may increase pressures on recycling and waste management facilities. Furthermore, Defra's estimation for waste growth shows that national waste growth and estimates of future waste arisings are expected to remain consistent with current levels. This is because widespread initiatives to reduce waste and improve materials reuse and recycling are likely to reduce long-term production of waste.

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

56 Table 12.38, [Cheshire East Local Plan Authority Monitoring Report 2018/19](#).  
[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/authority-monitoring-report/authority-monitoring-report.asp](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/authority-monitoring-report/authority-monitoring-report.asp)

57 SE17 Household waste collection per head (kg) per annum (SA14) [Cheshire East Local Plan Authority Monitoring Report 2018/19](#).  
[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/authority-monitoring-report/authority-monitoring-report.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/authority-monitoring-report/authority-monitoring-report.aspx)



**B.44** Water availability in the wider area may be affected by regional increases in population and an increased occurrence of drought, which is estimated to become increasingly prevalent as a result of climate change.

**B.45** Water quality is likely to continue to be affected by pollution incidents in the area and physical modifications to water bodies. In the short to medium term, the requirements of the Water Framework Directive are likely to lead to improvements to water quality in watercourses in the wider area.

## Air

**B.46** There has been a growing body of evidence to suggest that poor air quality may have a negative effect on sensitive individuals. Air pollutants can also impact on vegetation, disrupt natural ecosystems and lead to the corrosion of buildings and monuments. Additionally, many pollutants are also greenhouse gases, which contribute to climate change.

**B.47** Those areas with the poorest air quality, with levels of nitrogen dioxide that relate to traffic levels and congestion, must be declared as Air Quality Management Areas. Following this declaration the Local Authority must produce an Air Quality Action Plan, showing how it intends to work towards achieving the national air quality objectives.

**B.48** In Cheshire East there are 19 Air Quality Management Areas ("AQMA") (2019).<sup>(58)</sup> These are shown in Table B.4.

Table B.4 Air Quality Management Areas in Cheshire East

Air Quality Management Areas			
A556 Chester Road, Mere	A523 London Road, Macclesfield	A34 West Road, Congleton	Nantwich Road, Crewe
A50 Manchester Road, Knutsford	A34 Lower Heath, Congleton	Wistaston Road, Crewe	Earle Street, Crewe
A6 Market Street, Disley	A54 Rood Hill, Congleton	A5022/A534, Sandbach	Hospital Street, Nantwich
Chester Road, Middlewich	Broken Cross, Macclesfield	Hibel Road, Macclesfield	Park Lane, Macclesfield
Middlewich Road, Sandbach	A537 Chelford Road, Knutsford	A533 Lewin Street, Middlewich	

**B.49** The main causes of air quality issues in Cheshire East is from road traffic.<sup>(59)</sup> The proportion of Cheshire East households with access to one or more cars or vans is significantly higher than that for the North West and England,<sup>(60)</sup> whilst the distances travelled to work driving a car or van are also high compared to those for the region or England (2011).<sup>(61)</sup>

58 Cheshire East Council Environmental Protection service

59 [Local Air Quality Strategy for Cheshire East Council 2018](https://www.cheshireeast.gov.uk/pdf/environment/air-quality/cheshire-east-ags-2018-review-final-signed-version-2.1amended.pdf)  
<https://www.cheshireeast.gov.uk/pdf/environment/air-quality/cheshire-east-ags-2018-review-final-signed-version-2.1amended.pdf>

60 Table KS404EW (Car or van availability), 2011 Census, ONS. ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

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



## Key issues

- there are areas in the Borough that suffer from poor air quality
- road traffic is the main source of air quality issues in the Borough

## Summary of future baseline

**B.50** New housing and employment provision in the Borough and sub-regionally has the potential to have adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as nitrogen dioxide. Areas of particular sensitivity to increased traffic flows are likely to be routes with the largest congestion issues, including those with designated AQMAs.

## Climatic factors

**B.51** Climate change is the formal term given to the fluctuation of the Earth's temperature and the impact of this on the natural environment. Although some of this fluctuation is natural, the average temperature of the Earth's surface is now about 1°C above the average for the pre-industrial era.<sup>(62)</sup>

**B.52** This change is largely the result of increasing emissions of carbon dioxide and other greenhouse gases into the atmosphere, leading to a 'greenhouse effect' that warms up the Earth and its oceans and creates more extreme weather conditions. Scientific evidence demonstrates that these increased emissions are almost entirely due to human activities, particularly the burning of fossil fuels, deforestation, agricultural activities and certain manufacturing processes.<sup>(63)</sup> Due to this a number of targets have been set for the reduction of carbon dioxide emissions (the most abundant greenhouse gas) and for limiting rises in global temperature.

**B.53** Total emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14 (see Table B.5). However, CO<sub>2</sub> emissions from road transport grew by 5% during 2013-16<sup>(64)</sup>

Table B.5 Emissions of Carbon Dioxide in Cheshire East (kt of CO<sub>2</sub>)

Sector	2013	2014	2015	2016	2017
Industry & commercial	1,065.0	860.4	852.3	801.5	770.2
Domestic	901.0	759.1	735.2	712.9	673.1
Transport	1,132.5	1,164.6	1,195.0	1,198.4	1,190.2
Land use, land use change & forestry	-1.6	-3.3	-4.4	-5.3	-6.6
<b>Total</b>	<b>3,097.0</b>	<b>2,780.8</b>	<b>2,778.1</b>	<b>2,707.6</b>	<b>2,626.8</b>

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

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

64 UK Local Authority and regional carbon dioxide emissions national statistics: 2005-2016, Department for Business, Energy & Industrial Strategy, June 2019.



**B.54** Reducing greenhouse gas emissions will primarily be achieved through a combination of reducing emissions from buildings, (through changes to building construction methods and materials, building uses and improved build standards), reducing emissions from transport (encouraging modal shift and reducing need to travel), and energy use (shifting to low carbon forms of energy and reducing energy consumption) and changes to manufacturing processes (to make them less carbon-intensive).

**B.55** Improvements have already been achieved to build standards, linked to changes to building regulations. During the 2018/19 monitoring period, the average Standard Assessment Procedure ("SAP") rating received by new build dwellings across Cheshire East was 82; the same as the previous monitoring period.<sup>(65)</sup> This is significantly higher than the average for existing dwellings across Cheshire East of 55.<sup>(66)</sup>

#### Key issues

- CO<sub>2</sub> emissions from road transport in the Borough have increased
- build standards have improved in the Borough, with the average SAP rating for new build higher than for existing dwellings

#### Summary of future baseline

**B.56** Climate change has the potential to increase the occurrence of extreme weather events in the Borough, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. Carbon dioxide emissions are likely to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. This relates to transport for example, as increased take up of more energy efficient vehicles and electric vehicles takes place. However, increases in the built footprint of the Borough may lead to increases in overall emissions if efficiency measures do not keep pace.

#### **Transport**

**B.57** The extensive road network in the Borough includes the M6, which runs north to south through the centre of Cheshire East and the M56 running east to west. The M56 links to the M6 in the north of the Borough. There are also 14 primary 'A' roads in Cheshire East.

**B.58** The rail network is accessible from 22 Railway Stations across the Borough, located on one or more of the rail lines radiating from Crewe. These are the West Coast Main Line to Glasgow and London, the Stoke-on-Trent/Derby Line, the Shrewsbury/South Wales Line, the Chester/Holyhead Line, and the Greater Manchester line. Macclesfield is on the West Coast Main Line - Stoke-on-Trent route, giving access to Greater Manchester and London Euston.

**B.59** The reliance on private transport remains high, however. The estimated vehicle miles driven by cars and taxis in Cheshire East was 2.247bn in 2018. This is up from 2.230bn in 2017 and is the second highest figure recorded since 2009.<sup>(67)</sup>

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

66 Cheshire East Council Building Control Service

67 Department for Transport traffic counts data (obtained in October May 202017 from <https://roadtraffic.dft.gov.uk/local-authorities/73>)



## Key issues

- the Borough has an extensive road network, including the M6 and M56 motorways
- there is a high reliance on private transport in the Borough

## Summary of future baseline

**B.60** Given the rural nature of the majority of the Borough and high levels of ownership and access to private vehicles, the car is likely to remain a dominant form of transport in the Borough over the coming years. New housing and employment provision also has the potential to increase traffic flows without appropriate locational policies and interventions. As such, congestion is likely to continue to be an issue for parts of the Borough. Whilst negative effects of new development on the transport network are likely to be mitigated to a degree, there will be a continuing need for development to be situated in accessible locations that limit the need to travel by private car.

## **Cultural heritage and landscape**

**B.61** Cheshire East contains a valued, varied and unique heritage, which includes a number of cultural and environmental assets. These assets include Macclesfield's industrial heritage, Little Moreton Hall, Crewe's railway heritage, Tatton Park, Lyme Park, Quarry Bank Mill, Tegg's Nose, the canal network, historic towns and parts of the Peak District National Park, amongst others. Other unique attractions include a wealth of historic Parks and Gardens and Jodrell Bank Radio Telescope.

**B.62** Formal cultural designations in Cheshire East include:

- one **World Heritage Site** (2019) - inscribed in recognition of Jodrell Bank Observatory's Outstanding Universal Value<sup>(68)</sup>
- **77 Conservation Areas** of varying size and scale (2019) - designated as a result of the special character of development that has taken place in them. In and adjoining these Areas there is a statutory duty to pay 'special attention' to development with the intention of preserving/enhancing its character or appearance<sup>(69)</sup>
- **2,649 Listed Buildings** (2019) covering a number of different gradings - those of particular merit, for reason of architectural quality, their social or economic history, association with well known characters or events or because of their group value with other Listed Buildings<sup>(70)</sup>
- **106 Scheduled Monuments** (2019) - historically important sites and monuments<sup>(71)</sup>
- **17 historic Parks and Gardens** (2019) - viewed as a distinctive and much cherished part of our inheritance<sup>(72)</sup>
- **ten areas of archaeological potential** (2019) - parts of the country where it is deemed likely that buried archaeology has survived<sup>(73)</sup>
- one **registered battlefield** (2019) - designated as a result of the importance of events that took place there<sup>(74)</sup>

68 <http://whc.unesco.org/en/decisions/7397>

69 Cheshire East Council Environmental Planning service

70 Historic England

71 Historic England

72 Historic England

73 Cheshire Archaeology Planning Advisory Service

74 Historic England



**B.63** There is also the potential for non-designated (or local heritage) assets, and unrecorded archaeology on some sites.

**B.64** Cheshire contains 12 historic land classifications,<sup>(75)</sup> based on the presence or absence of features in the landscape in 2007:

- Settlement: about 12% (about 31,405ha)
- Woodland: about 3.4% (about 8,997ha)
- Non-improved: about 4.2% (about 11,116ha)
- Ornamental Landscape: about 2.6% (about 6,797ha)
- Ancient Fieldscapes: about 18.0% (about 46,586ha)
- Post Medieval Landscape: about 27.8% (about 73,049ha)
- Military: about 0.3% (about 829ha)
- C20th Fieldscapes: about 16.0% (about 41,698ha)
- Communications: about 1.9% (about 4,889ha)
- Water Bodies: about 0.5% (about 1,414ha)
- Industry: about 5.0% (about 123,991ha)
- Recreation: about 2.6% (about 6,943ha)

**B.65** Cheshire East's landscape is dominated by the flat topography of the Cheshire Plains, containing a number of meres, ponds and marshes; however variety is provided as a result of the closeness of the Peak District to the east and the Mid-Cheshire Ridge to the west. There were 14 landscape character types in Cheshire East in 2018: LCT 1 Sandstone Ridge, LCT 2 Sandstone Fringe, LCT 3 Undulating Farmland, LCT 4 Cheshire Plain East, LCT 5 Wooded Estates and Meres, LCT 6 Woodland, Heaths, Meres and Mosses, LCT 7 Lower Wooded Farmland, LCT 8 Salt Flashes, LCT 9 Mossland, LCT 10 River Valleys, LCT 11 Higher Wooded Farmland, LCT 12 Upland Footslopes, LCT 13 Enclosed Gritstone Upland, LCT 14 Moorland Hill and Ridges.<sup>(76)</sup>

**B.66** Trees contribute to the identified landscape character of an area, with the Borough containing many areas where trees are subject to Tree Preservation Orders.

**B.67** Green Gap is a local designation, introduced to achieve similar objectives to Green Belt; Cheshire East has 1,212.31ha of land identified as Strategic Green Gap in the south of the Borough (2017).<sup>(77)</sup>

**B.68** The Borough contains large areas of designated open space including within settlements and 40,140ha of land designated as Green Belt (2019).<sup>(78)</sup>

### Key issues

- the Borough contains a number of cultural and environmental assets, including designated heritage assets
- there are a variety of landscape types and historic land classifications in the Borough

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

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

77 Cheshire East Council Strategic Planning service

78 Local authority Green Belt statistics for England: 2018 to 2019, MHCLG



## Summary of future baseline

**B.69** New development in the Borough has the potential to impact on the fabric and setting of cultural heritage assets. This includes through inappropriate design and layout. It should be noted, however, that existing historic environment designations will offer a degree of protection to cultural heritage assets and their settings. Also new development need not be harmful to the significance of a heritage asset; new development may be an opportunity to enhance the setting of an asset and better reveal its significance. There may also be opportunities to enhance non-designated heritage assets.

**B.70** New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the Borough. This includes from the loss of landscape features and visual impact. There may also be potential effects on landscape/townscape character and quality in the vicinity of the road network due to an incremental growth in traffic flows.

### **Social inclusiveness**

**B.71** In 2018, Cheshire East contained 175,230 dwellings. Of these, 88.2% were private sector, 11.7% were operated by a private registered provider and 0.1% were owned by the Local Authority or another public sector body.<sup>(79)</sup>

**B.72** The Objectively Assessed Need (OAN) (2015) for Cheshire East is 36,000 dwellings over the Local Plan period (2010 to 2030), which equates to an average of 1,800 dwellings per year.<sup>(80)</sup>

**B.73** After a downturn around the time of the 2008-9 global financial crisis, average (mean) house prices across Cheshire East rose in each consecutive year from 2013 onwards. By December 2019, the average price in the Borough was £229,700 (up 32% on the same month of 2012), which is lower than the England average (£248,900), but well above the North West (£165,700).<sup>(81)</sup>

**B.74** 24 Of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs for overall deprivation (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).<sup>(82)</sup>

**B.75** Of the 24 LSOAs that currently rank among the most deprived 25%, 17 are in Crewe, three in Macclesfield and one each in Alsager, Congleton, Middlewich and Wilmslow.

**B.76** 109 of the Boroughs LSOAs are amongst England's least deprived 25% (down from 120 in 2015) and 66 of these are within England's least deprived 10% (up from 63 in 2015).

79 Table 100 (Dwelling stock: number of dwellings by tenure and district, England), Live tables on dwelling stock, MHCLG, May 2019  
80 [Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015 \(Local Plan Exam Library ref \[PS E033\]\)](#)  
81 Land Registry House Price Index data interrogation tool web page (<http://landregistry.data.gov.uk/app/ukhpi/explore>) following the Registry's 22 April 2020 UK House Price Index data release (<https://www.gov.uk/government/collections/uk-house-price-index-reports>)  
82 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, MHCLG, Sept 2019, <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> and 2015 English Indices of Deprivation, DCLG (now MHCLG) Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>.



**B.77** The statistics suggest little change (between 2015 and 2019) in the relative deprivation of Cheshire East (compared to other parts of England). However, these statistics do not measure absolute deprivation and it is not possible to draw conclusions from them about how deprivation has changed in absolute terms.

**B.78** Table B.6 lists the 24 most deprived LSOAs in 2019.

**Table B.6 Cheshire East LSOAs that Fall Within England's Most Deprived 25%**

LSOA code (2011)	Settlement <sup>(1)</sup>	Percentile <sup>(2)</sup>
E01018476	Crewe	3.82
E01018462	Crewe	7.54
E01018466	Crewe	7.81
E01018640	Macclesfield	9.14
E01018400	Congleton	10.43
E01018445	Crewe	11.32
E01018459	Crewe	11.94
E01018485	Crewe	12.28
E01018486	Crewe	13.16
E01018645	Macclesfield	13.39
E01018596	Wilmslow	13.87
E01018388	Alsager	14.36
E01018498	Crewe	15.06
E01018463	Crewe	15.82
E01018467	Crewe	16.66
E01018484	Crewe	17.32
E01018477	Crewe	18.26
E01018478	Crewe	19.06
E01018423	Middlewich	20.97
E01018497	Crewe	22.27
E01018631	Macclesfield	23.15
E01018487	Crewe	23.31
E01018461	Crewe	23.47
E01018464	Crewe	24.60

1. The geographical definitions used for each settlement are those set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010.
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018640 in Macclesfield has a percentile value of 9.14, which means it is outside England's most deprived 9%, but inside England's most deprived 10%.



**B.79** There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown; in deprived areas, 50.9% of residents were female as of 2018, which is virtually identical to the Cheshire East average (51.1%).<sup>(83)</sup>

**B.80** The proportion of households with no access to a car was significantly higher (39.0%) in deprived areas than in Cheshire East as a whole (16.1%).<sup>(84)</sup>

**B.81** At the time of the 2011 Census, 8.4% (30,953) of Cheshire East's residents were living in deprived areas. People from non-white ethnic groups (mixed, Asian, Black, or other non-white groups) accounted for 5.3% of the population in these deprived areas, but made up only 3.3% of the population in Cheshire East as a whole. It is also notable that the proportion of people from the 'Other White' group (any white people other than British/Irish/Gypsy/Irish Traveller) was much greater (7.3%) in these deprived areas than in Cheshire East as a whole (2.5%).<sup>(85)</sup>

**B.82** In Cheshire East as a whole, women were much more likely to travel to shorter distances to work; as of 2011, 54.6% of female workers travelled less than 10km, whereas only 38.8% of male workers did so.<sup>(86)</sup>

**B.83** There are no reliable local, Cheshire East, estimates for the proportion of residents identifying as lesbian, gay or bisexual ("LGB"). However, over the last five years national estimates of LGB have increased from 1.5% in 2012 to 2.0% in 2017 for the population aged 16 years and over. Using these prevalence rates, the draft Cheshire East Equality, Diversity and Inclusion Strategy 2020-2024 estimates that more than 6,000 Cheshire East residents aged 16 and over may be estimated as identifying as LGB. However, this calculation does not take account of LGB people being more concentrated in some geographical areas of the UK than others, so the 6,000 figure should probably be treated with some caution.

**B.84** There is no accurate figure for how big the transgender community is. Research funded by National Government, carried out by Gender Identity Research and Education Society estimated the trans population as approximately 0.6%-1% of the UK adult population. If this proportion were the same in Cheshire East, then, according to the draft Equality, Diversity and Inclusion Strategy 2020-2024, this would equate to 1,900 to more than 3,000 of Cheshire East adult residents. However, these figures do not take account of any geographical differences in the UK in the proportion of local people who are transgender. The draft Equality, Diversity and Inclusion Strategy 2020-2024 also notes that:

- The Equality and Human Rights Commission reported that 100 people out of 10,000 (1%) answered yes to undergoing part of the process of changing 'from the sex you were described as at birth to the gender you identify with, or do you intend to.
- gender variant people present for treatment at any age, but nationally the median age is 42.

83 ONS mid-year population estimates (June 2019 release) and mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

84 Table KS404EW (Car or van availability), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

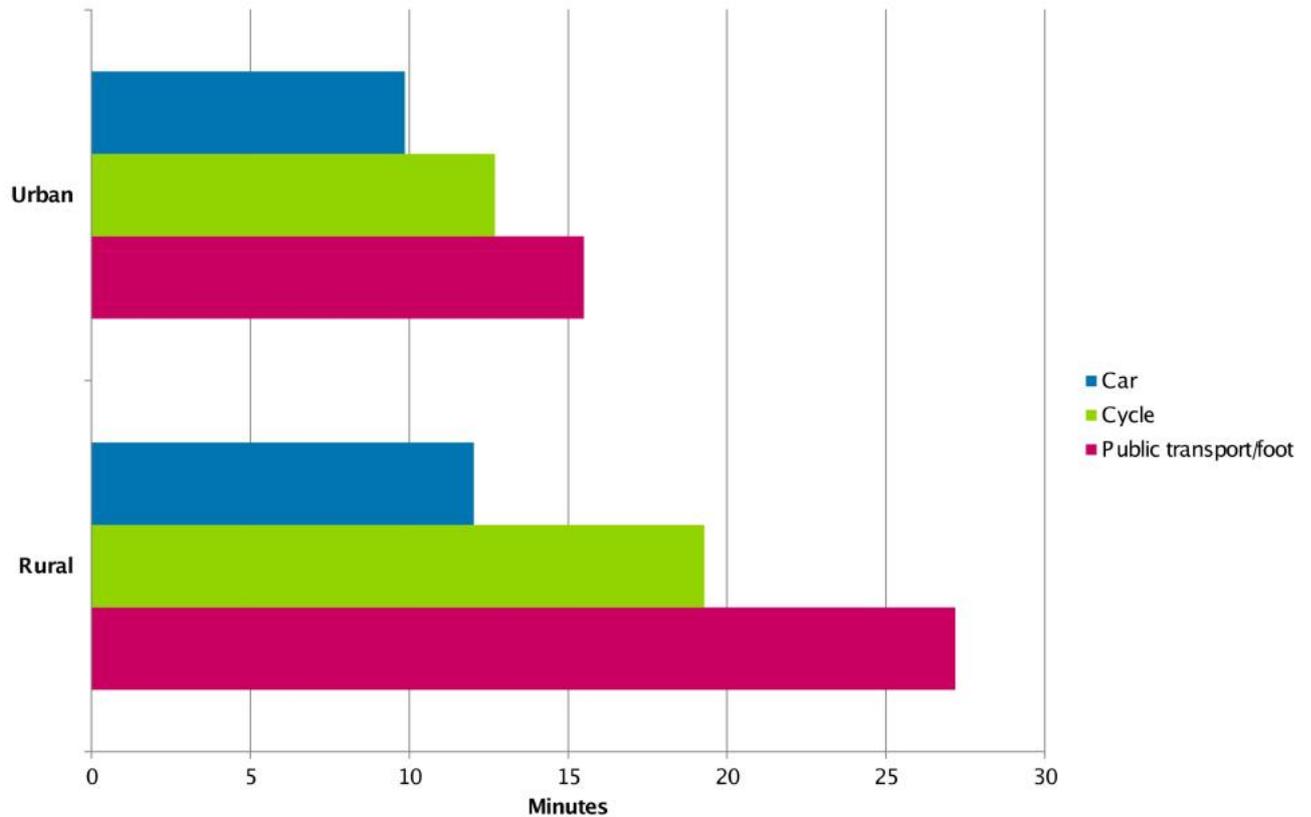
85 Table QS201EW (Ethnic group), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

86 Table LC7104EW (Distance travelled to work by sex), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.



**B.85** Figure B.4 shows that the average minimum travel times to key services<sup>(87)</sup> is higher in rural areas compared to urban areas, using public transport/walking, cycling and by car.<sup>(88)</sup>

Figure B.4 Average minimum travel times to nearest key services, by Cheshire East LSOA and rural-urban typology, 2017



### Key issues

- average house prices in the Borough are higher than the North West, but lower than the England average
- the majority of dwellings in the Borough are private sector
- the Borough contains Lower Super Output Areas that are some of the most deprived in England
- there is an association between deprivation and car access reflected in lower incidences of access in deprived areas
- women are likely to travel shorter distances to work

87 Employment centre with 500 to 4,999 jobs, primary school, secondary school, further education college, GP, hospital, food store, town centre.

88 Tables JTS0501 to JTS0508, Journey Time Statistics: 2017 (revised), Department for Transport, December 2019 (<https://www.gov.uk/government/collections/journey-time-statistics>). Notes: [1] The rural and urban statistics in this sheet are based on Cheshire East Council's updated (2015) Rural-Urban Classification. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. [2] The figures shown above are weighted averages, with the travel times for each LSOA weighted according to the number of service users (the population aged 16-74 in the case of employment centres, population aged 5-10 in the case of primary schools, population aged 11-15 in the case of secondary schools, population aged 16-19 in the case of FE colleges and the number of households in the case of GPs, hospitals, food stores and town centres).



## Summary of future baseline

**B.86** The suitability of housing for local requirements depends in part on the successful implementation of appropriate housing policies taken forward through the Local Plan. However, without interventions, the affordability, suitability and quality of housing in the Borough may continue to be an issue. Unplanned development may also have wider implications in terms of transport and access to infrastructure or the natural environment.

### **Economic development**

**B.87** Jobs density is defined as the number of filled jobs in an area divided by the number of working-age residents in that area. High job densities indicate that demand for labour exceeds supply. The shortfall may be met by inward commuting. Conversely, many of those living in areas with a low jobs density may have to commute to work in other areas. The latest (2018) figures put the Borough's jobs density at 0.96, which is considerably higher than the densities for the North West (0.84) and the UK (0.86).<sup>(89)</sup>

**B.88** Survey data for 2018 suggest that over two fifths (41.9%, or about 93,900) of Cheshire East's 16-64 year-olds have a qualification at Level 4 (first degree level or equivalent) or above. This proportion exceeds the figures for the North West (36.1%) by a statistically significant margin (in other words, the difference cannot be attributed solely to survey sampling error) and is also above the UK average (40.2%).<sup>(90)</sup>

**B.89** Of those people working in the Borough in 2019, nearly half (47.3%) were employed in high-skill occupations (managerial, professional and associate professional/technical occupations). This proportion is on a par with the UK average (47.2%). The proportion working in administrative & secretarial jobs (10.2%) and skilled trades occupations (10.1%) are also similar to the equivalent figures for the UK (9.7% and 10.2% respectively), as are the shares contributed by caring, leisure, sales and customer service occupations (15.6% locally and 16.4% in the UK) and low-skill or elementary occupations (16.8% locally, against 16.5% for the UK) are each below the UK average.<sup>(91)</sup> The percentage of working-age (16-64 year-old) residents in employment (80.9% in 2019) exceeds both the regional and UK averages (74.5% and 75.6% respectively) by a statistical margin.<sup>(92)</sup> The proportion of the economically active population aged 16 and above who are unemployed – people who are available for and actively seeking work, but not necessarily claiming out-of-work benefits – is also low (3.0% in 2019, compared to 3.9% for the North West and 4.2% in Great Britain).<sup>(93)</sup> So is the claimant count rate (the proportion of working-age people claiming out-of-work benefits): 2.1% in Cheshire East in March 2020, against 3.7% and 3.1% for the North West and UK respectively.<sup>(94)</sup>

89 Jobs density data, ONS, NOMIS. ONS Crown Copyright 2019

90 Annual Population Survey, January-December 2019, ONS, NOMIS. ONS Crown Copyright 2020

91 Annual Population Survey workplace analysis, January-December 2019, ONS, NOMIS. Crown Copyright 2020. Note: The analysis described above is based on ONS' Standard Occupational Classification 2010 (SOC2010) Major Groups: "high-skill" occupations means SOC2010 Major Groups 1-3 and "low-skill or elementary occupations" means Major Groups 8-9, whilst "caring, leisure, sales and customer service occupations" means Major Groups 6-7; "administrative & secretarial" is Major Group 4 and "skilled trades occupations" is Major Group 5.

92 Annual Population Survey, January-December 2019, ONS, NOMIS. Crown Copyright 2020.

93 Model-based estimates of unemployment, January-December 2019, ONS, NOMIS. Crown Copyright 2018. Note: Estimates of unemployment for regions and countries have been produced from Annual Population Survey data. Estimates at unitary authority level are from model-based estimates.

94 Sources: [1] Claimant Count, ONS, NOMIS. Crown Copyright 2020. [2] ONS provisional mid-year population estimates for 2019 (May 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0. Note: Because this claimant count measure includes all out-of-work Universal Credit (UC) claimants as well as all Jobseeker's Allowance (JSA) claimants, it results in higher claimant counts and rates than the previous measure (which covered JSA alone).



**B.90** In Cheshire East 29,100 residents travelled at least 20km to work (2011), which equates to 16.0% of the Borough's working residents, and is significantly higher than for the North West (11.4%) and England & Wales (13.8%).<sup>(95)</sup>

**B.91** ONS business counts data<sup>(96)</sup> indicate that, of the 19,575 businesses located in Cheshire East as of 2019, 10,385 (53.1%) were based in Middle Layer Super Outputs ("MSOAs") that were part rural and part urban, 4,445 (22.7%) were in completely rural MSOAs and 4,745 (24.2%) were in completely urban MSOAs.<sup>(97)</sup>

**B.92** A breakdown of businesses by industry (see Table B.7) shows that agriculture, forestry and fishing accounts for a much greater proportion of the business population in completely rural MSOAs than elsewhere in the Borough. Conversely, wholesale and retail firms and businesses in the accommodation and food services sector make up a much larger share of the business population in completely urban MSOAs than they do elsewhere. This reflects the fact that many companies in these latter sectors serve consumers (households) rather than other businesses and so are relatively likely to locate in urban areas because of the higher number of people (potential customers) living in close proximity.<sup>(98)</sup>

Table B.7 Businesses by rural-urban typology and industry in 2019

SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
A: Agriculture, forestry and fishing	21.3	4.3	0.9	7.3
B: Mining and quarrying	0.1	0.0	0.0	0.1
C: Manufacturing	4.0	4.7	5.7	4.8
D: Electricity, gas, steam, and air conditioning	0.1	0.1	0.1	0.1
E: Water supply, sewerage, waste management and remediation activities	0.2	0.3	0.3	0.3
F: Construction	9.6	10.2	10.0	10.0

95 2011 Census Table QS702EW (Distance travelled to work), ONS. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

96 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ).

97 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above MSOA level. Therefore the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

98 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: these statistics are based on Cheshire East Council's 2015 Rural-Urban Classification of LSOAs and hence the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).



SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	13.0	17.5	13.7
H: Transportation and storage	1.9	2.8	4.8	3.1
I: Accommodation and food service activities	3.8	4.4	7.2	5.0
J: Information and communication	6.0	8.7	7.2	7/7
K: Financial and insurance activities	1.5	2.9	2.7	2.6
L: Real estate activities	4.7	3.6	3.4	3.8
M: Professional, scientific and technical activities	18.2	23.4	18.7	21.0
N: Administrative and support service activities	8.1	9.1	7.9	8.6
O: Public administrative and defence; social security	0.7	0.3	0.3	0.4
P: Education	1.0	1.9	1.9	1.7
Q: Human health and social work activities	2.4	3.9	4.0	3.6
R: Arts, entertainment and recreation	2.8	2.3	2.0	2.3
S: Other service activities	2.4	4.0	5.4	4.0



**B.93** Rural areas accounted for an estimated 36.8% of Cheshire East's employment total (71,000 jobs out of 197,000) as of 2018. This is slightly lower than the rural areas' share of the Borough's population (37.7% in 2018).<sup>(99)</sup>

**B.94** The United Kingdom (UK) has now left the European Union (EU). It is not possible to predict the impact of the UK leaving the EU (commonly termed as 'Brexit') as the future trading relationship is unknown at the time of drafting this report. The coronavirus (COVID-19) was first reported in China, in December 2019 and was declared a pandemic in March 2020. There are real material uncertainties around the economic impacts of COVID-19 and Brexit in terms of severity and duration of impacts. However, it is too early to predict what the impact on the economy may be.<sup>(100)</sup> It will be important for objectives around supporting a sustainable, competitive and low carbon economy to be included in the appraisal framework. Throughout the appraisal of the SADPD, it is important to note that the SADPD sets non-strategic policies under the umbrella of the adopted LPS. It is not the role of the SADPD to revisit key strategic matters settled through the LPS process.

### Key issues

- the Borough has a high jobs density
- the proportion of 16 to 64 year olds in the Borough with a first degree or equivalent qualification exceeds the figures for the North West and UK
- almost half of the people working in the Borough are employed in high-skill occupations
- the proportions working in each broad occupational group are very similar to the UK average
- there is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed
- agriculture, forestry and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale, retail, accommodation and food services businesses make up a relatively high proportion of businesses in urban areas

### Summary of future baseline

**B.95** The Borough has a relatively high proportion of people employed in high-skill occupations though the proportions in each broad occupational group are similar to the UK average; this situation is likely to continue in the absence of a major shift in the nature of the local economy.

**B.96** The rural economy will continue to play a large part in the economic vitality of the Borough.

**B.97** The Borough also has an important tourism offer and historic legacy, which provides significant opportunities for the economy.

**B.98** An increasing trend of homeworking, self-employment and home based businesses is likely to have influence on the Borough's economic landscape in forthcoming years.

99 [1] Business Register and Employment Survey open access data series for 2018, ONS, NOMIS. Crown Copyright 2019. Note: Figures are for employment and include self-employed people registered for VAT and PAYE schemes as well as employees. [2] ONS 2018 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0. [3] 2015 Rural-Urban Classification for Cheshire East (at LSOA level), Research & Consultation Team, Cheshire East Council.

100 Local Plan Site Allocations and Development Policies Viability Assessment 2020 update and refresh [ED 52]



## Appendix C: Disaggregation and safeguarded land options

**C.1** Consultation on the Initial Publication Draft SADPD and its accompanying SA Report took place between 19 August and 30 September 2019. A number of significant proposed changes have been made to the initial version following careful consideration of representations received in 2019 and to reflect updated evidence and circumstances regarding the Plan. This has led to the Revised Publication Draft SADPD. References to the initial Publication Draft SADPD (or initial options in relation to disaggregation) refers to the consultation that took place in 2019. References to the Revised Publication Draft SADPD (or revised options) relates to the Revised Publication Draft SADPD.

### Initial disaggregation Options

**C.2** LPS Policy PG 7 "Spatial Distribution" in the LPS indicates that LSCs are to accommodate in the order of 7ha of employment land and 3,500 new homes, with Other Settlements and Rural Areas ("OSRA") indicatively expected to accommodate in the order of 69ha of employment land (including 61ha at the Employment Improvement Area at Wardle) and 2,950 new homes (including 275 homes at the Alderley Park Opportunity Site).<sup>(101)</sup> These figures are neither a ceiling nor target to be reached.

**C.3** The purpose SADPD (part 2 of the Local Plan) was to consider the disaggregation of the PG 7 indicative development figure for LSCs; the Council has explored alternatives to deliver this level of growth.

**C.4** In terms of the OSRA, the strategy of the LPS is to meet the majority of new development in the higher order centres in the settlement hierarchy. Development in the OSRA should be appropriate to the function and character of the settlement and confined to locations that well relate to the settlement's existing built up area.

**C.5** As set out in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05] no housing allocations are proposed in the SADPD for the OSRA as the housing supply exceeds the expected levels of development for the OSRA. Furthermore, the significantly increased level of flexibility in the overall housing numbers set out in Chapter 6 of [ED 05] gives confidence that the overall 36,000 plan housing requirement will be met in full over the plan period without requiring site allocations in the OSRA tier of the settlement hierarchy.

**C.6** Cheshire East is one of the leading local authority areas in the country for bringing forward NDPs. Some of the made NDPs and those under preparation include housing targets for the Neighbourhood Area. Where communities wish to set development requirements in the OSRA, the neighbourhood planning process is well placed to achieve this. The approach to the OSRA is set out in a dedicated OSRA Report [ED 46] and 'The provision of housing and employment land and the approach to spatial distribution' [ED 05].

**C.7** Several factors were considered to influence the initial disaggregation of the spatial distribution around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. These included: Policy constraints; known development opportunities; infrastructure capacity; physical constraints; deliverability and viability;

101 The SA for the LPS evaluated the potential effects of this growth, although there were uncertainties as the precise location of development was not known.



relationship with achievement of LPS vision and strategic priorities; and responses to the SADPD Issues Paper and First Draft SADPD consultations. The findings of the SA for the initial disaggregation options also informed the Council's approach.

**C.8** The methodology was split into stages and sought to clearly set out the process taken to determine the initial disaggregation of the spatial distribution of development around the LSCs, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. The stages were:

- Stage 1 – Data gathering
- Stage 2 – Consideration of appropriate supply of sites
- Stage 3 – Alternative option development
- Stage 4 – SA of reasonable alternative options
- Stage 5 – Determination of the most appropriate option
- Stage 6 – Final report

**C.9** It was felt appropriate to look at high-level disaggregation options to make sure that all reasonable considerations were taken into account in option development, and that they were related to the issues that face the LSCs in the Borough.

**C.10** Seven high-level initial Options were identified to help explore the different ways that additional housing and employment land could be distributed around the LSCs. These were:

- Option 1 – Population led
- Option 2 – Household led
- Option 3 – Services and facilities led
- Option 4 – Constraints led
- Option 5 – Green Belt led
- Option 6 – Opportunity led
- Option 7 – Hybrid approach

**C.11** Options 1 and 2 were provided as comparator Options to provide a basis from which to compare Options 3 to 7 against. Options 3 to 6 had different focuses of approach (be it services and facilities led, constraints led, Green Belt led, or opportunity led).

**C.12** The options for disaggregation needed to take into account the vision and strategic priorities of the LPS, and be achievable. They also should have met the needs of the LSCs, and addressed any issues identified. Table C.1 explains in further detail the seven high-level initial options that were subject to testing.

**C.13** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non-strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD.



**Table C.1 High-level initial Options subject to testing (initial Publication Draft SADPD)**

Option	Description	Reasoning
1: Population led	This alternative would distribute housing and employment land proportionately according to the population share of each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the population total for each LSC at 2017, (to provide the most up to date picture, using 2012-2017 mid-year population estimates for small areas from the Office for National Statistics (“ONS”)), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. It therefore takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
2: Household led	This alternative would distribute housing and employment land proportionately according to the share of housing at each settlement at the beginning of the Plan period.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the household total for each LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p> <p>Similar to Option 1, it takes a very narrow approach towards determining the rates of growth for each settlement, and the housing and employment floorspace requirements.</p> <p>This Option provides a comparator for Options 3, 4, 5, 6 and 7.</p>
3: Services and facilities led	This alternative would distribute housing and employment land proportionally according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the services and facilities for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The services and facilities for each settlement were noted on a template that was adapted from the Determining the Settlement Hierarchy paper<sup>(102)</sup> to make it more appropriate for the LSCs.</p> <p>This Option assumes that the larger the proportion of services and facilities a settlement has, the more development it could accommodate.</p>

102 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
4: Constraints led	This alternative would distribute housing and employment land proportionally according to the share of constraints for each settlement.	<p>The amount of housing and employment land at each settlement has been calculated by finding the share of the constraints for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>The constraints considered were Green Belt/Strategic Green Gap, LLDA's, nature conservation, historic environment, flood risk, and Best and Most Versatile agricultural land.</p> <p>This Option assumes that if a settlement has fewer constraints then it has the potential to accommodate a greater level of development.</p>
5: Green Belt led	This alternative would seek to limit the impacts of development on settlements that are constrained by the presence of Green Belt around them.	<p>There are other constraining factors and policy drivers that have not been factored into this alternative, for example the historic environment and agricultural land quality.</p> <p>This Option looks to make no further changes to the Green Belt in the north of the Borough around LSCs. Therefore for those settlements constrained by Green Belt, the amount of housing and employment land is calculated by adding together the existing completions, take-up, commitments, and the amount of development that could be accommodated on sites submitted through the Council's call for sites process and the First Draft SADPD consultation that are in the urban area and have been shortlisted for further consideration in the site selection process (Stage 2 of the SSM).</p> <p>For those settlements outside of the Green Belt, the housing and employment land has been calculated by finding the share of the household total for each non-Green Belt LSC at 2011 (using Census data), and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement. 2011 Census data is the closest estimate to the beginning of the Plan period (01/04/10).</p>
6: Opportunity led	This alternative would distribute housing and employment land proportionally according to the share of sites shortlisted for further consideration in the site selection process (Stage 2 of the SSM) for each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The amount of housing and employment land at each settlement has been calculated by finding the share of the sites shortlisted for further consideration in the site selection process for each LSC, and then using this proportion to calculate the number of dwellings and employment land from the LSC requirement.</p> <p>This Option assumes that the larger the proportion of sites shortlisted for consideration a settlement has, the more development it would accommodate.</p>
7: Hybrid approach	This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities.	The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.



Option	Description	Reasoning
	This option is a blend of Options 3, 4, 5, and 6 with account taken of NDPs, and completions, commitments and take-up.	This Option combines Options 3, 4, 5, and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/03/18.

## Method

**C.14** The sustainability objectives and topics identified in Chapter 2 of this Report, and taken from the SA Scoping Report (June 2017)<sup>(103)</sup> form the basis for the SA work carried out on the seven initial reasonable disaggregation Options, which led to the development of Policy PG 8 as set out in the initial Publication Draft SADPD. A comparative appraisal examining the significant effects of the alternatives was carried out using the baseline information (presented in Appendix B of this Report) and any available updated evidence, together with professional judgement where appropriate. Effects are predicated taking into account the criteria in the Regulations,<sup>(104)</sup> (duration, frequency and reversibility of effects are considered, as well as cumulative effects<sup>(105)</sup>). In the appraisal, green shading is used to indicate significant positive effects and red shading is used to indicate significant negative effects. The alternatives are also ranked in terms of relative performance; where it is not possible to differentiate between all alternatives '=' is used. General comments are made on the relative merits of the alternatives where significant effects can't be predicted based on reasonable assumptions.

## Appraisal findings

**C.15** Tables C.2 to C.10 detail the appraisal findings for each initial Option, under each specific sustainability topic. It should be noted that all Options generally provide the same overall level of housing and employment growth, but there are variations as to how this growth is distributed across the LSCs. Table C.11 summarises the appraisal findings for the initial Options.

## Biodiversity, flora and fauna

Table C.2 Sustainability topic: biodiversity, flora and fauna

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	3	1	3	3	2
Commentary	A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1						

103 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/local\\_plan\\_consultations/sustainability\\_appraisal.asp](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/sustainability_appraisal.asp)

104 Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

105 Chapter 5 of this Report



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example Sites of Special Scientific Interest ("SSSIs")), and locally important sites (for example Local Wildlife Sites ("LWSs")), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will determine if the proposed allocations will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or adjacent to them (Chelford, Haslington and Wrenbury are the exceptions). Therefore Options that focus development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that all of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Holmes Chapel), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with all of the Options.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to environmental constraints. Therefore it is considered that these Options are likely to have a negative effect on biodiversity, flora and fauna across a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is likely to have a negative effect on biodiversity, flora and fauna at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including environmental), on a proportionate basis. The majority of LSCs are located adjacent or close to nature conservation designations, with the exception of Chelford, Haslington and Wrenbury. Therefore it is considered that Option 4 is likely to have a negative effect on biodiversity, flora and fauna but to a lesser extent than the other Options under consideration.</p> <p>Option 5 is likely to have a greater negative effect on biodiversity, flora and fauna at the settlements that are not constrained by Green Belt; Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury.</p> <p>Option 6 is likely to have a greater negative effect on biodiversity, flora and fauna at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the Option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with nature designations, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6.</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity", seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective. Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough, whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change mitigation and adaptation", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic, as the consideration of environmental constraints forms the basis of this Option. Option 7 performs relatively well as it also takes into account environmental constraints, but this Option also considers the development needs of the settlement, which could result in development proposals close to nature conservation designations. It is difficult to differentiate between Options 1, 2, 3, 5 and 6 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known, although it is acknowledged that there will be a quantum of development on greenfield sites with all Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Population and human health

Table C.3 Sustainability topic: population and human health

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	2	2	1	3	2	2	2
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more housing a settlement is allocated could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Bollington, Holmes Chapel and Alderley Edge.</p> <p>Option 3 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more development it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, providing the opportunity to reduce the reliance on private vehicles and take part in active travel; this would provide a positive effect for this Option.</p> <p>Option 4 does not perform as well as it does not provide the opportunity for Alderley Edge, Bollington, Mobberley and Prestbury to grow due to the consideration of constraining factors. This would mean that there is no opportunity for infrastructure improvements, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for these settlements. For those settlements that do have the opportunity to grow, for example Haslington would be expected to deliver 700 homes under this Option, the critical mass may be reached to deliver infrastructure improvements.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt in the north of the Borough (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury) providing reduced positive effects for those settlements, as there would be no opportunity for infrastructure improvements. However, for those settlements that do have growth opportunities the critical mass may be reached to deliver infrastructure improvements, although this is less likely than with Option 4, as all settlements receive some growth.</p> <p>Option 6 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Audlem, Bollington, Bunbury, Goostrey and Wrenbury, for example, as there will be less growth. If, however,</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Option 7 also generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Holmes Chapel, Bollington and Haslington.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, Option 3 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, with its opportunities for active travel and resulting health benefits. It is difficult to differentiate between Options 1, 2, 5, 6 and 7 as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure. Option 4 performs the least well as it does not allow for growth in all the LSCs. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known and whether a critical mass would be reached.</p>						



## Water and soil

Table C.4 Sustainability topic: water and soil

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	3	1	3	3	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct development to other parts of the Borough.</p> <p>In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as Best and Most Versatile ("BMV"). Audlem, Bunbury, Chelford, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury have Grade 2 BMV agricultural land adjacent, therefore Options that direct development to these areas have a greater likelihood of a negative effect on soil, compared to those that direct development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to agricultural land quality, flood risk and the development of greenfield land. Therefore it is considered that these Options would have the potential to have a negative effect on water and soil in relation to flood risk and the loss of greenfield/BMV agricultural land over a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including BMV agricultural land and flood risk), on a proportionate basis. However, it is acknowledged that, due to the Borough-wide dispersal of BMV agricultural land and areas at risk of flooding, it is unlikely that they could be avoided altogether. Therefore it is considered that Option 4 is likely to have a negative effect on water and soil, but to a lesser extent than the other Options under consideration.</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Option 5 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements that are not constrained by Green Belt; Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury.</p> <p>Option 6 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with BMV agricultural land and flood risk areas, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic, as the consideration of agricultural land quality and flood risk forms the basis of this Option. Option 7 performs relatively well as it also takes into account agricultural land quality and flood risk, but this Option also considers the development needs of the settlement, which could result in development proposals close to BMV agricultural land or areas at risk of flooding. It is difficult to differentiate between Options 1, 2, 3, 5 and 6 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known, although it is acknowledged that there will be a quantum of development on greenfield sites with all Options. As a precautionary approach it is considered that there is an overall potential for a negative effect, however it is considered that there is suitable mitigation provided through LPS policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Air

Table C.5 Sustainability topic: air

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	1	3	3	3	2
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options are likely to have a negative effect on atmospheric pollution as they look to meet the development needs of the Borough through allocating sites for housing and employment development. Transport is one of the main causes of air quality issues in Cheshire East,<sup>(106)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct growth away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Homes Chapel and Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to the amount of services and facilities a settlement has, although these Options do provide employment land for all the LSCs. Option 1 also allocates the highest amount of homes to Disley (316 homes). These Options are likely to have a negative effect on air quality across a wider area of the Borough, as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is based on the proportion of services and facilities a settlement has, with employment land provided for all the LSCs. This could reduce the need to travel by private vehicle in settlements such as Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury, and therefore is likely to have a positive effect on air quality.</p> <p>Option 4 allocates the lowest amount of homes to Disley (206 homes), but it does not provide employment land in Alderley Edge, Bollington, Mobberley, or Prestbury, and hence these settlements do not have the chance to reduce travel by private vehicle, resulting in a negative effect. Option 4 is also likely to have a negative effect on air quality for those settlements that are subject to the most environmental constraints; Alderley Edge, Bollington, Mobberley and Prestbury.</p> <p>Option 5 is likely to have a greater negative effect on air quality at those settlements that are not constrained by the Green Belt; Audlem, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury. However, Chelford, Mobberley, and Prestbury (settlements constrained by Green Belt) do not have any employment land under this Option, with the potential for a negative effect on air quality.</p>						

106 Local Air Quality Strategy for Cheshire East Council 2018  
[https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Option 6 is likely to have a greater negative effect on air quality at those settlements that have more housing development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford. However, Audlem, Bunbury, Disley, Haslington, Prestbury, Shavington and Wrenbury do not have any employment land under this Option, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 4, 5 and 6. This Option does not provide any employment land in Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that Option 3 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reduce atmospheric pollution. Option 7 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers the development needs of the settlement, which could result in development proposals in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 4, 5 and 6 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Climatic factors

Table C.6 Sustainability topic: climatic factors

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	=	=	=	=	=	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>All of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change" seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Policies ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account all of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>						



## Transport

Table C.7 Sustainability topic: transport

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	3	3	1	3	3	3	2
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on congestion, compared to those that don't.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to the amount of services and facilities a settlement has, although the Options do provide employment land at all the LSCs. These Options are likely to have a negative effect on congestion across a wider area of the Borough, as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is based on the proportion of services and facilities a settlement has and provides employment land for all the LSCs, which could reduce the need to travel by private vehicle in settlements such as Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury, and therefore is likely to have a positive effect on congestion.</p> <p>Option 4 does not provide employment land in Alderley Edge, Bollington, Mobberley, or Prestbury, and hence these settlements do not have the chance to reduce travel by private vehicle, resulting in a negative effect. Option 4 is also likely to have a negative effect on congestion for those settlements that are subject to the most environmental constraints; Alderley Edge, Bollington, Mobberley and Prestbury.</p> <p>Option 5 is likely to have a greater negative effect on congestion at those settlements that are not constrained by the Green Belt; Audlem, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury. However, Chelford, Mobberley, and Prestbury (settlements constrained by Green Belt) do not have any employment land under this Option, with the potential for a negative effect on congestion.</p> <p>Option 6 is likely to have a greater negative effect on congestion at those settlements that have more housing development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford. However, Audlem, Bunbury, Disley, Haslington, Prestbury, Shavington and Wrenbury do not have any employment land under this Option, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 4, 5 and 6. This Option does not provide any employment land at Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that Option 3 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reducing congestion. Option 7 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers the development needs of the settlement, which could result in development proposals in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 4, 5 and 6 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on congestion as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to make sure that none of the Options are likely to have a significant negative effect on this topic.</p>						



## Cultural heritage and landscape

Table C.8 Sustainability topic: cultural heritage and landscape

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	4	4	4	1	3	4	2
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus growth in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough, and no consideration given to heritage or landscape constraints. Therefore it is considered that these Options are likely to have a negative effect on the landscape and historic environment across a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 is likely to have a greater negative effect on cultural heritage and landscape at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis. However, it is acknowledged that, due to the extensiveness of the Borough's historic environment, it is unlikely that it could be avoided altogether; certain LSCs will be more sensitive as they have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury). LLDAs are generally located around the north of the Borough, which has meant that, taking into account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) have had no additional development allocated to them under Option 4 as they are the most sensitive under this Option. It is also likely that there will be a loss of greenfield land on the edge of settlements.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt, and will have less impact on landscape and the historic environment in the north of the Borough as development will be directed to settlements in the south, outside of the Green Belt.</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>Option 6 is likely to have a greater negative effect on cultural heritage and landscape at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets". Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic, as the consideration of the historic environment and landscape constraints forms the basis of this Option. Option 7 performs relatively well as it also takes into account the historic environment and landscape constraints, but this Option also considers the development needs of the settlement, which could result in development proposals close to Conservation Areas for example, or LLDAs. Option 5 also performs fairly well as it tends to direct development away from the LLDAs in the north of the Borough through restricting growth in settlements surrounded by Green Belt. It is difficult to differentiate between Options 1, 2, 3 and 6 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known. It is considered that there is suitable mitigation provided through LPS policies, and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p>						



## Social inclusiveness

Table C.9 Sustainability topic: social inclusiveness

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	2	2	1	3	2	2	2
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct growth to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>All of the Options help to meet the overall housing need of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision to enable communities to become more socially inclusive is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Bollington, Holmes Chapel and Alderley Edge.</p> <p>Option 3 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more development it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, making them more accessible for community members and more socially inclusive; this would provide a positive effect for this Option.</p> <p>Option 4 does not perform as well as it does not provide the opportunity for Alderley Edge, Bollington, Mobberley and Prestbury to grow due to the consideration of constraining factors. This would mean that there is no opportunity for infrastructure improvements to enable communities to become more socially inclusive, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for these settlements. For those settlements that do have the opportunity to grow, for example Haslington would be expected to deliver 700 homes under this Option, the critical mass may be reached to deliver infrastructure improvements to enable communities to become more socially inclusive.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt in the north of the Borough (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury) providing reduced positive effects for those settlements, as there would be no opportunity for infrastructure improvements to enable communities to become more socially inclusive, and therefore reduced positive effects for social inclusiveness. However, for those settlements that do have growth opportunities the critical</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>mass may be reached to deliver infrastructure improvements to enable communities to become more socially inclusive, although this is less likely than with Option 4, as all settlements receive some growth.</p> <p>Option 6 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Audlem, Bollington, Bunbury, Goostrey and Wrenbury, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford.</p> <p>Option 7 also generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Holmes Chapel, Bollington and Haslington.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p> <p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, Option 3 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, which could reduce social exclusion as a result of not needing to travel as much, if at all. It is difficult to differentiate between Options 1, 2, 5, 6 and 7 as they all perform similarly, and relatively well, as</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure to enable communities to become more socially inclusive. Option 4 performs the least well as it does not allow for growth in all the LSCs. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known and whether a critical mass would be reached.						



## Economic development

Table C.10 Sustainability topic: economic development

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Rank and significance	1	1	2	4	3	3	2
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Therefore Options that provide employment opportunities are likely to have a greater positive effect on economic development, compared to those that don't. Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options provide an element of housing growth and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus growth in such areas are likely to have a greater positive effect on economic development, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in both Options 1 and 2 is fairly similar with development generally spread around the Borough. They provide employment land at all the LSCs and do not take into account landscape and heritage constraints. These Options are likely to have a positive effect on economic development across a wider area of the Borough, with a potentially less significant effect at Chelford, Bunbury and Wrenbury, for example, as there will be less growth.</p> <p>Option 3 provides employment land at all the LSCs and is likely to have a greater positive effect on economic development at the settlements with a greater range of services and facilities, which includes Alderley Edge, Bollington, Disley, Holmes Chapel, and Prestbury.</p> <p>Option 4 proposes less development for those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis, and is likely to have a negative effect at the settlements that have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury), or have LLDAs present (Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury), as there is a reduced ability to provide a pleasant environment for businesses. LLDAs are generally located around the north of the Borough, which has meant that, taking into</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	<p>account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) have had no additional development allocated to them under Option 4 as they are the most sensitive under this Option.</p> <p>Option 5 restricts growth in those settlements surrounded by Green Belt, and will have a more positive effect on economic development in the south of the Borough, outside of the Green Belt, as development will be directed away from settlements in the north. Chelford and Mobberley would not have employment land provided under this Option.</p> <p>Option 6 is likely to have a greater positive effect on economic development at the settlements that have more development opportunities, for example Holmes Chapel, Prestbury, Alderley Edge and Chelford. However it does not provide employment land at Audlem, Bunbury, Disley, Haslington, Prestbury, Shavington and Wrenbury.</p> <p>Although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 5 and 6. Option 7 does not does not allocate employment land to Audlem, Bunbury, Chelford, Goostrey, or Mobberley, with the potential for a negative effect on economic development.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7 "Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of town centres. Proposed SADPD Policies RET 10 "Crewe town centre", and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Options 1 and 2 are the best performing under this sustainability topic as they provide the conditions to enable economic development to take place across a wider section of the Borough. Option 3 performs well as it provides employment land in all of the LSCs and does not consider heritage and landscape to be constraints. Option 7 performs fairly well, as, although it takes into account the historic environment and landscape constraints, the Option also considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs, providing a pleasing environment for business growth. Options 5 and 6 also perform relatively well as they also do not consider landscape and heritage</p>						



	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
	to be constraints, however, they do not provide employment land at all of the LSCs. Option 4 performs the least well as it restricts the potential for economic development (in terms of providing a pleasant environment for businesses) for a wider area of the Borough. It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known, although it is acknowledged that there will be a quantum of development on greenfield sites with all Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.						

### Summary findings and conclusion for initial Options

Table C.11 Summary findings: initial disaggregation Options (initial Publication Draft SADPD)

	Option 1 Population led	Option 2 Household led	Option 3 Services/facilities led	Option 4 Constraints led	Option 5 Green Belt led	Option 6 Opportunity led	Option 7 Hybrid approach
Biodiversity, flora and fauna	3	3	3	1	3	3	2
Population and human health	2	2	1	3	2	2	2
Water and soil	3	3	3	1	3	3	2
Air	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=
Transport	3	3	1	3	3	3	2
Cultural heritage and landscape	4	4	4	1	3	4	2
Social inclusiveness	2	2	1	3	2	2	2
Economic development	1	1	2	4	3	3	2

**C.16** The appraisal found no significant differences between the initial Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**C.17** Options 1 and 2 spread development around the Borough resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies.



Effects were found to be less significant in settlements that had less growth. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**C.18** Option 3 spreads development around the Borough in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.

**C.19** Option 4 constrains development in those settlements that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints.

**C.20** Option 5 restricts development in those settlements surrounded by Green Belt, directing development to settlements in the south of the Borough, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those settlements not constrained by Green Belt. Mitigation is available through LPS and proposed SADPD policies. There was a greater positive effect on settlements in the south of the Borough in relation to economic development. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.21** Option 6 spreads development around the Borough in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.22** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. Taking into consideration the



performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**C.23** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, none of the Options are likely to have a significant negative effect given the scale of growth. There were no significant differences between Options 1 and 2. Although Option 3 was the best performing under four sustainability topics, Option 7 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth reiterating that the overall indicative level of growth to be delivered at the LSCs is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Revised disaggregation Options

**C.24** The Cheshire East Local Plan Strategy (“LPS”) Policy PG 1 ‘Overall Development Strategy’ establishes the requirement for new housing and employment land in the borough between 2010 and 2030; 36,000 homes and 380 hectares of land for business, general industrial and storage and distribution.

**C.25** LPS Policy PG 7 ‘Spatial Distribution of Development’ provides indicative levels of development by settlement (for the Principal Towns and KSCs) and by tier in the settlement hierarchy (for LSCs and the OSRA). LPS Policy PG 7 sets out how the development anticipated by LPS Policy PG 1 should be generally distributed to meet the borough-wide housing and employment requirements. The indicative figures in LPS Policy PG 7 are neither ceilings nor targets; in the policy wording for LPS Policy PG 7, the indicative level of development to be accommodated at each settlement/tier is described as ‘in the order of’ for the relevant figures for employment land and new homes.

**C.26** A summary of the Council’s position in the Revised Publication Draft SADPD is set out in ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05] examination document, which forms part of the Revised Publication Draft SADPD evidence base.

**C.27** For the LSCs, it is considered that the net housing completions during the plan period to 31 March 2020 (2,007 homes), net housing commitments at 31 March 2020 (1,193 homes) and remaining neighbourhood plan allocations (10 homes) mean that ‘in the order of’ 3,500 new homes can be achieved by 2030, reinforced through the expectation that further small



site windfall development will take place in the next 10 years of the plan period. Therefore it is not necessary to make allocations for new dwellings in LSCs in order to facilitate the level of development planned for this tier of the settlement hierarchy.

**C.28** As explained in Chapter 7 of [ED 05], the Employment Allocations Review [ED 12] considers each of the existing employment allocations from saved policies in the legacy local plans (the Borough of Crewe & Nantwich Replacement Local Plan 2005, the Congleton Borough Local Plan First Review 2005 and the Macclesfield Borough Local Plan 2004). Where sites are considered appropriate for continued allocation for employment purposes, their allocation will be continued by a new policy in the SADPD. For the LSC tier of the hierarchy, the Employment Allocations Review [ED 12] recommends that one current employment allocation in Bollington (1.57ha) is no longer suitable for continued employment allocation in the SADPD. Therefore, whilst this site currently forms part of the total employment land provision, it will not do so upon adoption of the SADPD as it will effectively be de-allocated. Unlike sites lost to alternative uses, the gross employment land requirements do not include an allowance for the replacement of sites de-allocated for employment purposes.

**C.29** There is a gap of 2.46ha of employment land between the existing level of provision (once the de-allocated site at Bollington is accounted for) and the planned level of provision (7ha). This amounts to 35.1% of the planned provision and therefore the existing level of provision cannot be said to be 'in the order of' 7ha, consequently there is a need to find further employment land at the LSC tier of the settlement hierarchy.

**C.30** Whilst LPS Policy PG 7 provides a total indicative level of development for LSCs, it does not provide this on a settlement-by settlement basis at the LSC tier of the hierarchy. LPS ¶8.77 confirms that the figure for LSCs will be further disaggregated in the SADPD and/or neighbourhood plans.

**C.31** Because the approach to facilitating the overall indicative level of housing development planned for the LSCs has been determined through completions and commitments to be added to by future windfall commitments (rather than through site allocations), it is not considered appropriate to disaggregate the overall LSC housing figure further to individual LSCs, nor is there a requirement to allocate sites for housing development in LSCs. Neighbourhood Plans will still be able to set figures for individual areas should they wish, subject to the basic condition of general conformity with the strategic policies for the area.

**C.32** For the employment land, the majority of the 7ha indicative provision is addressed through take-up to date and existing commitments. There are very limited sites available for employment use at LSCs that have been put forward for consideration through the site selection methodology. Other than existing commitments and completions, the majority of LSCs have no sites that can be considered for employment use. There is only one site put forward for purely employment use, at Recipharm in Holmes Chapel.

**C.33** The Recipharm site has been assessed in the Holmes Chapel Settlement Report [ED 33] and is considered to be highly suitable for employment use. There is a lack of available employment sites in the majority of LSCs, and of those that have been put forward all except the Recipharm site propose an element of employment as part of a wider residential-led scheme. As there is no requirement to allocate sites for housing development in LSCs, the Recipharm site is the only pure employment site available for consideration.



**C.34** In addition, Holmes Chapel is likely to see by far the highest level of housing development of all the LSCs during the plan period. At 31 March 2020, housing supply in Holmes Chapel was 871 dwellings. By comparison, the LSC with the next highest level of housing completions and commitments is Haslington, with a housing supply of 487 dwellings.

**C.35** Furthermore, the site will act as an extension to an existing key employment area listed in ¶11.25 of the LPS (referenced by its previous name ‘Sanofi Aventis’), making a key contribution to the borough’s employment land supply as detailed in ¶¶4.19 to 4.22 of the Holmes Chapel Settlement Report [ED 33].

**C.36** Rather than attempt to disaggregate the employment provision figure further to individual settlements without suitable sites, it is instead considered more appropriate to allocate the Recipharm site in Holmes Chapel, which, alongside the take-up to 31 March 2020 and existing commitments, will facilitate the overall 7ha of employment land provision in LSCs identified in LPS Policy PG 7.

**C.37** At the First Draft SADPD and initial Publication Draft SADPD stages, seven high-level options were prepared and considered as reasonable alternatives through the relevant SA. Of the initial seven options, Option 7 ‘Hybrid approach, was seen as the preferred option and was progressed in the First Draft SADPD and then the initial Publication Draft SADPD. Options 1 to 6 were not progressed, with the reasons for this set out in Table 3.4 of this SA, and, as a result, are not considered as reasonable alternatives for the Revised Publication Draft SADPD.

**C.38** The new approach to disaggregation highlighted in ¶C.27 and ¶C.36, herein known as Option 8 ‘Application led’ due to it’s reliance on future windfall commitments for housing (determined through the planning application process) to help facilitate the overall indicative level of housing development planned for the LSCs is therefore appraised alongside Option 7 ‘Hybrid approach’ in this SA.

**C.39** The NPPF (¶20) notes that it is the role of strategic policies to set out the overall strategy for the pattern, scale and quality of development and make sufficient provision for housing amongst other matters. ¶60 of the NPPF states that strategic policies should be informed by a local housing need assessment, conducted using the standard method. The SADPD is a non-strategic plan looking to deliver the principles set by the LPS, a strategic document. The LPS was adopted in July 2017 and hence a review or update of it has not started. Therefore, alternative calculations of overall local housing need, conducted using the standard method are not considered to be a reasonable alternative for the purposes of the Revised Publication Draft SADPD. Table C.12 explains in further detail the two high-level revised Options that are subject to testing.

Table C.12 Revised disaggregation Options subject to testing

Option	Description	Reasoning
7: Hybrid approach	This alternative represents a balanced approach that considers a range of factors - constraints, services and facilities, and opportunities. This option is a blend of Options 3, 4,	The distribution of further housing and employment land would be based on a consideration of development opportunities, constraints, services and facilities and NDPs. It involves professional judgement and makes sure that all of the relevant factors are properly considered across all the LSCs in determining a justified spatial distribution.



Option	Description	Reasoning
	5 and 6, with account taken of NDP's, completions, commitments and take-up.	This Option combines Options 3, 4, 5 and 6 and takes into account the Borough's vision and objectives stated in the LPS, new evidence on development opportunities taken from a call for sites carried out between 27 February and 10 April 2017 and the First Draft SADPD consultation, any housing or employment figures for new development in NDPs, and housing and employment completions, take-up and commitments as at 31/3/20.
8: Application led	This alternative takes into account completions, commitments and take-up for housing and employment.	<p>The distribution of further housing and employment land would be based on policies in the development plan, which would take into consideration landscape designations, Green Belt and the historic environment for example, with the aim of achieving sustainable development.</p> <p>This Option takes into account housing and employment completions, take-up and commitments as at 31/3/20. The Option also assumes that future windfall commitments will help to facilitate the overall indicative level of housing development for the LSCs; these windfalls will be determined through the planning application process.</p>

## Method

**C.40** The method used for the appraisal of the revised disaggregation options is that same as that used for the initial disaggregation options.

**C.41** In relation to Option 8, as the majority of development has already occurred or is committed (and therefore the location is known) the appraisal will focus on the residual figure (290 dwellings as at 31/3/20) aspect of the Option (based on an overall indicative level of housing development of in the order of 3,500 new homes), which will be made up of future windfall commitments, determined through the planning application process.

## Appraisal findings

**C.42** Tables C.13 to C.21 detail the appraisal findings for each Option, under each specific sustainability topic. Table C.22 summarises the appraisal findings for the Options.

## Biodiversity, flora and fauna

Table C.13 Sustainability topic: biodiversity, flora and fauna

	Option 7	Option 8
Rand and significance	1	2
Commentary	A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1 Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example Sites of Special Scientific Interest ("SSSIs")), and locally important sites (for example Local Wildlife Sites ("LWSs")), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will	



	Option 7	Option 8
	<p>determine if the proposed allocations will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or adjacent to them (Chelford, Haslington and Wrenbury are the exceptions). Therefore Options that focus development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that both Options are likely to entail the loss of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that both of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Holmes Chapel), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with both of the Options.</p> <p>Looking at the options, although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the Option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with nature designations.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. As the majority of LSCs are located adjacent or close to nature conservation designations, with the exception of Chelford, Haslington and Wrenbury, it is likely that Option 8 could have a negative effect on biodiversity, flora and fauna, to a greater extent than Option 7 as there is more uncertainty as to the broad location of development.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity" seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective.</p> <p>Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough, whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account environmental constraints, although it also considers the development needs of the settlement, which could result in development proposals close to nature conservation designations. Option 8 performs fairly well as the policy framework leads applicants to look at environmental constraints on the site as part of the planning balance, however this Option could also result in development proposals close to nature conservation designations. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of</p>	



	Option 7	Option 8
	development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.	



## Population and human health

Table C.14 Sustainability topic: population and human health

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more housing a settlement is allocated could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, Option 7 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, services and facilities will be under pressure. This could lead to the likelihood of a negative effect on population and human health, with a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more growth, for example Holmes Chapel, Haslington and Bollington.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. This could mean that some settlements, for example in the north of the Borough (such as Alderley Edge, Bollington, Mobberley and Prestbury), would not have the opportunity to grow due to policy constraints. This would mean that there are no opportunities for infrastructure improvements, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for those settlements. For those settlements that do have the opportunity to grow, the development is likely to be piecemeal due to the low residual requirement; the critical mass is unlikely to be reached, and therefore services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health).</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it is the most likely of the two options to achieve a critical mass to deliver infrastructure improvements. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, and whether a critical mass would be reached. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Water and soil

Table C.15 Sustainability topic: water and soil

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct development to other parts of the Borough. In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as Best and Most Versatile ("BMV"). Audlem, Bunbury, Chelford, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury have Grade 2 BMV agricultural land adjacent, therefore Options that direct development to these areas have a greater likelihood of a negative effect on soil, compared to those that direct development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, although Option 7, being a hybrid approach, considers environmental constraints, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with BMV agricultural land and flood risk areas.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. As the majority of LSCs have some areas at risk of flooding and are potentially located in areas of BMV agricultural land, it is likely that Option 8 could have a negative effect on water and soil, but to a greater extent than Option 7 as there is more uncertainty as to the broad location of development.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires</p>	



	Option 7	Option 8
	<p>mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account agricultural land quality and flood risk, although it also considers the development needs of the settlement, which could result in development proposals close to BMV agricultural land or areas at risk of flooding. Option 7 performs fairly well as the policy framework leads applicants to look at flood risk and agricultural land quality on the site as part of the planning balance, however this Option could also result in development proposals close to BMV agricultural land or areas at risk of flooding. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Air

Table C.16 Sustainability topic: air

	Option 7	Option 8
Rand and significance	=	=
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options are likely to have a negative effect on atmospheric pollution as they look to meet the development needs of the Borough through allocating sites for housing and employment development. Road traffic is one of the main causes of air quality issues in Cheshire East,<sup>(107)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct growth away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Homes Chapel and Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on air quality, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, Although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land in Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. It is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land in Audlem, Bunbury or Goostrey, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on air quality.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account, it is found that both Options perform equally under this sustainability topic as development proposals may occur in settlements that have relatively few services and facilities. It should be noted, however, that there is an element of uncertainty for both Options until</p>	

107 Local Air Quality Strategy for Cheshire East Council  
2018 [https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option 7	Option 8
	<p>the precise location of development is known, and that both Options have the potential for a negative effect on air quality as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Climatic factors

Table C.17 Sustainability topic: climatic factors

	Option 7	Option 8
Rand and significance	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>Both of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change " seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Polices ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account both of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure through future development. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>	



## Transport

Table C.18 Sustainability topic: transport

	Option 7	Option 8
Rand and significance	=	=
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct development to other parts of the Borough. The provision of employment land provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion. Therefore Options that provide an element of employment land have a greater likelihood of a positive effect on congestion, compared to those that don't.</p> <p>Looking at the Options, although Option 7, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land at Audlem, Bunbury, Chelford, Goostrey, or Mobberley, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. It is possible that development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced. This Option does not provide any employment land in Audlem, Bunbury or Goostrey, and hence no opportunities for residents to work close to where they live, with the potential for a negative effect on congestion.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account, it is found that both Options perform equally under this sustainability topic as development proposals may occur in settlements that have relatively few services and facilities. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, and that both Options have the potential for a negative effect on congestion as a result of increased traffic. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Cultural heritage and landscape

Table C.19 Sustainability topic: cultural heritage and landscape

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus growth in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct development to other parts of the Borough.</p> <p>Looking at the Options, although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. Due to the extensiveness of the Borough's historic environment it is unlikely that it could be avoided altogether; certain LSCs will be more sensitive as they have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury); this is considered to be to a greater extent than Option 7 as there is more uncertainty as to the broad location of development. LLDAs are generally located in the north of the Borough, therefore these settlements will be more sensitive. It is also possible that there will be a loss of greenfield land on the edge of settlements, which is most likely to occur in those settlements in the south of the Borough, outside of the Green Belt.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets".</p> <p>Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of</p>	



	Option 7	Option 8
	<p>many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account the historic environment and landscape constraints, but this Option also considers the development needs of the settlement, which could result in development proposals close to Conservation Areas for example. Option 8 performs fairly well as the policy framework leads applicants to look at the historic environment and landscape constraints on the site as part of the planning balance, however this Option could also result in development proposals close to Conservation Areas, for example. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Social inclusiveness

Table C.20 Sustainability topic: social inclusiveness

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct growth to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>Both of the Options help to meet the overall housing need of the Borough.</p> <p>Looking at the Options, Option 7 generally spreads development around the Borough. Therefore it is considered that, if the critical mass for further infrastructure provision is unlikely to be reached in any of the settlements, services and facilities will be under pressure. This could lead to the likelihood of a negative effect on social inclusiveness, with a potentially less significant effect at Goostrey and Mobberley, for example, as there will be less growth. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more growth, for example Holmes Chapel, Bollington and Haslington.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. This could mean that some settlements, for example in the north of the Borough (such as Alderley Edge, Bollington, Mobberley and Prestbury), would not have the opportunity to grow due to policy constraints. This would mean that there are no opportunities for infrastructure improvements, however it would also mean that there would be no increase in pressure on services and facilities; it is considered that there would be reduced positive effects for those settlements. For those settlements that do have the opportunity to grow, the development is likely to be piecemeal due to the low residual requirement; the critical mass is unlikely to be reached, and therefore services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness).</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires</p>	



	Option 7	Option 8
	<p>development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p> <p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it is the most likely of the two options to achieve a critical mass to deliver infrastructure improvements. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, and whether a critical mass would be reached. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	



## Economic development

Table C.21 Sustainability topic: economic development

	Option 7	Option 8
Rand and significance	1	2
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Therefore Options that provide employment opportunities are likely to have a greater positive effect on economic development, compared to those that don't. Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options provide an element of housing growth and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains LLDAs, which are present in Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the loss of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus growth in such areas are likely to have a greater positive effect on economic development, compared to those that direct development to other parts of the Borough.</p> <p>Although Option 7, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as the development needs of the LSCs (amongst other considerations) are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example. Option 7 does not does not allocate employment land to Audlem, Bunbury, Chelford, Goostrey, or Mobberley, with the potential for a negative effect on economic development.</p> <p>Option 8 looks to rely on future windfall commitments to help facilitate the overall indicative level of housing development planned for the LSCs, determined through the planning application process. This option is likely to have a negative effect at the settlements that have, for example, at least one Conservation Area (Alderley Edge, Audlem, Bollington, Bunbury, Disley, Holmes Chapel, Mobberley, Prestbury, and Wrenbury), or have LLDAs present (Alderley Edge, Audlem, Bollington, Chelford, Disley, Holmes Chapel, Mobberley, Prestbury and Wrenbury), as there is a reduced ability to provide a pleasant environment for businesses. LLDAs are generally located in the north of the Borough, therefore these settlements will be more sensitive.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the</p>	



	Option 7	Option 8
	<p>rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7 "Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of centres. Proposed SADPD Policies RET 10 "Crewe town centre" and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that Option 7 is the best performing under this sustainability topic as it takes into account the historic environment and landscape constraints, and considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs, providing a pleasing environment for business growth. Option 8 performs less well as the policy framework leads applicants to look at the historic environment and landscape constraints on the site as part of the planning balance. It should be noted, however, that there is an element of uncertainty for both Options until the precise location of development is known, although it is acknowledged that there is likely to be a quantum of development on greenfield sites with both Options. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to make sure that neither of the Options have a significant negative effect on this topic.</p>	

### Summary findings and conclusion for revised options

Table C.22 Summary of appraisal findings: revised disaggregation options

	Option 7	Option 8
Biodiversity, flora and fauna	1	2
Population and human health	1	2
Water and soil	1	2
Air	=	=
Climatic factors	=	=
Transport	=	=
Cultural heritage and landscape	1	2
Social inclusiveness	1	2
Economic development	1	2

**C.43** The appraisal found no significant differences between the Options in relation to air, climatic factors and transport. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.



**C.44** Option 7 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. This Option was found to perform well as it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**C.45** Option 8 looks to use future windfall commitments to contribute further towards the indicative level of housing development, determined through the planning application process. It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, however mitigation is available through LPS and proposed SADPD policies. The Policy framework leads applicants to look at constraints on the site for example, as part of the planning balance.

**C.46** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the growth is distributed; however, neither of the Options are likely to have a significant negative effect given the scale of growth. Although Option 7 was the best performing under six sustainability topics, Option 8 also performed well. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more growth in a particular LSC compared to the other Option then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development. It is also worth reiterating that the overall level of growth to be delivered at the LSCs is set out in the LPS; the SA for the LPS evaluated the potential effects of that growth, although there were uncertainties as the precise location of development was not known.

## Initial safeguarded land Options

**C.47** As set out in the NPPF, the government attaches great importance to Green Belts and once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It is considered that these exceptional circumstances do not extend to Green Belt release of additional land over and above the 200ha that has been fixed through the LPS process. Therefore, the remaining amount of safeguarded land to be distributed to the LSCs inset within the North Cheshire Green Belt is 13.6ha.

**C.48** The LSCs inset within the North Cheshire Green Belt are Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. All of the other LSCs (Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury) are located beyond the Green Belt.

**C.49** Whilst the distribution of safeguarded land in the LPS was largely based on the spatial distribution of indicative development requirements in this plan period, this may not be the most appropriate approach for the SADPD to follow. As set out in 'The provision of housing



and employment land and the approach to spatial distribution' report [ED 05], it is now not proposed to disaggregate the limited remaining development requirements for this plan period to individual LSCs. As a result, the 'Local Service Centres Safeguarded Land Distribution Report' [ED 53] considers the approach to be taken to determining the spatial distribution of safeguarded land.

**C.50** Several factors are considered to influence the distribution of safeguarded land around the LSCs. These include: policy and physical constraints; neighbourhood planning; future development opportunities; infrastructure capacity; deliverability and viability; relationship with achievement of LPS vision and strategic priorities; and responses to the SADPD Issues Paper, First Draft SADPD and initial Publication Draft SADPD consultations. The findings of the SA for the disaggregation options have also informed the Council's approach.

**C.51** The methodology was split into stages and sought to clearly set out the process taken to determine the disaggregation of the spatial distribution of development around the LSCs. The stages were:

- Stage 1 – Data gathering
- Stage 2 – Identification and consideration of issues
- Stage 3 – Initial options development and sustainability appraisal
- Stage 4 – Determination of the initial preferred option
- Stage 5 – Consideration of issues arising through the site selection process
- Stage 6 – Revised options development and sustainability appraisal
- Stage 7 – Determination of the final preferred option
- Stage 8 – Final report

**C.52** Eight potential initial options to distribute the safeguarded land to the inset LSCs have been identified in the 'Local Service Centres Safeguarded Land Distribution Report' [ED 53]. These explore the different ways that the safeguarded land could be distributed around the LSCs:

- Option 1 – in line with the distribution of development coming forwards in this plan period
- Option 2 – in line with each settlement's usual resident population
- Option 3 – in line with the number of households in each settlement
- Option 4 – services and facilities led
- Option 5 – constraints led
- Option 6 – minimising impact on the Green Belt
- Option 7 – opportunity led
- Option 8 – hybrid approach

**C.53** Options 1, 2 and 3 are provided as a comparator Options to provide a basis from which to compare Options 4 to 8 against. Options 4 to 7 had different focuses of approach, (be it services and facilities led, constraints led, Green Belt led, or opportunity led).

**C.54** For the initial Publication Draft SADPD, three options for the distribution of safeguarded land were identified that were based on the initial preferred option (Option 7) for the LSC spatial distribution of development. However, as the approach to how development is distributed around the LSCs has been revised and a new preferred option identified for the



Revised Publication Draft SADPD, the three options identified at the initial Publication Draft stage are no longer considered to be reasonable alternatives. These have therefore not been included in this Report.

**C.55** The options for safeguarded land distribution needed to take into account the vision and strategic priorities of the LPS, and be achievable. Table C.23 explains in further detail the eight options that were subject to testing.

**Table C.23 Initial safeguarded land options**

Option	Description	Reasoning
1: Development coming forward	This alternative would distribute the safeguarded land proportionately to each LSC, in line with the levels of development coming forwards in LSCs in this plan period (2010-2030).	<p>The approach takes the levels of completions and commitments (housing and employment land) for each inset LSC as a proportion of the completions and commitments for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
2: Population	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using the latest available population data from the ONS 2018 mid-year population estimates for small areas (October 2019 release).	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the total population in each settlement as a proportion of the total population in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
3: Households	This alternative would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using data on households from the Census 2011.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the number of households in each settlement as a proportion of the total number of households in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>This Option provides a comparator for Options 4 to 8.</p>
4: Services and facilities	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of services and facilities in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the number of facilities and services in each settlement as a proportion of the total number of facilities and services in all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p>



Option	Description	Reasoning
		<p>The services and facilities for each settlement considered were adapted from the 'Determining the Settlement Hierarchy' paper<sup>(108)</sup> to make it more appropriate for the LSCs.</p> <p>The approach assumes that the more services and facilities a settlement has the more safeguarded land it could accommodate.</p>
5: Constraints	This alternative would distribute the safeguarded land proportionately to each LSC according to the share of constraints present in each settlement.	<p>The approach takes the total constraints score for each settlement as a proportion of the total constraints score for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The constraints considered were local landscape designations, nature conservation, historic environment, flood risk, and Best and Most Versatile agricultural land.</p> <p>The approach assumes that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land.</p>
6: Green Belt	This alternative would distribute safeguarded land to each LSC in a manner to that minimises the impact on the Green Belt.	<p>The approach considers the outcomes of the Green Belt Assessment Update 2015 ("GBAU") and assumes that settlements surrounded by Green Belt land that makes a lower contribution to the purposes of Green Belt have the potential to accommodate a greater level of safeguarded land.</p> <p>The approach takes the Green Belt impact score for each settlement as a proportion of the total Green Belt impact score for all inset LSCs and uses these proportions to distribute the total 13.6ha safeguarded land.</p>
7: Opportunity	This alternative would distribute the safeguarded land proportionately to each LSC according to the level of potential opportunity for development (housing and employment) present in each settlement.	<p>There are constraining factors and policy drivers that have not been factored into this alternative, for example landscape designations, Green Belt and the historic environment.</p> <p>The approach takes the level of potential opportunity in each settlement as a proportion of the total level of potential opportunity for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.</p> <p>The approach assumes that settlements with greater levels of potential development opportunities have the potential to accommodate a greater level of safeguarded land.</p>
8: Hybrid	This alternative seeks to take account of the factors considered in a number of the different options: services and facilities (Option 4), constraints	The mean average of the apportionments under each of these approaches are calculated by summing up the safeguarded land apportionment for each settlement under each of the four options and then divides this figure by four.

108 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/settlement\\_hierarchy\\_study.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx)



Option	Description	Reasoning
	(Option 5) minimising impact on the Green Belt (Option 6) and opportunities (Option 7).	

## Method

**C.56** The sustainability objectives and topics identified in Chapter 2 of this Report, and taken from the SA Scoping Report (June 2017)<sup>(109)</sup> form the basis for the SA work carried out on the eight Options. A comparative appraisal examining the significant effects of the alternatives was carried out using the baseline information (presented in Appendix B of this Report) and any available updated evidence, together with professional judgement where appropriate. Effects are predicated taking into account the criteria in the Regulations;<sup>(110)</sup> (duration, frequency and reversibility of effects are considered, as well as cumulative effects<sup>(111)</sup>). In the appraisal, green shading is used to indicate significant positive effects and red shading is used to indicate significant negative effects. The alternatives are also ranked in terms of relative performance; where it is not possible to differentiate between all alternatives '=' is used. General comments are made on the relative merits of the alternatives where significant effects can't be predicted based on reasonable assumptions. There is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

**C.57** However, as land is safeguarded for development in the future and not allocated for a particular use, at this time, this is reflected in the appraisal outcomes, where relevant. Local Plan review would consider the implications of any safeguarded site, if allocated, for development in the future, and would in itself be subject to SA (or equivalent appraisal) at that time.

## Appraisal findings

**C.58** Tables C.24 to C.32 detail the appraisal findings for each Option, under each specific sustainability topic. Table C.33 summarises the appraisal findings for the Options

## Biodiversity, flora and fauna

Table C.24 Sustainability topic: biodiversity, flora and fauna

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	3	1	3	3	2
Commentary	A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1 Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example Sites of Special Scientific Interest ("SSSIs")), and locally important sites (for example Local Wildlife Sites ("LWSSs")), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and							

109 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/local\\_plan\\_consultations/sustainability\\_appraisal.asp](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/sustainability_appraisal.asp)

110 Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

111 Chapter 5 of this Report



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will determine if the proposed sites for safeguarded land will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or adjacent to them (Chelford is the exception). Therefore Options that focus future development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct future development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Future development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that all of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Alderley Edge), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with all of the Options.</p> <p>Looking at the Options, Option 1, which does not take into consideration environmental constraints, is likely to have a negative effect on biodiversity, flora and fauna at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar, with no consideration given to environmental constraints. These Options are likely to have a negative effect on biodiversity, flora and fauna at those LSCs with relatively high population and household figures, with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is likely to have a negative effect on biodiversity, flora and fauna at those LSCs with a greater range of services and facilities, such as Alderley Edge.</p> <p>Option 5 proposes less safeguarded land for those LSCs that are subject to constraints (including environmental), on a proportionate basis. The majority of LSCs are located adjacent or close to nature conservation designations, with the exception of Chelford. Therefore it is considered that Option 5 is likely to have a negative effect on biodiversity, flora and fauna but to a lesser extent than the other Options under consideration.</p> <p>Option 6 is likely to have a greater negative effect on biodiversity, flora and fauna at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on biodiversity, flora and fauna at those settlements that have more development opportunities, such as Prestbury and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers environmental constraints, they do not form the main basis for the Option, as other considerations are also taken into account in the planning balance. Therefore it is possible that safeguarding could occur close to LSCs with nature designations, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity" seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective. Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough,</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account it is found that Option 5 is the best performing under this sustainability topic, as the consideration of environmental constraints forms the basis of this Option. Option 8 performs relatively well as it also takes into account environmental constraints, but this Option also considers other factors, which could result in safeguarding close to nature conservation designations. It is difficult to differentiate between Options 1, 2, 3, 4, 6 and 7 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Population and human health

Table C.25 Sustainability topic: population and human health

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more land a settlement has for future growth could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, Option 1 is based on the levels of housing completions and commitments, and employment land take-up and supply, for the LSCs. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Mobberley, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Bollington.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar. If the critical mass for further infrastructure provision not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Bollington.</p> <p>Option 4 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more safeguarded land it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, providing the opportunity to reduce the reliance on private vehicles and take part in active travel; this would provide a positive effect for this Option.</p> <p>Option 5 is based on the share of constraints a settlement has, whereby it is assumed that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land. If the critical mass for further infrastructure provision not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Alderley Edge, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Chelford.</p> <p>Option 6 looks to provide more safeguarded land at the settlements that make a lower contribution to the purposes of the Green Belt. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Mobberley, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 7 looks to provide more safeguarded land at the settlements that have more development opportunities. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Option 8 takes into account several factors, including services and facilities (Option 4) and therefore performs slightly better than Options 1, 2, 3, 5, 6 and 7. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, Option 4 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, with its opportunities for active travel and resulting health benefits. Option 8 performs relatively well as it takes into account services and facilities, but these do not form the main basis of the option as other factors are also considered. It is difficult to differentiate between Options 1, 2, 3, 6 and 7 and as they all perform similarly, and relatively well, as they allow for some safeguarding in all of the LSCs, which in turn could provide the required infrastructure. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Water and soil

Table C.26 Sustainability topic: water and soil

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	3	1	3	3	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus future development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct future development to other parts of the Borough. In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct future development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct future development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as Best and Most Versatile ("BMV"). Chelford has Grade 2 BMV agricultural land adjacent, therefore Options that direct future development to this area have a greater likelihood of a negative effect on soil, compared to those that direct future development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of future development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, Option 1, which does not take into consideration agricultural land quality, flood risk or the potential development of greenfield land, is likely to have a negative effect on water and soil at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to agricultural land quality, flood risk and the development of greenfield land. These Options are likely to have a negative effect on water and soil at those LSCs with relatively high populations and household figures, with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed. However, there are areas of Grade 2 agricultural land adjacent to this Chelford, and therefore the significance of the effect could be greater.</p> <p>Option 4 is likely to have a greater negative effect on water and soil through the loss of greenfield/agricultural land and a potential increase in flood risk at the settlements with a greater range of services and facilities, which includes Alderley Edge.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 5 proposes less safeguarded land for those LSCs that are subject to constraints (including BMV agricultural land and flood risk), on a proportionate basis. However, it is acknowledged that, due to the Borough-wide dispersal of BMV agricultural land and areas at risk of flooding, it is unlikely that they could be avoided altogether. Therefore it is considered that Option 5 is likely to have a negative effect on water and soil, but to a lesser extent than the other Options under consideration.</p> <p>Option 6 is likely to have a greater negative effect on water and soil through the safeguarding of greenfield/agricultural land and a potential increase in flood risk at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on water and soil through the safeguarding of greenfield/agricultural land and a potential increase in flood risk at the settlements that have more development opportunities, such as Prestbury and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers environmental constraints, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur close to LSCs with BMV agricultural land and flood risk areas, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account it is found that Option 5 is the best performing under this sustainability topic, as the consideration of agricultural land quality and flood risk forms the basis of this Option. Option 8 performs relatively well as it also takes into account agricultural land quality and flood risk, but this Option also considers other factors, which could result in future development close to BMV agricultural land or areas at risk of flooding. It is difficult to differentiate between Options 1, 2, 3, 4, 6 and 7 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. As a precautionary approach it is considered that there is an overall potential for a negative effect, however it is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Air

Table C.27 Sustainability topic: air

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options have the potential for a negative effect on atmospheric pollution as they seek to safeguard land that may be developed for housing or employment uses in the future. Road traffic is one of the main causes of air quality issues in Cheshire East,<sup>(112)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct future development away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct future development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel.</p> <p>Looking at the Options, Option 1, which does not take into consideration the amount of services and facilities a settlement has, is likely to have a negative effect on air quality at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to the amount of services and facilities a settlement has. These Options are likely to have a negative effect on air quality at those LSCs with relatively high populations and household figures as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed</p> <p>Option 4 is based on the proportion of services and facilities a settlement has. This could reduce the need to travel by private vehicle in settlements such as Alderley Edge, and therefore is likely to have a positive effect on air quality.</p> <p>Option 5 is likely to have a negative effect on air quality for those settlements that are subject to the most environmental constraints, such as Chelford.</p> <p>Option 6 is likely to have a greater negative effect on air quality at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on air quality at those settlements that have more development opportunities, such as Prestbury and Chelford.</p>							

112 Local Air Quality Strategy for Cheshire East Council  
2018 [https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Although Option 8, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 3, 5, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reduce atmospheric pollution. Option 8 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers other factors, which could result in future development in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 3, 5, 6 and 7 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Climatic factors

Table C.28 Sustainability topic: climatic factors

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	=	=	=	=	=	=	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>All of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change" seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Policies ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account, all of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure through future development. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>							



## Transport

Table C.29 Sustainability topic: transport

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion.</p> <p>Looking at the Options, Option 1, which does not take into consideration the amount of services and facilities a settlement has, is likely to have a negative effect on congestion at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to the amount of services and facilities a settlement has. These Options are likely to have a negative effect on congestion at those LSCs with relatively high populations and household figures, as residents would need to travel by private vehicle in order to access a greater range of services and facilities. There is a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is based on the proportion of services and facilities a settlement has, which could reduce the need to travel by private vehicle in settlements such as Alderley Edge and therefore is likely to have a positive effect on congestion.</p> <p>Option 5 is likely to have a negative effect on congestion for those settlements that are subject to the most environmental constraints such as Alderley Edge.</p> <p>Option 6 is likely to have a greater negative effect on congestion at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on congestion at those settlements that have more development opportunities, such as Prestbury, and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers the amount of services and facilities a settlement has, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur in areas where there are few services and facilities, and hence the need to travel is not reduced, although this is considered to be less likely than with Options 1, 2, 3, 5, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Taking the above into account it is found that Option 4 is the best performing under this sustainability topic as the consideration of the proportion of services and facilities a settlement has forms the basis of this Option, with the opportunity to reduce the need to travel by private vehicle and reducing congestion. Option 8 performs relatively well as it also takes into account the amount of services and facilities a settlement has, but this Option also considers other factors, which could result in future development in settlements that have relatively few services or facilities. It is difficult to differentiate between Options 1, 2, 3, 5, 6 and 7 as they all perform similarly. It should be noted, however, that all Options have the potential for a negative effect on congestion as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options are likely to have a significant negative effect on this topic.</p>							



## Cultural heritage and landscape

Table C.30 Sustainability topic: cultural heritage and landscape

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	3	1	3	3	2
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus future development in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct future development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of future development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, Option 1, which does not take into consideration heritage or landscape constraints, is likely to have a negative effect on the landscape and historic environment at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar with no consideration given to heritage or landscape constraints. Therefore these Options are likely to have a negative effect on the landscape and historic environment at those LSCs with relatively high populations and household figures, with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is likely to have a greater negative effect on cultural heritage and landscape at those settlements with a greater range of services and facilities, such as Alderley Edge.</p> <p>Option 5 proposes less safeguarded land at those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis. However, it is acknowledged that, due to the extensiveness of the Borough's historic environment, it is unlikely that it could be avoided altogether; certain LSCs will be more sensitive as they have, for example, at least one Conservation Area (Alderley Edge, Bollington, Disley, Mobberley, and Prestbury). LLDAs are generally located around the north of the Borough, which has meant that, taking into account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) are the most sensitive under this Option. It is also likely that there will be a safeguarding of greenfield land on the edge of settlements.</p> <p>Option 6 is likely to have a greater negative effect on the historic environment and landscape through the safeguarding of greenfield land at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater negative effect on cultural heritage and landscape at the settlements that have more development opportunities, such as Prestbury and Chelford.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Although Option 8, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that future development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets".</p> <p>Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Option 5 is the best performing under this sustainability topic, as the consideration of the historic environment and landscape constraints forms the basis of this Option. Option 8 performs relatively well as it also takes into account the historic environment and landscape constraints, but this Option also considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs. It is difficult to differentiate between Options 1, 2, 3, 4, 6 and 7 as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Social inclusiveness

Table C.31 Sustainability topic: social inclusiveness

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	3	3	3	1	3	3	3	2
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct future development to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct future development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>Looking at the Options, Option 1 is based on the levels of housing completions and commitments, and employment land take-up and supply, for the LSCs. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Mobberley, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Bollington.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Bollington.</p> <p>Option 4 is based on the share of services and facilities a settlement has, whereby it is assumed that the larger the proportion of services and facilities a settlement contains, the more safeguarded land it can accommodate. As the LSCs are relatively small scale, it is likely that these services and facilities are in walking/cycling distance, making them more accessible for community members and more socially inclusive; this would provide a positive effect for this Option.</p> <p>Option 5 is based on the share of constraints a settlement has, whereby it is assumed that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Alderley Edge, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Chelford.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 6 looks to provide more safeguarded land at the settlements that make a lower contribution to the purposes of the Green Belt. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Mobberley, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusive at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Option 7 looks to provide more safeguarded land at the settlements that make have more development opportunities. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there would be a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as, Prestbury.</p> <p>Option 8 takes into account several factors, including services and facilities (Option 4) and therefore performs slightly better than Options 1, 2, 3, 5, 6 and 7. If the critical mass for further infrastructure provision to enable communities to become more socially inclusive is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Bollington, for example, as less safeguarded land is proposed. If, however, the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p> <p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, Option 4 is the best performing under this sustainability topic, as the consideration of the proportion of existing services and facilities forms the basis of this Option, which could reduce social exclusion as a result of not needing to travel as much, if at all. Option</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>8 performs relatively well as it takes into account services and facilities, but these do not form the main basis of the option as other factors are also considered. It is difficult to differentiate between Options 1, 2, 3, 5, 6, and 7 as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure to enable communities to become more socially inclusive. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Economic development

Table C.32 Sustainability topic: economic development

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Rank and significance	1	1	1	1	3	1	1	2
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options could provide an element of housing (and employment) growth if required in the future and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example, green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct future development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus future development in such areas are likely to have a greater positive effect on economic development, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, Option 1, which does not take into consideration heritage or landscape constraints, is likely to have a positive effect on the economic development at those LSCs that have relatively higher levels of housing completions and commitments, and employment land take-up and supply, with potentially a less significant effect at Mobberley, as less safeguarded land is proposed.</p> <p>The proposed distribution in both Options 2 and 3 is fairly similar and do not take into account landscape and heritage constraints. These Options are likely to have a positive effect on economic development at those LSCs with relatively high populations and household figures with a potentially less significant effect at Chelford, for example, as less safeguarded land is proposed.</p> <p>Option 4 is likely to have a greater positive effect on economic development at the settlements with a greater range of services and facilities, such as Alderley Edge.</p> <p>Option 5 proposes less development for those LSCs that are subject to constraints (including heritage and landscape), on a proportionate basis, and is likely to have a negative effect at the settlements that have, for example, at least one Conservation Area (Alderley Edge, Bollington, Disley, Mobberley, and Prestbury), or have LLDAs present (Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury), as there is a reduced ability to provide a pleasant environment for businesses. LLDAs are generally located around the north of the Borough, which has meant that, taking into account heritage assets, four LSCs (Alderley Edge, Bollington, Mobberley, and Prestbury) are the most sensitive under this Option.</p>							



	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
	<p>Option 6 is likely to have a greater positive effect on economic development at those settlements that make a lower contribution to the purposes of Green Belt, such as Prestbury and Alderley Edge.</p> <p>Option 7 is likely to have a greater positive effect on economic development at the settlements that have more development opportunities, such as Prestbury, and Chelford.</p> <p>Although Option 8, being a hybrid approach, considers the historic environment and landscape, they do not form the main basis for the option, as other considerations are also taken into account in the planning balance. Therefore it is possible that development could occur close to LSCs with LLDAs and Conservation Areas, for example, although this is considered to be less likely than with Options 1, 2, 3, 4, 6 and 7.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7 "Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of centres. Proposed SADPD Policies RET 10 "Crewe town centre" and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account it is found that Options 1, 2, 3, 4, 6 and 7 are the best performing under this sustainability topic as they provide the conditions to enable future economic development to take place across a wider section of the Borough. Option 8 performs fairly well as, although it takes into account the historic environment and landscape constraints, the Option also considers other factors, which could result in development proposals close to Conservation Areas for example, or LLDAs, providing a pleasing environment for business growth. Option 5 performs the least well as it restricts the potential for future economic development (in terms of providing a pleasant environment for businesses) for a wider area of the Borough. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>							



## Summary findings and conclusion for initial Options

Table C.33 Summary of appraisal findings: initial safeguarded land Options

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Biodiversity, flora and fauna	3	3	3	3	1	3	3	2
Population and human health	3	3	3	1	3	3	3	2
Water and soil	3	3	3	3	1	3	3	2
Air	3	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=	=
Transport	3	3	3	1	3	3	3	2
Cultural heritage and landscape	3	3	3	3	1	3	3	2
Social inclusiveness	3	3	3	1	3	3	3	2
Economic development	1	1	1	1	3	1	1	2

**C.59** The appraisal found no significant differences between the Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.

**C.60** Option 1 spreads safeguarded land around the LSCs in relation to the distribution of development coming forwards in this plan period, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**C.61** Options 2 and 3 spread safeguarded land around the LSCs in relation to population and household figures, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.

**C.62** Option 4 spreads safeguarded land around the LSCs in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on



water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.

**C.63** Option 5 constrains safeguarded land in those LSCs that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, air quality, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts future growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.64** Option 6 seeks to minimise the impact on the Green Belt, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those LSCs that make a lower contribution to the purposes of Green Belt. Mitigation is available through LPS and proposed SADPD policies. This Option has potential for a positive effect against topics relating to economic development, population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.65** Option 7 spreads safeguarded land around the LSCs in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

**C.66** Option 8 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.

**C.67** In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the safeguarded land is distributed; however, none of the Options are likely to have a significant negative effect given the amount of safeguarded land proposed.



There were no significant differences between Options 1, 2, 3, 6 and 7. Although Option 4 was the best performing under five sustainability topics, Option 8 performs well across the majority of topics. While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more safeguarded land in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development.

**C.68** It is worth reiterating that there is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

### Revised safeguarded land Options

**C.69** The selection of sites is considered in each of the individual settlement reports, which look to identify sufficient suitable sites to meet each settlement's requirement under the initial preferred option. The relevant settlement reports are:

- Alderley Edge Settlement Report [ED 21]
- Bollington Settlement Report [ED 24]
- Chelford Settlement Report [ED 26]
- Disley Settlement Report [ED 29]
- Mobberley Settlement Report [ED 37]
- Prestbury Settlement Report [ED 40]

**C.70** These demonstrate that there are sufficient suitable sites available in Alderley Edge, Bollington, Disley and Prestbury to meet the initial safeguarded land distribution for each of those settlements.

**C.71** There are also sufficient suitable sites in Chelford; however the available sites are significantly larger than Chelford's initial requirement. The sites have been subdivided where possible, but they are still large and the NPPF requirement to define Green Belt boundaries clearly, "using physical features that are readily recognisable and likely to be permanent" means that they cannot be reduced in size further.

**C.72** In Mobberley, a number of the sites make a major contribution to the purposes of Green Belt and are important in maintaining the separation with Knutsford. There is also the issue of aircraft noise, which is likely to preclude future residential development on a large proportion of the available sites. There are also a number of sites that would not be suitable for future development due to their importance in maintaining the setting of heritage assets.



**C.73** Once the initial distribution was tested through the settlement reports, it was concluded that Mobberley cannot accommodate any safeguarded land; and Chelford can accommodate 0.58ha (although there are further suitable sites in Chelford that could be identified, but these are larger than its requirement).

**C.74** There remains an unmet requirement of 4.13ha (2.16ha in Mobberley and 1.97ha in Chelford). This is due to there being no suitable sites in Mobberley and the remaining suitable sites in Chelford being too large for the remaining Chelford requirement (and not suitable for further subdivision).

**C.75** At this point further consideration was given as to how the matter could be addressed, which led to the development of four revised Options as shown in Table C.34.

**Table C.34 Revised safeguarded land options**

Option	Description	Reasoning
A: Do not designate the full quantum of safeguarded land	This alternative is effectively a 'do nothing' option, which would leave the unmet requirement as an unmet requirement.	<p>This would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. However, Chelford's requirement would be reduced to reflect site availability and Mobberley would receive no safeguarded land. This approach would not enable the full 200ha of safeguarded land to be identified, as specified in the LPS.</p> <p>This option is not considered to be a reasonable approach to take as a sufficient degree of permanence may not be given to Green Belt boundaries and the overall safeguarded land requirement for the borough would not be met. As such, this option was not considered further through the sustainability appraisal process.</p>
B: Redistribute Mobberley unmet requirement to Chelford	This alternative would take the unmet requirement from Mobberley and redistribute it to Chelford.	<p>This option recognises that, whilst there are no suitable sites for designation as safeguarded land in Mobberley, there are suitable sites in Chelford (although too large to be designated as safeguarded land given Chelford's apportionment under the initial preferred option).</p> <p>It would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. Mobberley would receive no safeguarded land, reflecting the lack of available sites and Chelford would receive 4.71ha.</p>
C: Redistribute to the settlement(s) with the most appropriate further site(s) available	This alternative would redistribute the unmet requirement from Mobberley and Chelford to the most appropriate site, following the application of the site selection methodology.	<p>This option would review the settlement reports for Alderley Edge, Bollington, Chelford, Disley and Prestbury to create a list of sites that were considered in the settlement reports but not recommended for identification as safeguarded land to meet the requirements set out under the initial preferred option.</p> <p>The site selection methodology would then be employed across all of these sites (rather than on a settlement-by- settlement basis) to determine which of the sites would be most appropriate for designation as safeguarded land. The unmet requirement would then be redistributed to settlements according to the sites selected.</p>



Option	Description	Reasoning
D: Redistribute proportionately to those settlements that have further suitable sites	Option D(i) would involve the redistribution of Mobberley's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Chelford, Disley and Prestbury.	<p>Each of the inset LSCs (other than Mobberley) would receive a small increase in their safeguarded land requirement, whilst Mobberley would receive no safeguarded land, reflecting the lack of suitable sites.</p> <p>There are further suitable sites in Chelford, but these were not appropriate under the initial preferred option as there is no scope for further subdivision and designation of a further site would have resulted in a significant over-provision of safeguarded land against the requirement.</p> <p>Therefore, this option is not considered to be a reasonable approach to take as the overall safeguarded land requirement for the borough would either not be met, or would be exceeded. As such, this option was not considered further through the sustainability appraisal process.</p>
	Option D(ii) would redistribute Mobberley's and Chelford's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Disley and Prestbury.	The approach under option D(ii) takes the amount of safeguarded land proposed in each of Alderley Edge, Bollington, Chelford, Disley and Prestbury as a proportion of the total amount of safeguarded land proposed in those settlements under the initial preferred option. These proportions are then used to redistribute the 4.13ha unmet requirement from Chelford and Mobberley. Under this approach, Chelford would retain 0.58ha safeguarded land in the revised distribution, recognising that a suitable site can be found to accommodate this level of safeguarded land.

## Method

**C.76** The method used for the appraisal of the revised safeguarded land options is the same as that used for the initial safeguarded land options.

## Appraisal findings

**C.77** Tables C.35 to C.43 detail the appraisal findings for each Option, under each specific sustainability topic. Table C.44 summarises the appraisal findings for the Options.

## Biodiversity, flora and fauna

Table C.35 Sustainability topic: biodiversity, flora and fauna

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1 Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example SSSIs), and locally important sites (for example LWS), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will determine if the proposed sites for safeguarded land will have a significant effect on European Sites. International, national, and local nature conservation designations are located throughout the Borough, with the majority of LSCs located in and/or		



	Option B	Option C	Option D(ii)
	<p>adjacent to them (Chelford is the exception). Therefore Options that focus future development in or near these areas have a greater likelihood of negative effects on biodiversity, flora, and fauna, compared to those that direct future development to other parts of the Borough. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land (and as a result, green infrastructure), which can provide valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. The site selection process has also tried to minimise the loss of greenfield land wherever possible. Future development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can also disturb wildlife. It is likely that all of the Options could result in an increase in traffic, although the impact may be lessened slightly where settlements have good access to services and facilities (for example Alderley Edge), providing the opportunity to reduce the need to travel. There can also be an increase in disturbance of biodiversity and geodiversity as a result of recreational activity, which is likely to occur with all of the Options.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford is relatively unconstrained in respect of international, national and local nature conservation designations (the other relevant LSCs are located in and/or adjacent to nature conservation designations), which is likely to have a less significant negative effect.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. However, Prestbury is fairly constrained in respect of local nature conservation designations, which is likely to have a more significant negative effect.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 3 "Biodiversity and Geodiversity" seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective.</p> <p>Proposed SADPD Policy ENV 1 "Ecological network" provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough, whilst proposed SADPD Policy ENV 2 "Ecological implementation" introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided.</p> <p>Mitigation could be also provided through proposed SADPD Policy ENV 7 "Climate change", which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths", which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife.</p> <p>Taking the above into account it is found that Options B and C are the best performing under this sustainability topic, as they direct the greatest amount of safeguarded land to Chelford, which is relatively unconstrained in terms of nature conservation designations. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Population and human health

Table C.36 Sustainability topic: population and human health

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk of cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services. In this context the more land a settlement has for future growth could potentially mean that there are more opportunities to provide infrastructure (and therefore enhanced positive effects) to enable healthy and active lifestyles. However, if this critical mass is not reached there will be a resulting increase in pressure on existing services.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Bollington, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, for example Chelford.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on population and human health) then there is a potentially less significant effect at Chelford, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on population and human health at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SC 3 "Health and Well-Being" seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with proposed SADPD Policy REC 1 "Green/open space protection" looking to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation implementation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary.</p> <p>Taking the above into account, It is difficult to differentiate between Options B, C and D(ii) and as they all perform similarly, and relatively well, as they allow for some safeguarding in all of the LSCs, which in turn could provide the required infrastructure. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Water and soil

Table C.37 Sustainability topic: water and soil

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	<p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are improving in ecological river quality and slightly declining in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. Apart from Chelford and Disley, all of the LSCs have some areas that are at risk from flooding, therefore Options that focus future development in or near these areas have greater likelihood of a negative effect on water (in relation to managing flood risk), compared to those that direct future development to other parts of the Borough. In terms of water supply and waste water, it is the statutory duty of water providers to make sure that adequate water supply and waste water infrastructure are provided for in a development. United Utilities have indicated that their wastewater infrastructure is under pressure in Bollington and Prestbury, but do not raise an outright objection. Therefore Options that direct future development to these settlements have a greater likelihood of a negative effect on water resources, compared to those that direct future development to other parts of the Borough.</p> <p>There is a lack of available/suitable brownfield land in and around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The LSCs are predominantly surrounded by Grade 3 agricultural land, however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as BMV. Chelford has Grade 2 BMV agricultural land adjacent, therefore Options that direct future development to this area have a greater likelihood of a negative effect on soil, compared to those that direct future development to other parts of the Borough. The amount of household waste being collected has decreased over the past year (Appendix B of this Report), however 51.6% of this was sent for recycling and composting. This is likely to increase during the Plan period, however the distribution of future development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough, therefore it is unlikely that any of the Options could avoid these areas, which is likely to have a negative effect on mineral supply.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford is surrounded by areas that have less risk of flooding than many of the other relevant LSCs and has not been identified as an area under pressure in respect of wastewater infrastructure, which is likely to have a less significant negative effect. However, Chelford does have areas of Grade 2 agricultural land adjacent to the settlement, so the significance of the effect could be greater.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. However, as Prestbury has been identified as an area under pressure in respect of wastewater infrastructure and has areas at risk of flooding, there is potentially a more significant negative effect here. Although Chelford receives the smallest amount of safeguarded land under this option, the settlement has areas of Grade 2 agricultural land adjacent, which could increase the significance of the effect.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 13 "Flood Risk and Water Management" looks to reduce flood risk, and avoid an adverse impact on water quality and quantity. Proposed SADPD Policy ENV 16 "Surface water management and flood risk" seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 "Sustainable Development in Cheshire East", SD 2 "Sustainable Development Principles", and SE 2 "Efficient Use of Land" set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Proposed SADPD</p>		



	Option B	Option C	Option D(ii)
	<p>Policy RUR 5 "Best and most versatile agricultural land" seeks to avoid the loss of BMV and requires mitigation where loss is unavoidable. LPS Policy SE 2 "Efficient Use of Land" encourages the redevelopment/re-use of previously developed land and buildings. LPS Policy SE 11 "Sustainable Management of Waste" looks to manage waste sustainably through several measures including use of the Waste Hierarchy. A separate Minerals and Waste Development Plan Document is being prepared that will include specific policies and the allocation of sites for waste development in Cheshire East.</p> <p>Taking the above into account it is found that Options B and C are the best performing under this sustainability topic, as they direct the greatest amount of safeguarded land to Chelford, which is less constrained in relation to flood risk and is not under pressure in relation to wastewater infrastructure. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. As a precautionary approach it is considered that there is an overall potential for a negative effect, however it is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Air

Table C.38 Sustainability topic: air

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	<p>A key consideration is atmospheric pollution, which is likely to arise as a result of increased traffic through the delivery of housing and employment. Therefore all Options have the potential for a negative effect on atmospheric pollution as they seek to safeguard land that may be developed for housing or employment uses in the future. Road traffic is one of the main causes of air quality issues in Cheshire East,<sup>(113)</sup> with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 19 AQMAs located around the Borough, with Disley being the only LSC to have had one declared (A6 Market Street). Therefore Options that direct future development away from this settlement have a greater likelihood of a positive effect on air quality, compared to those that direct future development to Disley. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and a good range of services and facilities (for example Alderley Edge) have a greater likelihood of a positive effect on air quality, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Disley, which has a declared AQMA, has been allocated an amount of safeguarded land, so the significance of the effect could be greater.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. Prestbury, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Disley, which has a declared AQMA, has been allocated an amount of safeguarded land (more than Options B and C), so the significance of the effect could be greater.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 "Sustainable Travel and Transport" encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy ENV 12 "Air quality" seeks to make sure that any impact on local air quality is mitigated, whilst proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that it is found that Options B and C are the best performing under this sustainability topic, as they direct the least amount of safeguarded land to Disley, which contains an AQMA. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and</p>		

113 Local Air Quality Strategy for Cheshire East Council  
2018 [https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)



	Option B	Option C	Option D(ii)
	<p>specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Climatic factors

Table C.39 Sustainability topic: climatic factors

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 15% between 2013 and 2017 (the latest year for which data are available), though most of this change occurred during 2013-14; a reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>All of the Options have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy SE 8 "Renewable and Low Carbon Energy" seeks to support such schemes, whilst LPS Policy SE 9 "Energy Efficient Development" looks to achieve high energy efficiency ratings. Proposed SADPD Policy ENV 7 "Climate change" seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts, with proposed SADPD Policy ENV 8 "District heating network priority areas" identifying District Heating Priority Areas in Crewe and Macclesfield. Proposed SADPD Policies ENV 9 "Wind energy", ENV 10 "Solar energy", and ENV 11 "Proposals for battery energy storage systems" provide policy for different types of renewable energy, acknowledging that they have different locational requirements.</p> <p>Taking the above into account all of the Options perform equally as they have some potential to support renewable or low carbon energy infrastructure through future development. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p>		



## Transport

Table C.40 Sustainability topic: transport

	Option B	Option C	Option D(ii)
Rank and significance	1	1	2
Commentary	<p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2018 is still higher than the totals for 2009-13. Generally, locating housing where there is sustainable transport (and existing services and facilities) provides the opportunity to reduce the reliance on private vehicles. Therefore Options that focus future development in areas that have good access to public transport, with opportunities for walking and cycling, and existing services and facilities, have a greater likelihood of a positive effect on congestion, compared to those that direct future development to other parts of the Borough. Future development could also include the provision of employment land, which provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. Chelford, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Bollington, which does not have a Railway Station, has been allocated an amount of safeguarded land, so the significance of the effect could be greater.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, with Prestbury proposed to have the greatest amount of safeguarded land. Prestbury, as with the other relevant LSCs (except Bollington) has a Railway Station to provide access to sustainable transport modes, which is likely to have a less significant negative effect. However, Bollington, which does not have a Railway Station has been allocated an amount of safeguarded land (more than Options B and C), so the significance of the effect could be greater.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, bridleways and footpaths.</p> <p>Taking the above into account it is found that it is found that Options B and C are the best performing under this sustainability topic, as they direct the least amount of safeguarded land to Bollington, which does not have a Railway Station. It should be noted, however, that all Options have the potential for a negative effect on air quality as a result of the potential for increased traffic. It should be noted, however, that all Options have the potential for a negative effect on congestion as a result of the potential for increased traffic. There is also an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options are likely to have a significant negative effect on this topic.</p>		



## Cultural heritage and landscape

Table C.41 Sustainability topic: cultural heritage and landscape

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These are present in all of the LSCs and include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic. Therefore Options that focus future development in such areas are likely to have a greater negative effect on the historic environment, compared to those that direct future development to other parts of the Borough.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of future development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on landscape, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same and have the potential for a negative effect at all the LSCs, with a potential greater negative effect at Chelford as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Bollington, as less safeguarded land is proposed.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, and has the potential for negative effects at all the LSCs, with potential greater negative effects at Prestbury as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Chelford, as less safeguarded land is proposed.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. There are several Policies that seeks to protect the historic environment including, LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 2 "Heritage at risk", HER 3 "Conservation areas", HER 4 "Listed buildings", and HER 7 "Non-designated heritage assets".</p> <p>Proposed SADPD Policy HER 5 "Registered parks and gardens" looks to respect the character, setting and appearance of such assets, with proposed SADPD Policy HER 6 "Historic battlefields" seeking to protect the historic significance, appearance, integrity and setting of battlefields. Proposed SADPD Policy HER 8 "Archaeology" seeks to protect the heritage assets or mitigate harm, whilst proposed SADPD Policy HER 9 "World heritage site" has a presumption against development that would harm the Outstanding Universal Value of such assets. LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 4 "River corridors" looks to protect and enhance river corridors. Proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that it is difficult to differentiate between Options B, C, and D(ii) as they all perform similarly. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and</p>		



	Option B	Option C	Option D(ii)
	specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.		



## Social inclusiveness

Table C.42 Sustainability topic: social inclusiveness

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion. Therefore Options that direct future development to areas with poor access to public transport, services and facilities are likely to have a greater negative effect on social inclusiveness, compared to those that direct future development to other parts of the Borough.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report).</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same, with the greatest amount of safeguarded land proposed for Chelford. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Bollington, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, for example Chelford.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs. If the critical mass for further infrastructure provision is not reached in any of the settlements, and hence services and facilities will be under pressure (leading to the likelihood of a negative effect on social inclusiveness) then there is a potentially less significant effect at Chelford, as less safeguarded land is proposed. If the critical mass for infrastructure provision is reached then there is the likelihood of a positive effect on social inclusiveness at settlements with more safeguarded land proposed, such as Prestbury.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy CO 1 "Sustainable Travel and Transport" seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 "Enabling Business Growth Through Transport Infrastructure" seeking to minimise the need to travel. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy SC 6 "Rural Exceptions Housing for Local Needs" looks to meet locally identifiable affordable housing need, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" looking to support the vitality of rural settlements. Proposed SADPD Policy RUR 2 "Farm diversification" looks to support the rural economy through the diversification of agricultural businesses in the open countryside, with proposed SADPD Policy RUR 7 "Equestrian development outside of settlement boundaries" looking to support proposals for equestrian development. LPS Policy SC 3 "Health and Well-Being", requires development to be designed to create safe environments, education and skills training should be improved, and existing community infrastructure should be protected, with the provision of a network of community facilities and opportunities to access services. The retention, enhancement and maintenance of community facilities are considered in proposed SADPD Policy REC 5 "Community facilities". In relation to the safety of the environment, proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise the vulnerability and protect people from the impact of a terrorist attack.</p>		



	Option B	Option C	Option D(ii)
	<p>Mitigation could also be provided through LPS Policy SC 4 "Residential Mix" and proposed SADPD Policies HOU 1 "Housing mix", HOU 2 "Specialist housing provision", HOU 3 "Self and custom build dwellings", and HOU 4 "Houses in multiple occupation", which look to provide a mix of housing tenures, types and sizes, with LPS Policy SC 5 "Affordable Homes" seeking the provision of affordable homes as part of residential developments. LPS Policy SC 7 "Gypsies and Travellers and Travelling Showpeople" and proposed SADPD Policies HOU 5a "Gypsy and Traveller site provision" and HOU 5b "Travelling Showperson site provision" seek to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Taking the above into account, it is found that it is difficult to differentiate between Options B, C and D(ii) as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could provide the required infrastructure to enable communities to become more socially inclusive. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		



## Economic development

Table C.43 Sustainability topic: economic development

	Option B	Option C	Option D(ii)
Rank and significance	=	=	=
Commentary	<p>As detailed in Appendix B of this Report the Borough has a high jobs density, with above average skills levels and a relatively high proportion of residents in employment and people employed in professional occupations. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees; all of the Options could provide an element of housing (and employment) growth if required in the future and are therefore likely to have a positive effect on economic development.</p> <p>A more pleasant local environment that includes, for example green/open space and areas of landscape value, has the ability to attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains a number of LLDAs, which are present in Alderley Edge, Bollington, Chelford, Disley, Mobberley, and Prestbury. The precise location of development is not known at this stage and therefore there is uncertainty with regard to the nature and significance of the effects. There is also lack of available/suitable brownfield land around the LSCs, which means that it is likely that all Options will entail the safeguarding of greenfield land on the edge of settlements, which gives rise to an impact on settlement edge landscapes. Therefore Options that focus future development on the edge of settlements are likely to have a greater negative effect on economic development with regards to creating pleasant environments for business growth, compared to those that direct future development to other parts of the Borough. The Borough also has an important tourism offer and historic environment (present in all the LSC's and includes Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report). Therefore Options that focus future development in such areas are likely to have a greater positive effect on economic development, compared to those that direct future development to other parts of the Borough.</p> <p>Looking at the Options, the proposed distribution in Options B and C are the same and have the potential for positive effects at all the relevant LSCs, allowing future growth to support business or housing development, if required, at all the relevant LSCs. There are potential greater positive effects at Chelford as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Bollington, as less safeguarded land is proposed.</p> <p>Option D(ii) would redistribute Chelford and Mobberley's unmet requirement to the other inset LSCs, and has the potential for positive effects at all the relevant LSCs, allowing future growth to support business or housing development if required, at all the relevant LSCs. There is a potential greater positive effect at Prestbury as more safeguarded land is proposed. Conversely, there is the potential for the significance of effects to be reduced at Chelford, as less safeguarded land is proposed.</p> <p>Mitigation could be provided through LPS and proposed SADPD Policies. LPS Policy EG 1 "Economic Prosperity" looks to support employment development in the Borough, with LPS Policy EG 2 "Rural Economy" and proposed SADPD Policy RUR 10 "Employment development in the open countryside" specifically concentrating on employment development in the rural areas. LPS Policy EG 4 "Tourism" seeks to protect and enhance the unique features of the Borough that attract visitors, whilst proposed SADPD Policies RUR 8 "Visitor accommodation outside of settlement boundaries" and RUR 9 "Caravan and camping sites" seek to support tourism development in the rural areas. In terms of town and village centres LPS Policy EG 5 "Promoting a Town Centre Approach to Retail and Commerce" seeks to promote the vitality and viability of town and other centres, along with proposed SADPD Policies RET 1 "Retail hierarchy", and RET 6 "Neighbourhood parades of shops". Proposed SADPD Policies RET 3 "Sequential and impact tests" and RET 7</p>		



	Option B	Option C	Option D(ii)
	<p>"Supporting the vitality of town and retail centres" look to protect and enhance the vitality and viability of centres. Proposed SADPD Policies RET 10 "Crewe town centre" and RET 11 "Macclesfield town centre and environs" are area specific regeneration policies.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 "The Historic Environment", and proposed SADPD Policies HER 1 "Heritage assets", HER 3 "Conservation areas", HER 4 "Listed buildings", HER 5 "Registered parks and gardens", HER 6 "Historic battlefields", and HER 7 "Non-designated heritage assets". LPS Policy SE 4 "The Landscape" looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Proposed SADPD policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 "Landscaping" seeks to secure landscaping schemes as part of development proposals.</p> <p>Taking the above into account, it is found that it is difficult to differentiate between Options B, C and D(ii) as they all perform similarly, and relatively well, as they allow for some growth in all of the LSCs, which in turn could support future business and housing development, if required. It should be noted, however, that there is an element of uncertainty for all Options as land is safeguarded for future development and it would be for future Local Plans (and associated appraisal processes) to provide further detail on the location and specific land uses should the land be required for development at that time. It is considered that there is suitable mitigation provided through LPS and proposed SADPD Policies and available at implementation level to reduce the likelihood that the Options would have a significant negative effect on this topic.</p>		

## Summary findings and conclusion for revised Options

Table C.44 Summary of appraisal findings: revised safeguarded land Options

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

**C.78** In conclusion, the appraisal found that at a strategic level it is difficult to point to any significant differences between the Options in terms of the overall nature and significance of effects. This is due, in part, to the level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for. However, notably, the appraisal identified that Options B



(redistribute Mobberley unmet requirement to Chelford) and C (redistribute to the settlements with the most appropriate further sites available), both of which have the same distribution, performed better in the appraisal relating to the following topics:

- biodiversity, flora and fauna, as Chelford is relatively unconstrained in respect of international, national and local nature conservation designations
- water, as Chelford is surrounded by areas that have less risk of flooding than many of the LSCs
- air, as Chelford does not have an AQMA whereas Disley does
- transport, as Chelford has a Railway Station, whereas Bollington does not

**C.79** While there are likely to be differences between the Options in terms of the significance of effects for individual settlements, these are unlikely to be of significance overall when considered at a strategic plan level. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise nature and location of development.



## Appendix D: Alternatives for policy themes

**D.1** This Appendix seeks to demonstrate that the approach taken to the appraisal of policy alternatives is justified, reasonable and proportionate. Most of the proposed Revised Publication Draft SADPD policies are derived from or are related to policies in the LPS; these LPS policies have already been subject to SA through the development of the LPS. Each of the policy themes covered by the Revised Publication Draft SADPD is discussed below; for the majority of policy themes, there is little to be gained from a formal alternatives appraisal and it would not be a proportionate approach to take. For the minority of themes further discussion is needed before it can be concluded that a formal alternatives appraisal is not required.

**D.2** The information in this Appendix is supplemented by the detailed appraisal findings in Chapter 4 of this Report. As part of the appraisal presented in Chapter 4, the proposed policy themes are appraised against the baseline, that is, the 'do nothing option'.

### Planning for growth

**D.3** Chapter 2 of the Revised Publication Draft SADPD presents policy in relation to planning for growth, recognising that the need for new development to meet social and economic objectives must be weighed against environmental and other constraints. Achieving the right balance of development in rural areas is a particular challenge; providing too much risks adversely affecting the character of the countryside – whilst too little will undermine the sustainability of rural settlements. The Council attempts to moderate these competing considerations by enabling some development to progress, proportionate to the scale of the settlements concerned.

**D.4** There are six proposed policies under the planning for growth theme:

- PG 8 "Development at local service centres"
- PG 9 "Settlement boundaries"
- PG 10 "Infill villages"
- PG 12 "Green Belt and safeguarded land boundaries"
- PG 13 "Strategic green gaps boundaries"
- PG 14 "Local green gaps"

**D.5** The proposed policy approach covers the approach to employment and housing development at the LSCs (further information regarding this can be found in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05]). The approach also includes the definition of settlement boundaries and infill villages, and sets out the general approach to development proposals in these areas. Green Belt, safeguarded land and Strategic Green Gaps boundaries are also defined under this proposed policy approach, along with local green gaps/green wedges identified in NDPs.

**D.6** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal appraisal was not warranted. However, in relation to PG 8 "Development at local service centres", it was considered best practice to formally appraise the alternative options for the spatial distribution of development around the LSCs; this



included the options for the distribution of safeguarded land. The formal alternatives appraisals of options for the spatial distribution of development, and options for the distribution of safeguarded land can be found in Appendix C of this Report.

## General requirements

**D.7** Chapter 3 of the Revised Publication Draft SADPD presents policy in relation to general requirements, recognising that there is a need for guidance relating to a number of issues that are universal to nearly all developments. These policies are principally concerned with the public's experience and enjoyment of the public realm. New development inevitably has an impact on its surroundings and therefore should take account of those implications. The Council has assessed the extent to which new developments should provide for local infrastructure and other safeguards or benefits – but in doing so we have also considered the effect that this has on the development itself.

**D.8** There are seven proposed policies under the general requirements theme:

- GEN 1 "Design principles"
- GEN 2 "Security at crowded places"
- GEN 3 "Advertisements"
- GEN 4 "Recovery of forward funded infrastructure costs"
- GEN 5 "Aerodrome safeguarding"
- GEN 6 "Airport public safety zone"
- GEN 7 "Recovery of planning obligations reduced on viability grounds"

**D.9** The proposed policy approach covers the design of development proposals in relation to the minimisation of vulnerability and protection of people from the impact of a terrorist attack. The approach also includes advertisements, the recovery of costs associated with forward funded infrastructure and the recovery of deferred planning obligations reduced on viability grounds. In terms of Manchester Airport, the policy approach looks to protect the operational integrity and safety of the Airport and Manchester Radar, as well as restrict development in the public safety zone of the Airport. General design principles are also included in this policy approach.

**D.10** Of these proposed policies, six are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted. Proposed policy GEN 2 "Security at crowded places" is also based on national guidance. In relation to Manchester Airport, the safeguarding zone is defined on a safeguarding map issued by the Civil Aviation Authority ("CAA"), with the public safety zone also defined by the CAA. Proposals for advertisements (proposed Policy GEN 3 "Advertisements") are guided by national policy and guidance, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and subsequent amendments; therefore the scope for alternative policies is constrained.

**D.11** Formal alternatives appraisal was not warranted.

## Natural environment, climate change and resources

**D.12** Chapter 4 of the Revised Publication Draft SADPD presents policy in relation to the natural environment, climate change and resources recognising that the Borough presents a wide variety of natural resource issues. Cheshire East is a varied Borough – with a diverse



landscape stretching across the Cheshire Plain from the Peak District to the Sandstone ridges. Its intimate river valleys, woods, meres and mosses are intermingled with land affected by current or existing industrialisation. The impact of climate change remains a constant challenge – whilst there are opportunities to mitigate further change through appropriate renewable energy. The Policies of the SADPD seek to capitalise on new opportunities to make the best use of natural resources, whilst managing the impact that new development brings to a complex and sensitive environment.

**D.13** There are 17 proposed policies under the natural environment, climate change and resources theme:

- ENV 1 "Ecological network"
- ENV 2 "Ecological implementation"
- ENV 3 "Landscape character"
- ENV 4 "River corridors"
- ENV 5 "Landscaping"
- ENV 6 "Trees, hedgerows and woodland implementation"
- ENV 7 "Climate change"
- ENV 8 "District heating network priority areas"
- ENV 9 "Wind energy"
- ENV 10 "Solar energy"
- ENV 11 "Proposals for battery energy storage systems"
- ENV 12 "Air quality"
- ENV 13 "Aircraft noise"
- ENV 14 "Light pollution"
- ENV 15 "New development and existing uses"
- ENV 16 "Surface water management and flood risk"
- ENV 17 "Protecting water resources"

**D.14** The proposed policy approach covers several themes; ecology, landscape, trees, woodlands, and hedgerows, energy, pollution, and flood risk and water management. In terms of ecology, the approach covers the protection, conservation, restoration and enhancement of the ecological network, along with the introduction of a mitigation hierarchy that seeks to avoid significant harm to biodiversity and geodiversity. In relation to landscape the approach recognises the different qualities, features and characteristics that contribute to the distinctiveness of the local area; this includes river corridors and landscaping schemes provided as part of development proposals. The retention and protection of trees, woodland and hedgerows are also covered under this proposed policy approach. In terms of energy, the response to climate change and its impacts from development proposals is covered along with energy efficient development (District Heating Network Priority Areas) and renewable energy (wind, solar, and battery energy storage systems). In relation to pollution, the approach includes measures to mitigate impacts with regard to air quality and light pollution from development proposals, as well as the integration of new development with existing uses. Aircraft noise and the impacts on proposed noise sensitive development is also covered under this proposed policy approach. In terms of flood risk and water management, the management of surface water runoff, culverts, and protection of water resources from pollution are included in this policy approach.



**D.15** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted. In addition, national guidance requires opportunities to be identified in plans for decentralised, renewable or low carbon energy supply systems.

## The historic environment

**D.16** Chapter 5 of the Revised Publication Draft SADPD presents policy in relation to the historic environment, recognising that Cheshire has one of the richest historic legacies in the north of England. Renowned for its numerous stately homes and extensive gardens and parkland, the Borough has a magnificent heritage that the SADPD seeks to preserve and enhance. Heritage plays an important part of the quality and character of the Borough – and so this theme has strong linkages to other policy areas such as the economy and environment.

**D.17** There are nine proposed policies under the historic environment theme:

- HER 1 "Heritage assets"
- HER 2 "Heritage at risk"
- HER 3 "Conservation areas"
- HER 4 "Listed buildings"
- HER 5 "Registered parks and gardens"
- HER 6 "Historic battlefields"
- HER 7 "Non-designated heritage assets"
- HER 8 "Archaeology"
- HER 9 "World heritage site"

**D.18** The proposed policy approach covers the conservation and enhancement of heritage assets (including designated and non-designated heritage assets). The approach also includes the preservation and enhancement of Conservation Areas, and the preservation of the special architectural and historic interest of Listed Buildings. In terms of registered parks and gardens, the approach seeks to respect their character, setting and appearance. There is also a presumption against development that would result in harm to the Outstanding Universal Value of a World Heritage Site under this approach. In respect of archaeology, the proposed policy approach covers the significance of the asset and the likely impact of development on archaeological remains. The approach also includes the protection of the historic significance, appearance, integrity and setting of battlefields.

**D.19** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## Rural issues

**D.20** Chapter 6 of the Revised Publication Draft SADPD presents policy in relation to rural issues, recognising that Cheshire East is in large part a rural Borough. Whilst the area contains many large and medium sized towns and other parts are influenced by the major Greater Manchester and Potteries conurbations, Cheshire East contains many deeply rural areas and much attractive and highly valued countryside. Maintaining the character of the countryside whilst supporting the livelihoods of those who live and work there are significant and enduring tensions in the Borough. Policies seek to balance these different and sometimes competing considerations.



**D.21** There are 14 proposed policies under the rural issues theme:

- RUR 1 "New buildings for agriculture and forestry"
- RUR 2 "Farm diversification"
- RUR 3 "Agricultural and forestry workers dwellings"
- RUR 4 "Essential rural worker occupancy conditions"
- RUR 5 "Best and most versatile agricultural land"
- RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"
- RUR 7 "Equestrian development outside of settlement boundaries"
- RUR 8 "Visitor accommodation outside of settlement boundaries"
- RUR 9 "Caravan and camping sites"
- RUR 10 "Employment development in the open countryside"
- RUR 11 "Extensions and alterations to buildings outside of settlement boundaries"
- RUR 12 "Residential curtilages outside of settlement boundaries"
- RUR 13 "Replacement buildings outside of settlement boundaries"
- RUR 14 "Re-use of rural buildings for residential use"

**D.22** The proposed policy approach covers several themes; agriculture, the rural economy and rural buildings. In terms of agriculture, the approach recognises that there is a requirement for new buildings in the open countryside that are essential for the purposes of agriculture and forestry, and that there is a desire to diversify agricultural businesses in the open countryside. The approach also covers essential rural workers dwellings that are to support agricultural and forestry enterprises, the recognition that there may be proposals to remove essential rural worker occupancy conditions, and that there may be a loss of Best and Most Versatile agricultural land through development proposals. In relation to the rural economy, the approach acknowledges that a countryside location is necessary for some outdoor, sport and leisure proposals, as is also the case for equestrian development related to grazing and equestrian enterprises. The approach also includes visitor accommodation that is appropriate to a rural area (generally small scale), as well as that within settlement boundaries, along with small scale sites for touring caravans and camping (including supporting facilities), and small scale employment development that is appropriate to a rural area. In terms of rural buildings, the proposed policy approach covers extensions and alterations to existing buildings outside of settlement boundaries, with a key consideration being whether any changes to existing buildings would result in disproportionate additions. Also included in the approach are the extension of residential curtilages outside of settlement boundaries, which takes into account the impact that introducing domestic uses could have on the rural and open character of the countryside, as well as the replacement of buildings outside of settlement boundaries, as long as they are not materially larger, and the reuse of rural buildings for residential purposes, taking into account the type of building and whether it is structurally sound.

**D.23** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## **Employment and economy**

**D.24** Chapter 7 of the Revised Publication Draft SADPD presents policy in relation to employment and the economy, recognising that there is an ongoing need to support the business base of the Borough. Cheshire East possesses one of the strongest economies in the north of England – but if business is to thrive in the long term sufficient provision must



be made for current and future employment needs. Policies seek to make sure enough land is made available for business use over the plan period – and that the requirements of local businesses and growing sectors are fully taken account of.

**D.25** There are two proposed policies under the employment and rural economy theme:

- EMP 1 "Strategic employment areas"
- EMP 2 "Employment allocations"

**D.26** The proposed policy approach covers the designation of strategic employment areas, and the identification of additional employment allocations.

**D.27** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## Housing

**D.28** Chapter 8 of the Revised Publication Draft SADPD presents policy in relation to housing, recognising that the housing built in the Borough reflects the area's diverse needs – especially in terms of the type and size of homes provided. The Plan also makes sure that new development creates satisfactory living environments for both new and existing residents.

**D.29** There are 16 proposed policies under the housing theme:

- HOU 1 "Housing mix"
- HOU 2 "Specialist housing provision"
- HOU 3 "Self and custom build dwellings"
- HOU 4 "Houses in multiple occupation"
- HOU 5a "Gypsy and Traveller site provision"
- HOU 5b "Travelling Showperson site provision"
- HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"
- HOU 6 "Accessibility, space and wheelchair housing standards"
- HOU 7 "Subdivision of dwellings"
- HOU 8 "Backland development"
- HOU 9 "Extensions and alterations"
- HOU 10 "Amenity"
- HOU 11 "Residential standards"
- HOU 12 "Housing density"
- HOU 13 "Housing delivery"
- HOU 14 "Small and medium-sized sites"

**D.30** The proposed policy approach covers several themes; housing types, housing standards and housing delivery. In terms of housing types, the approach includes the requirement for housing developments to deliver a range and mix of house types, sizes and tenures, as well as support for specialised and supported housing that meets an identified need, and the provision of self and custom built housing. The approach also covers the change of use of dwellings to Houses in Multiple Occupation. In relation to housing standards, the approach seeks to deliver dwellings that are capable of meeting people's changing circumstances over their lifetime. Amenity is also covered in this proposed policy approach,



as well as the impact of proposed residential developments (including additional dwellings, subdivisions and backland development) on the scale, character, and appearance of their surroundings. In terms of housing delivery, the proposed policy approach includes the management of housing development delivery through sub-division of larger sites and the use of masterplans and area-wide design assessments. The approach also covers the development of small sites for housing, and the allocation (or approval) of sites to meet the identified need for Gypsy, Traveller and Travelling Showpeople.

**D.31** Of these proposed policies, 15 are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted. Proposed policy HOU 6 "Accessibility, space and wheelchair housing standards" is in line with the national regime of optional technical standards for housing, therefore the scope for an alternative policy is constrained.

**D.32** It is difficult to envisage an alternative direction that might be taken to the housing delivery policy. The proposed policy aims to help bring forward and coordinate the delivery of housing sites and infrastructure and there is little reason to suggest that the approach taken to these policies is not appropriate.

**D.33** Formal alternatives appraisal was not warranted.

## Town centres and retail

**D.34** Chapter 9 of the Revised Publication Draft SADPD presents policy in relation to town centres and retail, recognising that, despite a period of dynamic change, town centres remain the focal point for much retailing, leisure and commerce. The Plan seeks to support the role and function of town centres through a period of change, particularly by concentrating on core areas and activities. In recognition of their role as Principal Towns, more detailed policy is provided for Crewe and Macclesfield.

**D.35** There are 11 proposed policies under the town centre and retail theme:

- RET 1 "Retail hierarchy"
- RET 2 "Planning for retail needs"
- RET 3 "Sequential and impact tests"
- RET 4 "Shop fronts and security"
- RET 5 "Restaurants, cafes, pubs and hot food takeaways"
- RET 6 "Neighbourhood parades of shops"
- RET 7 "Supporting the vitality of town and retail centres"
- RET 8 "Residential accommodation in the town centre"
- RET 9 "Environmental improvements, public realm and design in town centres"
- RET 10 "Crewe town centre"
- RET 11 "Macclesfield town centre and environs"

**D.36** The proposed policy approach covers two themes; retailing, and town centres. In terms of retailing, the approach confirms the retail hierarchy in the Borough to make sure that there is a town centre first approach to retail and commerce. It also sets out the minimum amount of retail convenience and comparison floorspace that is expected to be delivered across the Borough between 2018 and 2030 and how this requirement is expected to be met. The approach also includes the sequential and impact tests, which seek to protect and



enhance the vitality and viability of town centres. The design of shop fronts and the use of shutters, blinds and canopies are also covered in the proposed policy approach, as well as the recognition that restaurants, cafes, pubs and hot food takeaways play a role in both facilitating social interaction and creating healthy, inclusive communities, but also that a proliferation of hot food takeaways is linked to obesity. Neighbourhood parades of shops are also defined, including their function and potential mitigation for any loss of floorspace to uses that are not related to their function. In relation to town centres, the approach supports main town centre uses, including residential, in town centre boundaries and defines primary shopping areas, and primary and secondary shopping frontages. It also covers environmental improvements, public realm and design in town centres, as well as town centre specific policies for Crewe and Macclesfield to aid regeneration of these areas and improve connectivity to other areas of the towns.

**D.37** Of these proposed policies, all of them are derived from or relate to policies contained in the LPS, and therefore a formal alternatives appraisal was not warranted.

## Transport and infrastructure

**D.38** Chapter 10 of the Revised Publication Draft SADPD presents policy in relation to transport and infrastructure, recognising that the Borough covers both highly urbanised and deeply rural areas, with very different transport needs and opportunities. Manchester Airport, which traverses the Borough boundary, necessitates a number of specific policy interventions. Elsewhere there is an emphasis on improving facilities for non-car modes of transport – and for safeguarding land for future transport and utility provision.

**D.39** There are 10 proposed policies under the transport and infrastructure theme:

- INF 1 "Cycleways, bridleways and footpaths"
- INF 2 "Public car parks"
- INF 3 "Highway safety and access"
- INF 4 "Manchester Airport"
- INF 5 "off-airport car parking"
- INF 6 "Protection of existing and proposed infrastructure"
- INF 7 "Hazardous installations"
- INF 8 "Telecommunications infrastructure"
- INF 9 "Utilities"
- INF 10 "Canals and mooring facilities"

**D.40** The proposed policy approach covers several themes; transport, Manchester Airport, and other infrastructure. In relation to transport, the approach covers the quantity and quality of cycleways and footpaths, as well as impacts on the highway in terms of safety, and for access to meet all users' needs and is safe. It also includes the retention of public car parks, but recognises that there may be a loss in some cases, with a suggestion of mitigation measures. In terms of Manchester Airport, the approach defines the operational area of the Airport and the type of development that would be allowed in this area. It also looks to protect the operational integrity and safety of the Airport and Manchester Radar, restricts development in the public safety zone of the Airport, and clarifies in what instances proposals for off-airport car parking may be permitted. In relation to other infrastructure, the approach looks to protect land and routes for proposed infrastructure, and considers hazardous substances as well as



electronic communications networks, and the infrastructure capacity for water supply, wastewater treatment, gas and electricity. The approach looks to safeguard and enhance the canal's role as a biodiversity, heritage and recreational asset and landscape feature, recognising that the Borough has a wide network of canals.

**D.41** Of these proposed policies, all of them are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted. Hazardous installations are also subject to national planning controls.

**D.42** It is difficult to envisage an alternative direction that might be taken to the policies relating to Manchester Airport due to the constraints of technical evidence, with locations for off-airport car parking identified in the Manchester Airport Surface Access Plan. There is little reason to suggest that the approach taken to this policy is not appropriate.

**D.43** Formal alternatives appraisal was not warranted.

## **Recreation and community facilities**

**D.44** Chapter 11 of the Revised Publication Draft SADPD presents policy in relation to recreation and community facilities, recognising that good green space and other public amenities are central to creating strong and thriving communities. The Plan seeks to maintain and enhance open space and recreational provision – ensuring a high level of accessibility for those living and working locally. The Plan also provides policies on the provision of vital communities facilities – including places for the care and nurturing of younger children.

**D.45** There are five proposed policies under the recreation and community facilities theme:

- REC 1 "Green/open space protection"
- REC 2 "Indoor sport and recreation implementation"
- REC 3 "Green space implementation"
- REC 4 "Day nurseries"
- REC 5 "Community facilities"

**D.46** The proposed policy approach covers the protection of existing, incidental and new green/open space, as well as requiring contributions towards indoor sport and recreation facilities to support health and well-being, and a requirement for major employment and other non-residential development proposals to provide green space. The approach also includes support for the provision of day nurseries and play groups, and seeks to retain community facilities.

**D.47** Of these proposed policies, all of them are derived from or relate to policies in the LPS and therefore a formal alternatives appraisal was not warranted.



## Appendix E: Site options

### Introduction

**E.1** The pool of sites that are considered available, deliverable and potentially suitable for allocation through the plan (site options) have been appraised for completeness.

**E.2** The aim of this Appendix is to:

1. explain how the list of site options was arrived at
2. explain the site options appraisal methodology
3. present the outcomes of site options appraisal

### Identifying site options

**E.3** Using the Council's SADPD SSM a long list of sites (Stage 1 of the SSM) was gathered for consideration from the following sources:

- sites considered as having potential in the Urban Potential Assessment that have not been allocated in the LPS
- sites marked on maps in the Edge of Settlement Assessment as 'Representation Sites to be considered at Site Allocation Stage'
- sites contained in the Final Site Selection Reports that were not subject to SSM
- sites submitted through the call for sites process, First Draft SADPD consultation and initial Publication Draft consultation
- sites considered through the Examination hearings that were to be further considered through the SADPD

**E.4** Stage 2 of the SSM sifted out sites that:

- can't accommodate 10 dwellings or more, unless they are in the Green Belt or open countryside (as defined in the LPS) and are not currently compliant with those policies<sup>(114)</sup>
- are not being actively promoted
- have planning permission as at 31/3/20
- are in use (unless there is clear indication that this will cease)
- contain showstoppers (Special Protection Area, Special Area of Conservation, Ramsar, Site of Special Scientific Interest, functional floodplain (flood zone 3b), or historic battlefield)
- are LPS Safeguarded Land
- are an allocated site in the LPS<sup>(115)</sup>

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

114 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).

115 Sites in Strategic Location LPS 1 Central Crewe, and Strategic Location LPS 12 Central Macclesfield were not sifted out if they were being promoted for employment use.



## Developing the appraisal methodology

**E.6** Given the number of site options and limited site-specific data availability it was not possible to only discuss (qualitative analysis) the merits of each site option under the SA framework. It would only have been possible to carry out a full qualitative analysis if time/resources were available to generate data/understanding for all site options through discussion with promoters. Without this data/understanding, a full qualitative analysis would have led to a risk of bias, for example sites that are being proactively promoted may have been found to perform favourably.

**E.7** As such, work was undertaken to develop a methodology suited to site options appraisal, whilst also reflecting the SA framework as best as possible. The methodology essentially involves employing GIS data-sets, site visits, and measuring ('quantitative analysis') how each site option relates to various constraint and opportunity features, as well as the use of qualitative analysis and planning judgement, where appropriate. The outcome was the completion of a proforma for each site, incorporated into individual Settlement Reports [ED 21 to ED 44].

**E.8** The site options appraisal methodology (traffic light rationale) is presented in Table E.1.

**E.9** The aim of categorising the performance of site options is to aid differentiation, that is, to highlight instances of site options performing relatively well/poorly. The intention is not to indicate a 'significant effect'. Whilst Regulations require that the SA process identifies and evaluates significant effects of the draft plan and reasonable alternatives, there is no assumption that significant effects must be identified and evaluated for all site options considered. See Chapter 3 of this Report for a discussion of how reasonable alternatives have been considered through the SADPD/SA process.

**E.10** A separate Accessibility Assessment has been carried out for each of the reasonable alternatives. This can be found in Appendix F of this Report.

Table E.1 Traffic Light Rationale

Criteria	Detailed criteria	Basis of traffic light choice	Commentary
1. Economically viable?	What charging zone in the Community Infrastructure Levy Charging Schedule does the site fall into? (1) Is there anything site specific that could impact on the site's viability?	Broad site viability.	NPPF ¶167 - considering deliverable and developable sites. ¶16, ¶35 - plan deliverability.  NPPG - Viability.
		Marginal viability/potentially viable.	
		Not viable and unlikely to become viable.	
2. Landscape impact?	What would the likely impact on the local landscape, including views from and onto the site, and degree of visual prominence? The strength of the outer boundary is also a factor. Are there any sensitive receptors - footpaths, bridleways, landscape designations etc.?	No impact or development could improve the landscape.	NPPF ¶170 - protecting and enhancing valued landscapes.  LPS Policy SE 4 Landscape.  SA theme: • Cultural heritage and landscape
		There will be an impact, but potential to be mitigated through sensitive layout and design.	
		There will be significant landscape impact that will be difficult to mitigate.	
3. Settlement character and urban form impact?	What is the relationship to the existing character and form of the settlement?  *Substantially - more than 50% of one side of the development.	Site is wholly in the settlement (infill) or is substantially* enclosed by the settlement on 3 sides.	SA themes: • Cultural heritage and landscape
		Site is immediately adjacent to the settlement and substantially* enclosed by development on 2 sides.	
		Site is on the edge of the settlement, only adjoining development on 1 side or not adjoining a settlement.	
4. Strategic Green Gap?	Does the site fall in a Strategic Green Gap, as defined in Figure 8.3 Strategic Green Gap in the Local Plan Strategy?	No.	LPS Policy PG 5 Strategic Green Gap.  SA theme: • Cultural heritage and landscape
		In part.	
		Yes (all or most of the site).	





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
5. Compatible neighbouring uses?	Is the proposed use compatible with neighbouring uses?	Site in/on the edge of and established residential area and proposed for residential use.	<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"> <li>• Population and human health</li> <li>• Air</li> </ul>
		Or Site in/on the edge of an established industrial area and is proposed for employment use.	
		Or Site in/on the edge of a mixed use area where no known amenity issues exist that would preclude development.	
6. Highways access?	<p>Is there a physical point of highway access to the site?</p> <p>Is there a possibility of creating an access in the site?</p>	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.	<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"> <li>• Transport</li> </ul>
		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.	
		Existing access into the site. Access can be created in the site. No apparent means of access/access would be difficult to achieve.	
7. Highways impact	<p>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.</p>	No known issues.	<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>
		Known issues that could be mitigated by appropriate measures.	
		Significant concerns that impacts will be difficult to mitigate.	

Criteria	Detailed criteria	Basis of traffic light choice	Commentary
			<p>or on highway safety, can be cost effectively mitigated to an acceptable degree.</p> <p>LPS Policies IN 1 Infrastructure, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.</p> <p>SA theme: • 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.	<p>Unlikely to result in any significant adverse impacts.</p> <p>Likely significant effects but avoidance/mitigation measures are possible.</p> <p>Likely significant effects where avoidance/mitigation would be difficult to achieve.</p>	<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"> <li>Biodiversity, flora and fauna</li> </ul>
11. Tree Preservation Orders ("TPO") on/immediately adjacent?	Are there any TPO's on or immediately adjacent to the site?	<p>None.</p> <p>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.</p> <p>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.</p>	<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"> <li>Cultural heritage and landscape</li> </ul>
12. In an Air Quality Management Area ("AQMA")?	Is the site in an AQMA?(2)	<p>No part of the site is in an AQMA.</p> <p>Part of the site is in an AQMA.</p>	<p>NPPF ¶181 – take into account AQMAs.</p>

Criteria	Detailed criteria	Basis of traffic light choice	Commentary
		The entire site is in an AQMA.	LPS Policy SE 12 Pollution, Land Contamination and Land Instability. NPPG - Air quality. SA theme: • Air
13. In/adjacent to an area of mineral interest?	Is the site within or close (within 250m) to an area where there is a known mineral resource shown on the BGS Mineral Resource map for Cheshire? <sup>(3)</sup>  If so, is the site identified in the Cheshire Replacement Minerals Local Plan 1999 <sup>(4)</sup> as an allocated mineral site, Preferred Area or Area of Search and/or has the site been suggested for potential allocation for any of these purposes through the Council's 2014 mineral sites and areas call for sites exercise? <sup>(5)</sup>	The site is not within or close to an area of known mineral resource.  The site is within or close to a known mineral resource or within an allocated Area of Search and so may impact upon it.  The site is within or close to an allocated mineral site, Preferred Area or potential mineral allocation and so is likely to impact on it.	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.	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.





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
	N.B. The commentary here is as important as the balancing of the traffic lights.		LPS Policies SD 1 Sustainable Development in CE and SD 2 Sustainable Development Principles. LPS Policies CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.  SA themes: • Population and human health • Transport • Social inclusiveness
15. Public transport frequency?	Are there any rail or bus services? Are any considered to be commutable? A commutable service is considered to be that which can be used by someone that is working between 9am and 5pm, Monday to Friday.  N.B. Walking distances for bus stops (500m) and Railway Stations (2km where geographically possible) are taken from LPS Table 9.1 'Access to services and amenities'.	Commutable service. Non-commutable service. Service not within walking distance.	NPPF ¶108 – in assessing sites that may be allocated for development in plans, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up. LPS Policies SD 1 Sustainable Development in CE, SD 2 Sustainable Development Principles, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.  SA themes: • Transport • Social inclusiveness • Air • Climatic factors
16. Brownfield/greenfield?	Is the land brownfield, greenfield or a mix of both?	Brownfield A mix of brown and greenfield land.	NPPF ¶¶117 to 119 - making effective use of land.

Criteria	Detailed criteria	Basis of traffic light choice	Commentary
		Greenfield.	LPS Policy SE 2 Efficient Use of Land. SA theme: • Water and soil
17. Agricultural land?	Does the site protect the best and most versatile agricultural land?  Source: Cheshire East Geographical Information Systems - Agricultural Land Classification, Natural England dataset.  N.B. Currently there is insufficient evidence to differentiate between Grade 3a and 3b in some settlements. For those settlements that it has been possible to differentiate between Grade 3a and 3b, Magic has been used: (7)	Grade 4, and 5; other; 'settlement'. Grade 3, and 3b (where known). Grade 1, 2, and 3a (where known).	NPPF ¶170 - take account of the economic and other benefits of the best and most versatile agricultural land.  LPS Policy SE 2 Efficient Use of Land.  SA theme: • Water and soil
18. Contamination issues?	Does the site have any contamination issues?	No known/low risk of site contamination issues Medium risk of contamination issues. High risk of contamination issues.	NPPF ¶170 - contribute to and enhance the natural and local environment by ... remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.  NPPG - Land affected by contamination.  LPS Policy SE 12 Pollution, Land Contamination and Land Stability.  SA themes: • Biodiversity, flora and fauna • Water and soil





Criteria	Detailed criteria	Basis of traffic light choice	Commentary
19. Employment land loss?	Is the site used for employment purposes, and is the proposal for a non-employment use?	<p>No.</p> <p>Mixed use, including an element of employment.</p> <p>Yes.</p>	<ul style="list-style-type: none"> <li>Population and human health</li> <li>LPS Policy EG 6 Existing and Allocated Employment Sites.</li> <li>SA theme:                             <ul style="list-style-type: none"> <li>Economic Development</li> </ul> </li> </ul>
20. Distance to existing employment areas?	How close are existing employment areas to the site? Existing employment areas include allocated employment sites in the LPS, relevant allocations in the former District Local Plans, existing employment areas identified in the Employment Land Review (2012), and town centres. The distance thresholds have been carried forward from the LPS Sustainability (Integrated) Appraisal Addendum: Proposed Changes. <b>(8)</b>	<p>Within 500m of an existing employment area.</p> <p>Between 500m and 1,000m from an existing employment area.</p> <p>Over 1,000m from an existing employment area.</p>	<p>NPPF ¶104 – minimise the number and length of journeys needed for employment, shopping and other leisure activities.</p> <p>LPS Policy EG 6 Existing and Allocated Employment Sites.</p> <p>SA theme:                             <ul style="list-style-type: none"> <li>Economic Development</li> </ul> </p>

- [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/community-infrastructure-levy/community-infrastructure-levy.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/community-infrastructure-levy/community-infrastructure-levy.aspx)
- [http://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/review\\_and\\_assessment/agma\\_area\\_maps.aspx](http://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/review_and_assessment/agma_area_maps.aspx)
- <https://www.bgs.ac.uk/mineralsuk/planning/resource.html>
- [http://www.cheshireeast.gov.uk/planning/spatial\\_planning/saved\\_and\\_other\\_policies/cheshire\\_minerals\\_local\\_plan/cheshire\\_minerals\\_local\\_plan.asp](http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.asp)
- [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/minerals-background-evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx)
- [http://www.cheshireeast.gov.uk/public\\_transport/bus-and-rail-maps.aspx](http://www.cheshireeast.gov.uk/public_transport/bus-and-rail-maps.aspx)
- <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>
- <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library#ref>



## Site allocations

**E.11** Table E.2 presents appraisal findings in relation to the site options that have been a focus of plan-making in terms of the 20 appraisal criteria (Table E.1), with performance categorised on a 'RAG'<sup>(116)</sup> scale. Blue shading has been used to identify those sites that are located in the Green Belt.

**E.12** Sites are listed:

- firstly in order of settlement in line with the settlement hierarchy (as sites at a given settlement may be alternatives)
- secondly according to whether the site is a proposed allocation (highlighted in purple)



Table E.2 Site Options Appraisal Findings

Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
CFS 594	Land off Gresty Road	Crewe																			n/a
CFS 634	Land at Bentley Motors	Crewe																			n/a
E2	Land off Alexandria Way	Congleton																			n/a
CFS 220	North of Congleton Business Park Extension	Congleton																			n/a
CFS 448	Land adjacent to Viking Way/Barn Road	Congleton																			n/a
CFS 449	HWRC, Barn Road	Congleton																			n/a
CFS 600	East and west of Croxtan Lane	Middlewich																			
CFS 635A	Centurion Way	Middlewich																			
CFS 164	Cledford Lagoon	Middlewich																			
CFS 387	Land at Tetton Lane	Middlewich																			
SUB1654	Land east of Warmingham Road	Middlewich																			
FDR860	Land adj to Watersmeet	Middlewich																			

Site	Settlement	Viability	Landscape	Character/form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/greenfield	Agriculture	Contamination	Employment loss	Employment distance	
CFS 109	Poynton Sports Club	Poynton																				
CFS 110	Land north of Glastonbury Drive	Poynton																				
CFS 636	Land at Poynton High School	Poynton																				
CFS 637	Former Vernon Infants School	Poynton																				
CFS 205	Hope Green Cottage	Poynton																				
CFS 412	Land off London Road South	Poynton																				
CFS 404a	Ryleys Farm (plot 1)	Alderley Edge																				
CFS 130b	Land north of Beech Road	Alderley Edge																				
CFS 301	Land adjacent to Jenny Heyes	Alderley Edge																				
CFS 359	Land to rear of Congleton Road and south of Lydiat Lane	Alderley Edge																				
CFS 370	Land east of Heyes Lane	Alderley Edge																				
CFS 394	Land south of Netherfields	Alderley Edge																				
CFS 404c	Ryleys Farm (plot 3)	Alderley Edge																				
CFS 620	Land to rear of 40 Congleton Road	Alderley Edge																				
FDR2831	Mayfield, Wilmslow Road	Alderley Edge																				





Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
CFS 561	Bollington	Land at Henshall Road	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Green	Green
CFS 567	Bollington	Oak Lane/Greenfield Road	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Green	Green
FDR855B	Bollington	Land bet 15 & 17a Jackson Lane	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Green
CFS 79	Bollington	Land to east of 41a Shrigley Road	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green
CFS 277	Bollington	Land at 59 Shrigley Road	Red	Red	Green	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green
CFS 352	Bollington	Land at Hall Hill	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
CFS 352a	Bollington	Greg Avenue/Ashbrook Road	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
CFS 577	Bollington	Cocksheady Road	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green
FDR855A	Bollington	Land to south of Grimshaw Lane	Red	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
FDR2818A	Bollington	Overflow car park, Hollin Hall Hotel	Yellow	Green	Green	Green	Yellow	Green	Red	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Green	Green
FDR2818B	Bollington	Land south of overflow car park, Hollin Hall Hotel	Red	Green	Green	Green	Yellow	Green	Red	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Green	Green
CFS 2/48	Chelford	Land off Knutsford Road	Green	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
CFS 427c (i)	Chelford	Land at Chelford Village parcel c - smaller site	Red	Red	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
CFS 427b	Chelford	Land at Chelford Village parcel b	Red	Red	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
CFS 427c	Chelford	Land at Chelford Village parcel c - larger site	Yellow	Red	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green

Site	Settlement	Viability	Landscape	Character/form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/greenfield	Agriculture	Contamination	Employment loss	Employment distance	
FDR1941	Land off Jacksons Edge Road	Disley																				
CFS 29	Cloughside Farm, Lower Greenshall Lane	Disley																				
CFS 196	Land at Hag Bank Lane	Disley																				
CFS 199	Greystones Allotment site, Buxton Road	Disley																				
CFS 275	Land off Lymewood Drive	Disley																				
CFS 423a	Land east of London Road	Holmes Chapel																				n/a
CFS 354	Land off Ilford Way	Mobberley																				
CFS 168	Grove House	Mobberley																				
CFS 355	Argonaught Holdings Ltd, land N of Carlisle Close	Mobberley																				
CFS 574	Land south of Prestbury Lane	Prestbury																				
FDR2001	Land off Heybridge Lane (northern site)	Prestbury																				
CFS 58	Land at Shirleys Drive	Prestbury																				
CFS 154	Land at Bridge Green (area A)	Prestbury																				
CFS 155	Land at Bridge Green (area B)	Prestbury																				





Site	Settlement	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
CFS 197	Presbury Land north of Chelford Road and west of Collar House Drive																				
CFS 331a	Presbury Land at Heybridge Lane (southern site, larger area)																				
CFS 391	Presbury Plot 1, land at White Gables Farm																				
CFS 391	Presbury Plot 2, land at White Gables Farm (land north east of cricket ground)																				
CFS 391	Presbury Plot 3, land at White Gables Farm (land north of cricket ground)																				
CFS 391	Presbury Plot 4, The Bowery (land at White Gables Farm, north of Bollin Grove)																				
CFS 391	Presbury Plot 5, Butley Heights, smaller site (land at White Gables Farm, off Butley Lanes)																				
CFS 391	Presbury Plot 5b, Butley Heights, larger site (land at White Gables Farm, off Butley Lanes)																				
CFS 391	Presbury Plot 8, land at White Gables Farm (land off Castle Hill)																				
FDR1730	Presbury Land off Macclesfield Road																				

Site	FDR2871	Land at Heybridge Lane (southern site, smaller area)	Settlement	Prestbury	Viability	Green	Landscape	Red	Character/ form	Green	Green Gap	Green	Neighbouring uses	Green	Access	Green	Highways	Yellow	Heritage	Yellow	Flooding/ drainage	Yellow	Ecology	Yellow	TPOs	Green	AQMA	Green	Minerals	Yellow	Accessibility	Green	Public Transport	Green	Brownfield/ greenfield	Red	Agriculture	Yellow	Contamination	Green	Employment loss	Green	Employment distance	Red
------	---------	--	------------	-----------	-----------	-------	-----------	-----	--------------------	-------	-----------	-------	----------------------	-------	--------	-------	----------	--------	----------	--------	-----------------------	--------	---------	--------	------	-------	------	-------	----------	--------	---------------	-------	---------------------	-------	---------------------------	-----	-------------	--------	---------------	-------	--------------------	-------	------------------------	-----





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

### Introduction

**E.13** Tables E.3 to E.13 set out the options for the sites considered through the SSM and detailed in Table E.2 (above), with an outline of the reasons for their progression or non-progression, where relevant. It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Revised Publication Draft SADPD, the SA findings are not the sole basis for a decision.

**E.14** The Tables are set out by settlement in line with the settlement hierarchy and reflect the list of sites that were considered at Stage 4 of the SSM.

### Crewe

Table E.3 Reasons for progression or non-progression of Crewe site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 594	Land off Gresty Road	This site has been progressed as Site <b>CRE 2</b> because it is sustainably located, lying between the existing urban area of Crewe and LPS 3 "Basford West" located to the south. It presents the opportunity for a large established major employer, Morning Foods, to expand their business. The development of this site will deliver additional jobs and make sure that the employer is able to meet its existing business needs in Crewe.
CFS 634	Land at Bentley Motors	This site has been progressed as Site <b>CRE 1</b> as it presents the opportunity for a large established major employer, Bentley Motors Ltd, to expand their business. The development of this site will deliver additional jobs and makes sure that the employer is best able to secure further investment opportunities in Crewe within the VW group. This site lies within the Bentley Development Framework Masterplan and is adjacent to LPS 4 "Leighton West".

### Congleton

Table E.4 Reasons for progression or non-progression of Congleton site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
E2	Land off Alexandria Way	This site has been progressed as Site <b>CNG 1</b> because it presents an opportunity for a well designed development at a landmark location to support the intentions of LPS 27 "Congleton Business Park Extension" and the North Congleton Masterplan. The principle of employment uses has already been established on the site given its planning history and there is evidence of commercial interest in the site.
CFS 220	North of Congleton Business Park Extension	The site has not been progressed due to the site's potential impact on ecological designations, character, form and also its impact on agricultural land, which would be difficult to mitigate given the scale



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		of development in the open countryside. In addition, there would need to be additional infrastructure to provide access into the site from the Congleton Link Road.
CFS 448	Land adjacent to Viking Way/Barn Road	The site has not been progressed due to its proximity to the waste water treatment plant; in respect of the need for mitigation, and that it might sterilise the future growth opportunities of that piece of infrastructure. It also has potential impacts on matters including ecology, flooding, highways and contamination that would require further evidence that such impacts could be mitigated.
CFS 449	HWRC, Barn Road	The site has not been progressed due to uncertainty that the site is available for development in the Plan period, given its current use as a Council household waste recycling centre, alongside potential issues that would require mitigation including ecological impacts and contamination.

## Middlewich

Table E.5 Reasons for progression or non-progression of Middlewich site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 164	Cledford Lagoon	This site has not been progressed because there are major reservations regarding the viability of the site due to the number of issues that need to be resolved, including dealing with the lime waste, levelling and capping the lime beds. This site is a Local Wildlife Site and the Lime Beds are considered to be of ecological value. Other issues include the site being located immediately adjacent to the TATA chemical works and the ANSA Waste Transfer Station and refuse derived fuel processing facility.
CFS 387	Land at Tetton Lane	This site has not been progressed as it is detached from the settlement and is a greenfield site where there would be significant impacts on landscape and ecology. There are also issues with highway access due to restricted geometry and access onto the A534, which suffers from restricted visibility.
CFS 600	East and west of Croxton Lane	This site has been progressed as Site <b>MID 2</b> because it provides the opportunity for a sustainably located development, located adjacent to the existing urban area. The site is in an accessible location and appropriate mitigation can be put into place with regards to any identified impacts. The site will make a positive contribution towards meeting expected levels of housing development for the town.
CFS 635A	Centurion Way	This site has been progressed as Site <b>MID 3</b> because it provides the opportunity for a sustainably located development adjacent to the existing urban area. The site is in an accessible location and appropriate mitigation can be put into place with regards to any identified impacts. The site will make a positive contribution towards meeting expected levels of housing development for the town.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
SUB1654	Land to the east of Warmingham Way	This site has not been progressed because it does not perform as well as other sites. The site is currently in use as a great crested newt mitigation area created when a residential development to the north-west was developed. This mitigation area should be retained and this would not be possible if the site was developed. The site is also located 250 metres from Sandbach Flashes SSSI and a breeding and wintering bird survey would be required to assess whether the site is functionally linked to the SSSI. In addition, development of this site would extend development significantly to the south along Warmingham Lane; this is a factor weighed in the assessment of the overall planning balance.
FDR860	Land adjacent to Watersmeet	This site has not been progressed because it does not perform as well as other sites. There are major reservations with regards to the likely impact upon the landscape and heritage assets. The site is sloping and is visible from the Shropshire Union Canal. The development is likely to have an adverse impact upon the setting of two listed aqueducts in the vicinity of the site and the canal corridor. Mitigation would be difficult to achieve.

## Poynton

Table E.6 Reasons for progression or non-progression of Poynton site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 109	Poynton Sports Club	This site has been progressed as Site <b>PYT 1</b> because it presents the opportunity for a sustainably located, high quality residential scheme, facilitating the relocation of the Sports Club and enabling the provision of improved quality sporting facilities in a suitable location (Site PYT 2).
CFS 110	Land north of Glastonbury Drive	This site has been progressed as Site <b>PYT 2</b> as it presents the opportunity for the development of good quality sports facilities through the relocation of Poynton Sports Club from CFS 109 (Site PYT 1). The use of this site for the relocation of Poynton Sports Club could also be considered to be a form of enabling development, by freeing up a sustainable site (CFS 109) for housing. It would also enable the provision of improved changing facilities for Poynton Sports Club, which have been identified in the Cheshire East Playing Pitch Strategy and Action Plan (March 2017) ("PPS") as being of poor quality (p106), with a recommendation that they are improved. A further recommendation of the PPS is that the ambition of Poynton Sports Club to relocate should be supported (p106).
CFS 205	Hope Green Cottage	This site has not been progressed because there are major issues with regards to neighbouring uses, highways access and contamination.
CFS 412	Land off London Road South	This site has not been progressed because almost the entire site is in flood zone 3, with part in flood zone 3b. Due to its location in flood zone 3/3b the sequential test was applied, and it was found that there



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		were other available sites appropriate for residential development in areas with a lower probability of flooding. There are also issues with regards to contamination and the loss of employment land.
CFS 636	Land at Poynton High School	This site has been progressed as Site <b>PYT 3</b> because it is sustainably located in the settlement boundary of Poynton, and provides the opportunity for a small scale residential development.
CFS 637	Former Vernon Infants School	This site has been progressed as Site <b>PYT 4</b> because it is sustainably located in the settlement boundary of Poynton, and makes the best use of a vacant brownfield/greenfield site, close to the town centre.

## Alderley Edge

Table E.7 Reasons for progression or non-progression of Alderley Edge site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 130b	Land north of Beech Road	This site has not been progressed as it is considered that there are other, preferable sites available to meet the requirement for safeguarded land in Alderley Edge. Whilst it is in a sustainable location, there are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land. There are also issues in relation to flooding and drainage although it is possible that these issues could be overcome.
CFS 301	Land adjacent to Jenny Heyes	This site has not been progressed as, although it is in a sustainable location and makes a 'contribution' to Green Belt purposes, it is a small site that would only make a very modest contribution to Alderley Edge's safeguarded land requirement. Parts of the site are in Flood Zones 2 and 3, and whilst development could avoid those areas of the site, this reduces its developable area further. The site selected for safeguarded land (CFS 404a) is able to accommodate all of Alderley Edge's safeguarded land requirement and there is no need to identify this site as safeguarded land in addition.
CFS 359	Land to rear of Congleton Road and south of Lydiat Lane	This site has not been progressed due to its impact on the Alderley Edge Conservation Area.
CFS 370	Land east of Heyes Lane	This site has not been progressed as the access point may be difficult to deliver and the site is within a Local Landscape Designation Area with significant landscape impacts that will be difficult to mitigate.
CFS 394	Land south of Netherfields	This site has not been progressed because the local highway network does not provide a suitable means of accessing the site and the impact on settlement character and urban form also counts against the site.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 404a	Ryleys Farm (plot 1)	The northern part of this site has been progressed as Safeguarded land <b>ALD 3</b> because it is in a sustainable location and makes a 'significant contribution' to Green Belt purposes. There are no other sites making a lower contribution to Green Belt purposes that could be progressed instead, other than CFS 301 (which due to its size would not satisfy Alderley Edge's safeguarded land requirement). There are a number of factors that would require mitigation measures but it is considered that these could be provided and the site is achievable. It offers the opportunity for a high quality development should it be allocated for such in the future.
CFS 404c	Ryleys Farm (plot 3)	This site has not been progressed as it cannot be accessed independently. Access would need to be taken by way of the adjacent site CFS 404 Plot 2, which makes a 'major contribution' to Green Belt purposes.
CFS 620	Land to rear of 40 Congleton Road	This site has not been progressed as, although it is in a sustainable location, there are other sites available in more accessible locations. The site is rather detached from the urban area and extends outwards into the open countryside.
FDR2831	Mayfield, Wilmslow Road	This site has not been progressed as although it is in a sustainable location, there are significant flooding/drainage issues to overcome and the site is not directly adjacent to the settlement and Green Belt inset boundary.

## Bollington

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

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 79	Land to the east of 41a Shrigley Road	The site has not been progressed because there are landscape concerns as the site is an important site in landscape terms in relation to the Peak Park fringe landscape designation and proximity to the Peak District National Park. Also there are concerns as to whether a satisfactory access can be obtained to the site (would involve removal of a dwelling and attractive stone walls).
CFS 277	Land at 59 Shrigley Road	This site has not been progressed because there are landscape concerns as the site is an important site in landscape terms in relation to the Peak Park fringe landscape designation and proximity to the Peak District National Park. Also the site makes a major contribution to Green Belt purposes.
CFS 352	Land at Hall Hill	This site has not been progressed because there are major issues with regards to access and the landscape impact of development on the site due to historic aspects, the topography of the site and views into and out of the site. The historical aspects are of local significance (as defined in the made Bollington NDP) and so would present significant constraints.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 352a	Land at Greg Avenue/Ashbrook Road	This site has not been progressed due to concerns over further encroachment into the Hall Hill area from a landscape and ecological view as well as cumulative impact on the wastewater system. It is considered that there are other more suitable sites.
CFS 557	Cocksheadey Road	This site has not been progressed because there are landscape, heritage and ecological concerns in terms of the impact any future development would have on the wooded character of the site. Also the site makes a major contribution to Green Belt purposes.
CFS 561	Land at Henshall Road	This site has been progressed as Safeguarded land <b>BOL 1</b> because it may offer the opportunity for a sustainably located development in the western part of the settlement of Bollington should this be required. The site provides the opportunity for the future comprehensive development of a site that has 'brownfield elements' in the form of historic tipping and retention and enhancement of important woodland. The site could be considered to fill in a gap in development along Henshall Road and round off the settlement.
CFS 567	Land at Oak Lane/Greenfield Road	This site has been progressed as Safeguarded land <b>BOL 2</b> because it is sustainably located on the edge of Bollington, and would provide in the future the opportunity for a small scale residential development. The site could be considered to fill in a gap and round off the settlement.
FDR855A	Land south of Grimshaw Lane	This site has not been progressed because there are issues around landscape and heritage impact plus there are difficulties in achieving access to the site.
FDR855B	Land between 15 & 17a Jackson Lane	This site has not been progressed due to the heritage restrictions with the site and the fact that any future developable area would be small and therefore it is considered that there are more suitable sites.
FDR2818A	Overflow car park at Hollin Hall Hotel	This site has not been progressed because it is unclear whether replacement car parking can be achieved within the Hollin Hall Hotel site to release this site for development purposes. There are also heritage concerns. It is considered that there are more suitable sites.
FDR2818B	Grassed area south of car park at Hollin Hall Hotel	This site has not been progressed because access would be required from Site FDR2818a and there is uncertainty whether replacement car parking can be achieved to release site FDR2818a. There are also issues around the cumulative heritage impact and landscape impact.



## Chelford

Table E.9 Reasons for progression or non-progression of Chelford site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 2/48	Land off Knutsford Road	This site has been progressed as Safeguarded land <b>CFD 1</b> because it makes a significant contribution to the purposes of the Green Belt. There are no alternative sites making an equal or lower contribution to Green Belt purposes that could be progressed instead. There are no significant barriers to development should the site be allocated for development in the future.
CFS 427b	Land at Chelford Village parcel b	This site has not been progressed due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining safeguarded land requirement for Chelford.
CFS 427c	Land at Chelford Village parcel c - larger site	This site has not been progressed due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining safeguarded land requirement for Chelford.
CFS 427c i	Land at Chelford Village parcel c - smaller site (land east of Chelford Railway Station)	This site has been progressed as Safeguarded land <b>CFD 2</b> as it is in a sustainable location and makes a 'significant contribution' to Green Belt purposes. There are no alternative sites making an equal or lower contribution to Green Belt purposes that could be progressed instead. Should this site be allocated in a future Local Plan update, it offers the opportunity for a comprehensively planned approach towards a site that could deliver a number of infrastructure benefits. Whilst some mitigation measures would be required, it is considered that these can be achieved should it be allocated in the future.

## Disley

Table E.10 Reasons for progression or non-progression of Disley site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 29	Cloughside Farm, Lower Greenshall Lane	This site has not been progressed as, although it is in a sustainable location, there are a number of factors that require mitigation measures and some may be difficult to overcome, particularly in relation to flooding and drainage.
CFS 196	Land at Hag Bank	This site has not been progressed as it is a very small site that would make only a very modest contribution to assisting in meeting the housing needs in Disley. There are some factors that would require mitigation and given the very small size of the site, it is not clear that these could be provided whilst leaving a remaining area for development.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 199	Greystones Allotment site, Buxton Road	This site has not been progressed as it is already in the urban area; safeguarded land is "land between the urban area and Green Belt". Therefore, whilst the site has no significant constraints, it is not suitable for designation as safeguarded land.
CFS 275	Land off Lymewood Drive	This site has not been progressed as it is a relatively small site and if progressed as safeguarded land, there would still be a requirement for further safeguarded land. However, the site also forms part of the larger site FDR1941, which has been progressed as safeguarded land.
FDR1941	Land off Jacksons Edge Road	This site has been progressed as Safeguarded land <b>DIS 2</b> as it is in a sustainable location and makes a 'significant contribution' to the purposes of Green Belt. There are no alternative sites making an equal or lower contribution to Green Belt purposes that could be progressed instead. There are no significant barriers to development should the site be allocated for such in the future.

## Holmes Chapel

Table E.11 Reason for progression or non-progression of Holmes Chapel site option

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 423a	Land east of London Road	This site has been progressed as Site <b>HCH 1</b> because it presents the opportunity for the delivery of a high quality employment site, with an emphasis on the manufacturing of pharmaceuticals, and could include the expansion of the adjacent Recipharm pharmaceutical business enterprise.

## Mobberley

Table E.12 Reason for progression or non-progression of Mobberley site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 168	Grove House	The site has not been progressed as it exceeds the amount of land required to meet Mobberley's safeguarding requirement. It lies within Mobberley's Conservation Area and there are concerns regarding the impact on the Listed Building of Grove House adjacent to the site. There are landscape and ecology concerns as well as potential contamination land concerns.
CFS 354	Land off Ilford Way	The site has not been progressed as it does not qualify as safeguarded land; safeguarded land is "land between the urban area and Green Belt". The site falls within the settlement boundary of Mobberley, outside the Green Belt.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 355	Argonaught Holdings, land north of Carlisle Close	The site has not been progressed as it exceeds the amount of land required to meet Mobberley's safeguarded land requirement. The site assessment raised concerns, particularly landscape impact, settlement character, ecology and compatible neighbouring uses, especially aircraft noise affecting its northern part.

## Prestbury

Table E.13 Reasons for progression or non-progression of Prestbury site options

SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 58	Land at Shirley's Drive	This site has not been progressed as there are a number of factors that would require mitigation. These would reduce the developable part of the site significantly and there are significant issues in relation to landscape and heritage matters where it is unlikely that mitigation measures could be provided to address the issues.
CFS 154	Land at Bridge Green (area A)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly. It is considered that there are likely significant ecological effects and landscape impacts where avoidance or mitigation would be difficult to achieve.
CFS 155	Land at Bridge Green (area B)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly. It is considered that there are likely significant ecological effects and landscape impacts where avoidance or mitigation would be difficult to achieve.
CFS 197	Land north of Chelford Road and west of Collar House Drive	This site has not been progressed as there is no safe and convenient pedestrian access to the site and it seems unlikely that one could be created. In addition, there are landscape issues that would be difficult to overcome plus there are numerous and extensive Tree Preservation Orders in and around the site, which would significantly reduce the developable area.
CFS 331a	Land at Heybridge Lane (southern site, larger area)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly (particularly in relation to heritage). It is considered that there are likely landscape impacts where avoidance or mitigation would be difficult to achieve.
CFS 391, Plot 1	Land at White Gables Farm (land south of cricket ground)	This site has not been progressed as it is already in the urban area; safeguarded land is "land between the urban area and Green Belt". Therefore, whilst the site could offer the opportunity for a small, high quality development close to the village centre, it is not suitable for safeguarded land.



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
CFS 391, Plot 2	Land at White Gables Farm (land north east of cricket ground)	This site has not been progressed as it is not well-related to the urban area, there are considerable landscape impacts that would be difficult to mitigate and provision of a suitable site access would be hard to achieve.
CFS 391, Plot 3	Land at White Gables Farm (land north of cricket ground)	This site has not been progressed as it is not well-related to the urban area, there are considerable landscape impacts that would be difficult to mitigate and provision of a suitable site access would be hard to achieve.
CFS 391, Plot 4	The Bowery (land at White Gables Farm north of Bollin Grove)	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate.
CFS 391, Plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.
CFS 391, Plot 5b	Butley Heights larger site (land at White Gables Farm off Butley Lanes)	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.
CFS 391, Plot 8	Land at White Gables Farm (land off Castle Hill)	This site has not been progressed as there are considerable landscape impacts that would be difficult to mitigate. In addition, there is no footpath along Castle Hill (A538) and it is considered that it may be difficult to provide safe and convenient pedestrian access.
CFS 574	Land south of Prestbury Lane	This site has been progressed as Safeguarded land <b>PRE 2</b> as it is in an accessible location and is well contained by the urban area. The site makes a 'contribution' to Green Belt purposes and there are no other sites making a lower contribution that could be progressed instead. It offers the opportunity for a high quality development should it be allocated for such in the future. Whilst some mitigation measures would be required, it is considered that these can be delivered and the site is achievable.
FDR1730	Land off Macclesfield Road	This site has not been progressed as there are a number of factors that would require mitigation and there are considerable landscape impacts that would be difficult to mitigate. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.
FDR2001	Land off Heybridge Lane (northern site)	Part of this site has been progressed as Safeguarded land <b>PRE 3</b> as it is in an accessible location close to the Railway Station and is well contained by the urban area. The site makes a 'contribution' to Green Belt purposes and there are no other sites



SSM ref no	Name	Reasons for progression or non-progression of the option in plan-making
		making a lower contribution that could be progressed instead. It offers the opportunity to meet the safeguarded land requirements for Prestbury and could provide a small high quality development if allocated for such in the future. The site would require mitigation measures, particularly in relation to landscape issues, but it has been reduced in size and it is considered that a scheme could be made acceptable.
FDR2831	Land at Heybridge Lane (southern site, smaller area)	This site has not been progressed as there are a number of factors that would require mitigation, which are likely to reduce the developable part of the site significantly (particularly in relation to heritage). It is considered that there are likely landscape impacts where avoidance or mitigation would be difficult to achieve. There are no physical features present to mark a new Green Belt boundary should the site be released from the Green Belt and designated as safeguarded land.

## Policy EMP 2 Employment allocations

**E.15** The following section sets out the appraisal findings in relation to the employment allocations listed in proposed SADPD Policy EMP 2 "Employment allocations". Further information on the approach and conclusions on sites can be found in the 'Employment allocations review' [ED 12].

Table E.14 Policy EMP 2 Employment allocations site appraisal findings

Site	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
EMP 2.1	Weston Interchange, Crewe																			n/a
EMP 2.2	Meadowbridge, Crewe																			n/a
EMP 2.4	Hurdfield Road, Macclesfield																			n/a
EMP 2.5	61MU, Handforth																			n/a
EMP 2.6	Land rear of Handforth Dean Retail Park, Handforth																			n/a
EMP 2.7	New Farm, Middlewich																			n/a
EMP 2.8	Land west of Manor Lane, Holmes Chapel																			n/a
EMP 2.9	Land at British Salt, Middlewich																			n/a





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

**E.16** Table E.15 sets out the employment allocations listed in proposed SADPD Policy EMP 2 "Employment allocations" considered through the 'Employment allocations review' [ED 12] and detailed in Table E.14 (above), with an outline of the reasons for their progression (as in this case there are no reasonable alternatives). It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Revised Publication Draft SADPD, the SA findings are not the sole basis for a decision.

Table E.15 Reasons for progression of Policy EMP 2 site allocations

Site ref	Name	Reasons for progression of the option in plan-making
EMP 2.1	Weston Interchange, Crewe	This employment site has been progressed as <b>EMP 2.1</b> because it is considered suitable for employment use; and is in an accessible location in an existing industrial area within the urban area of Crewe close to the Railway Station.
EMP 2.2	Meadowbridge, Crewe	This employment site has been progressed as <b>EMP 2.2</b> because it is considered suitable for employment use; and is in an accessible location in an existing employment area within the urban area of Crewe.
EMP 2.4	Hurdsfield Road, Macclesfield	This employment site has been progressed as <b>EMP 2.4</b> because it is considered suitable for employment use; and overall, it is in an accessible location in the urban area of Macclesfield close to the town centre and Railway Station.
EMP 2.5	61MU, Handforth	This employment site has been progressed as <b>EMP 2.5</b> because it is considered suitable for employment use and is in an accessible location in an existing industrial and commercial area of Handforth
EMP 2.6	Land rear of Handforth Dean Retail Park, Handforth	This employment site has been progressed as <b>EMP 2.6</b> because it is considered suitable for employment use and is in an accessible location in an existing industrial and commercial area of Handforth.
EMP 2.7	New Farm, Middlewich	This employment site has been progressed as <b>EMP 2.7</b> because it is considered suitable for employment use and is on the edge of Middlewich, within the existing settlement boundary and in an existing industrial area.
EMP 2.8	Land west of Manor Lane, Holmes Chapel	This employment site has been progressed as <b>EMP 2.8</b> because it is considered suitable for employment use and is in an accessible location in the urban area of Holmes Chapel close to the Railway Station.
EMP 2.9	Land at British Salt, Middlewich	This employment site has been progressed as <b>EMP 2.9</b> because considered suitable for employment use and is on the edge of Middlewich, within the existing settlement boundary and in an existing industrial area.



## Gypsy and Traveller and Travelling Showpeople

**E.17** The following section sets out the appraisal findings in relation to the site options that have been a focus of plan making with performance categorised on a 'RAG' scale rating.

### Appraisal findings

**E.18** Table E.16 sets out a summary of the sites considered at Stage 4 of the SSM.



Table E.16 Gypsy and Traveller and Travelling Showpeople Site Option Findings

Site	Viability	Landscape	Character/ form	Green Gap	Neighbouring uses	Access	Highways	Heritage	Flooding/ drainage	Ecology	TPOs	AQMA	Minerals	Accessibility	Public Transport	Brownfield/ greenfield	Agriculture	Contamination	Employment loss	Employment distance
GTTS 12	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Red	Yellow	Yellow	Green	Red
GTTS 14	Green	Yellow	Red	Green	Yellow	Green	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Yellow
GTTS 15a	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Yellow
GTTS 17	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Red	Yellow	Green	Green	Red
GTTS 19	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Red	Yellow	Green	Green	Red
GTTS 31	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Red
GTTS 66	Green	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Green	Yellow	Green
GTTS 67	Green	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Yellow	Yellow	Green	Yellow	Green
GTTS 68	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Red
GTTS 13	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Red
GTTS 15b	Green	Red	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Red	Yellow	Green	Green	Yellow
GTTS 30	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Green	Yellow	Green	Green	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Red
GTTS 64	Green	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Red



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

**E.19** Table E.17 sets out the options for the sites considered through the SSM and detailed in Table E.16 (above), with an outline of the reasons for their progression or non-progression, where relevant. It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Revised Publication Draft SADPD, the SA findings are not the sole basis for a decision.

**E.20** The Table reflects the list of sites that were considered at Stage 4 of the SSM.

Table E.17 Reasons for progression or non-progression of Gypsy, Traveller and Travelling Showpeople site options

SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
GTTS 12	Land east of Railway Cottages, Nantwich	The site has been progressed as Site <b>G&amp;T 1</b> as the site offers the opportunity for the intensification of use of a consented site and would allow for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to this site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 13	Wybunbury Lane, Stapeley	The site is not considered to be a preferred site and therefore not proposed as an allocation in the SADPD on the basis of the site's accessibility to services, facilities and public transport, alongside the potential for impacts on the open countryside and agricultural land.
GTTS 14	The Oakes, Mill Lane, Smallwood	The site has been progressed as Site <b>G&amp;T 8</b> as it offers the opportunity for the extension of an existing consented site that would allow for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. There are no other sites that perform better than this site that could be progressed instead.
GTTS 15a	Three Oakes Caravan Park, Moston (Option a)	The site has been progressed as Site <b>G&amp;T 4</b> as the site has the opportunity to extend an existing Gypsy and Traveller site subject to appropriate mitigation measures. The principle of development has been accepted previously on the site and the allocation would secure its future use as a Gypsy and Traveller site. An allocation would support a settled base that would provide for access to health services and schools. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to this site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 15b	Three Oaks Caravan Park, Moston (Option b)	The site is not considered to be a preferred site and therefore not proposed as an allocation in the SADPD on the basis of the site's reliance on market housing, which is not in line with the approach of the Local Plan to the other settlements and rural areas tier of the settlement hierarchy. The site (over two parcels of land) would be significant in scale and would have an urbanising impact on the rural landscape. The



SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
		site selection process has identified potential issues in relation to highways access and further mitigation/assessment would be required for matters in relation to ecology, drainage and heritage.
GTTS 17	New Start Park, Wettenhall Road, Reaseheath	The site currently has temporary planning permission. The site is being progressed as Site <b>G&amp;T 3</b> as, although it is recognised that this site is not easily accessible to services, facilities and public transport and will have an impact on the character and appearance of the open countryside, a number of sites (considered through the Gypsy and Traveller and Travelling Showperson site selection report [ED 14]) perform in similar terms in respect of their sustainability credentials and overall impact. Allocation of this site, in the SADPD, will make a positive contribution to the needs identified by the GTAA. In the absence of deliverable site options and the lack of alternative provision there is a strong case to allocate this site. The council is conscious that the site has been in use now for a number of years and that the temporary permissions reflected an unmet need for additional pitches. It has provided a settled base for its occupiers for some time. Allocation of the site responds directly to a demonstrable need identified by the GTAA and will provide certainty in relation to the delivery of sites across the borough.
GTTS 19	Former Brickworks Site, A50	The site has been progressed as Site <b>TS 3</b> for the intensification of use on an existing site. In the absence of deliverable site options and the lack of alternative provision there is a strong case to allocate this site for intensification of use. The site has been in use now for a number of years and has provided a settled base for its occupiers for some time. The intensification of use on the site would respond directly to a demonstrable need identified by the GTAA and will provide certainty in relation to the delivery of sites across the borough.
GTTS 30	Land at London Road, Bridgemere	The site is not a preferred site and therefore not proposed as an allocation in the SADPD, on the basis of the site's accessibility to services, facilities and public transport, alongside impacts on the open countryside.
GTTS 31	Land at Coppenhall Moss, Crewe	The site has been progressed as Site <b>G&amp;T 2</b> as the site is in the Council's ownership, and is available for Gypsy and Traveller provision. It offers the opportunity to provide for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site, at this time. There are no other sites that perform better than this site that could be progressed instead.
GTTS 64	Arclid Depot, Arclid	The site is not considered to be a preferred site and is therefore not proposed as an allocation in the SADPD, on the basis of the site's accessibility to services, facilities and public transport, alongside impacts on the open countryside and site specific considerations relating to contamination and potential impact on TPO trees.
GTTS 66	Lorry Park, off Mobberley Road, Knutsford	The site has been progressed as Site <b>TS 1</b> as the site is in the Council's ownership, and can be made available for Travelling Showperson use. The site is locationally sustainable with existing access and facilities.



SSM site ref	Name	Reasons for progression or non-progression of the option in plan-making
		The site is able to support large HGV movements. The site is brownfield and relatively well contained. It offers the opportunity to provide for a settled base for access to health and education services. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 67	Cledford Hall, Cledford Lane, Middlewich	The site has been progressed as Site <b>G&amp;T 5</b> as the site is in the Council's ownership and is available for Gypsy and Traveller use. The principle of development has been accepted on the site previously, as demonstrated by its previous planning permission. It offers the opportunity to allow access to health and education services, albeit for a temporary and controlled period. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site. There are no other sites that perform better than this site that could be progressed instead.
GTTS 68	Land at Fir Farm, Brereton	The site has been progressed as Site <b>TS 2</b> as the site is in single ownership and being promoted for Travelling Showperson uses by way of a call for sites submission. Planning permission for similar uses has been granted near to the site previously. Reasonable steps are being taken to support the site, as demonstrated by a recent planning permission for a new highways access into the site. The site selection process has identified matters that have the potential for suitable mitigation through appropriate conditions and the site is not in an area of high flood risk. Infrastructure providers have not raised an objection to the site.



## Appendix F: Accessibility Assessments

### Site allocations

**F.1** The Accessibility Assessments are based on the criteria and distances in the accompanying Table 9.1 to LPS Policy SD 2 "Sustainable Development Principles". The accessibility of the sites, other than where stated, is based on conditions prior to development. Any on-site provision of services/facilities, or alterations to service/facility provision resulting from the development have not been taken into account. Buffers (500m, 800m, 1,000m, 1,500m, 2,000m, and 3,000m) around the sites have been used to carry out the assessments.

### Crewe

**F.2** The SADPD site options for Crewe are:

- CFS 594 Land off Gresty Road
- CFS 634 Land at Bentley Motors

Table F.1 Crewe SADPD Site Options Accessibility Assessment

Criteria	Distance	CFS 594	CFS 634
<b>Public Transport</b>			
Bus Stop	500m	Green	Green
Public Right of Way	500m	Green	Green
Railway Station	2km where geographically possible	Green	Yellow
<b>Open Space</b>			
Amenity Open Space	500m	Green	Green
Children's Playground	500m	Green	Green
Outdoor Sports	500m	Yellow	Green
Public Park and Village Green	1km	Red	Green
<b>Services and Amenities</b>			
Convenience Store	500m	Yellow	Green
Supermarket	1km	Yellow	Green
Post Box	500m	Green	Green
Post Office	1km	Green	Green
Bank or Cash Machine	1km	Green	Green
Pharmacy	1km	Green	Green
Primary School	1km	Yellow	Green
Secondary School	1km	Yellow	Green
Medical Centre	1km	Green	Green
Leisure Facilities	1km	Yellow	Green
Local Meeting Place/Community Centre	1km	Red	Green
Public House	1km	Green	Green
Childcare Facility (nursery or creche)	1km	Yellow	Green

Rating	Description
Green	Meets minimum standard
Yellow	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).
Red	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Congleton

**F.3** The SADPD site options for Congleton are:

- CFS 220 Land north of Congleton Business Park
- CFS 448 Land adjacent to Barn Road/Viking Way
- CFS 449 HWRC Site, Barn Road
- E2 Land off Alexandria Way

**Table F.2 Congleton SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 220	CFS 448	CFS 449	E2
<b>Public Transport</b>					
Bus Stop	500m				
Public Right of Way	500m				
Railway Station	2km where geographically possible				
<b>Open Space</b>					
Amenity Open Space	500m				
Children's Playground	500m				
Outdoor Sports	500m				
Public Park and Village Green	1km				
<b>Services and Amenities</b>					
Convenience Store	500m				
Supermarket	1km				
Post Box	500m				
Post Office	1km				
Bank or Cash Machine	1km				
Pharmacy	1km				
Primary School	1km				
Secondary School	1km				
Medical Centre	1km				
Leisure Facilities	1km				
Local Meeting Place/Community Centre	1km				
Public House	1km				
Childcare Facility (nursery or creche)	1km				

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Middlewich

F.4 The SADPD site options for Middlewich are:

- CFS 164 Cledford Lagoon
- CFS 387 Land at Tetton Lane
- CFS 600 East and west of Croxton Lane
- CFS 635A Land off Centurion Way
- SUB1654 Land to the east of Warmingham Lane
- FDR860 Land adjacent to Watersmeet, Nantwich Road

Table F.3 Middlewich SADPD Options Accessibility Assessment

Criteria	Distance	CFS 164	CFS 387	CFS 600	CFS 635A	SUB1654	FDR860
<b>Public Transport</b>							
Bus Stop	500m	Green	Green	Green	Green	Yellow	Green
Public Right of Way	500m	Green	Green	Green	Green	Green	Green
Railway Station	2km where geographically possible	Red	Yellow	Yellow	Red	Red	Yellow
<b>Open Space</b>							
Amenity Open Space	500m	Green	Yellow	Green	Green	Green	Green
Children's Playground	500m	Green	Yellow	Yellow	Green	Green	Green
Outdoor Sports	500m	Yellow	Red	Green	Red	Red	Green
Public Park and Village Green	1km	Green	Red	Green	Green	Green	Green
<b>Services and Amenities</b>							
Convenience Store	500m	Green	Red	Yellow	Green	Red	Yellow
Supermarket	1km	Green	Yellow	Green	Green	Green	Green
Post Box	500m	Green	Yellow	Green	Green	Green	Green
Post Office	1km	Green	Yellow	Green	Yellow	Red	Green
Bank or Cash Machine	1km	Green	Yellow	Green	Green	Green	Green
Pharmacy	1km	Green	Red	Green	Yellow	Green	Green
Primary School	1km	Green	Red	Green	Yellow	Yellow	Green
Secondary School	1km	Green	Red	Yellow	Green	Red	Green
Medical Centre	1km	Green	Red	Green	Yellow	Red	Green
Leisure Facilities	1km	Green	Red	Yellow	Yellow	Red	Green
Local Meeting Place/Community Centre	1km	Green	Red	Green	Green	Red	Green
Public House	1km	Green	Yellow	Green	Green	Green	Green
Childcare Facility (nursery or creche)	1km	Green	Red	Yellow	Green	Red	Green

Rating	Description
Green	Meets minimum standard
Yellow	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).
Red	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Poynton

**F.5** The SADPD site options for Poynton are:

- CFS 109 Poynton Sports Club
- CFS 110 Land north of Glastonbury Drive
- CFS 205 Hope Green Cottage
- CFS 412 Land off London Road South
- CFS 636 Land at Poynton High School
- CFS 637 Former Vernon Infants School

**Table F.4 Poynton SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 109	CFS 110	CFS 205	CFS 412	CFS 636	CFS 637
<b>Public Transport</b>							
Bus Stop	500m						
Public Right of Way	500m						
Railway Station	2km where geographically possible						
<b>Open Space</b>							
Amenity Open Space	500m						
Children's Playground	500m						
Outdoor Sports	500m						
Public Park and Village Green	1km						
<b>Services and Amenities</b>							
Convenience Store	500m						
Supermarket	1km						
Post Box	500m						
Post Office	1km						
Bank or Cash Machine	1km						
Pharmacy	1km						
Primary School	1km						
Secondary School	1km						
Medical Centre	1km						
Leisure Facilities	1km						
Local Meeting Place/Community Centre	1km						
Public House	1km						
Childcare Facility (nursery or creche)	1km						

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).





## Bollington

**F.7** The SADPD site options for Bollington are:

- CFS 79 Land to east of 41a Shrigley Road
- CFS 277 Land at Shrigley Road
- CFS 352 Land at Hall Hill
- CFS 352a Land at Greg Avenue/Ashbrook Road
- CFS 557 Cocksheady Road
- CFS 561 Land at Henshall Road
- CFS 567 Land at Oak Lane/Greenfield Road
- FDR855A Land south of Grimshaw Lane
- FDR855B Land between 15 and 17a Jackson Lane
- FDR2818A Overflow car park at Hollin Hall Hotel
- FDR2818B Grassed area south of car park at Hollin Hall Hotel

**Table F.6 Bollington SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 79	CFS 277	CFS 352	CFS 352a	CFS 557	CFS 561	CFS 567	FDR855A	FDR855B	FDR2818A	FDR2818B
<b>Public Transport</b>												
Bus Stop	500m	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Public Right of Way	500m	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Railway Station	2km where geographically possible	Red	Red	Green	Green	Red	Green	Red	Yellow	Yellow	Yellow	Yellow
<b>Open Space</b>												
Amenity Open Space	500m	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow
Children's Playground	500m	Yellow	Red	Green	Yellow	Green	Green	Green	Green	Yellow	Yellow	Yellow
Outdoor Sports	500m	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green
Public Park and Village Green	1km	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
<b>Services and Amenities</b>												
Convenience Store	500m	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
Supermarket	1km	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green
Post Box	500m	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Post Office	1km	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green
Bank or Cash Machine	1km	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Green
Pharmacy	1km	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green
Primary School	1km	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Secondary School	1km	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
Medical Centre	1km	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green
Leisure Facilities	1km	Yellow	Yellow	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Yellow
Local Meeting Place/Community Centre	1km	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Public House	1km	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Childcare Facility (nursery or creche)	1km	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green

Rating	Description
Green	Meets minimum standard
Yellow	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).
Red	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Chelford

**F.8** The SADPD site options for Chelford are:

- CFS 2/48 Land off Knutsford Road
- CFS 427b Land at Chelford Village parcel B
- CFS 427c Land at Chelford Village parcel C - larger site
- CFS 427c(i) Land at Chelford Village parcel C - smaller site

**Table F.7 Chelford SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 2/48	CFS 427b	CFS 427c	CFS 427c(i)
<b>Public Transport</b>					
Bus Stop	500m				
Public Right of Way	500m				
Railway Station	2km where geographically possible				
<b>Open Space</b>					
Amenity Open Space	500m				
Children's Playground	500m				
Outdoor Sports	500m				
Public Park and Village Green	1km				
<b>Services and Amenities</b>					
Convenience Store	500m				
Supermarket	1km				
Post Box	500m				
Post Office	1km				
Bank or Cash Machine	1km				
Pharmacy	1km				
Primary School	1km				
Secondary School	1km				
Medical Centre	1km				
Leisure Facilities	1km				
Local Meeting Place/Community Centre	1km				
Public House	1km				
Childcare Facility (nursery or creche)	1km				

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Disley

**F.9** The SADPD site options for Disley are:

- CFS 29 Cloughside Farm, Lower Greenshall Lane
- CFS 196 Land at Hag Bank Lane
- CFS 199 Greystones Allotment Site, Buxton Road
- CFS 275 Land off Lymewood Drive
- FDR1941 Land off Jacksons Edge Road

**Table F.8 Disley SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 29	CFS 196	CFS 199	CFS 275	FDR1941
<b>Public Transport</b>						
Bus Stop	500m					
Public Right of Way	500m					
Railway Station	2km where geographically possible					
<b>Open Space</b>						
Amenity Open Space	500m					
Children's Playground	500m					
Outdoor Sports	500m					
Public Park and Village Green	1km					
<b>Services and Amenities</b>						
Convenience Store	500m					
Supermarket	1km					
Post Box	500m					
Post Office	1km					
Bank or Cash Machine	1km					
Pharmacy	1km					
Primary School	1km					
Secondary School	1km					
Medical Centre	1km					
Leisure Facilities	1km					
Local Meeting Place/Community Centre	1km					
Public House	1km					
Childcare Facility (nursery or creche)	1km					

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Holmes Chapel

**F.10** The SADPD site option for Holmes Chapel is:

- CFS 423a Land east of London Road

**Table F.9 Holmes Chapel SADPD Site Option Accessibility Assessment**

Criteria	Distance	CFS 423a
<b>Public Transport</b>		
Bus Stop	500m	
Public Right of Way	500m	
Railway Station	2km where geographically possible	
<b>Open Space</b>		
Amenity Open Space	500m	
Children's Playground	500m	
Outdoor Sports	500m	
Public Park and Village Green	1km	
<b>Services and Amenities</b>		
Convenience Store	500m	
Supermarket	1km	
Post Box	500m	
Post Office	1km	
Bank or Cash Machine	1km	
Pharmacy	1km	
Primary School	1km	
Secondary School	1km	
Medical Centre	1km	
Leisure Facilities	1km	
Local Meeting Place/Community Centre	1km	
Public House	1km	
Childcare Facility (nursery or creche)	1km	

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Mobberley

**F.11** The SADPD site options for Mobberley are:

- CFS 168 Grove House
- CFS 354 Land off Ilford Way
- CFS 355 Argonaught Holdings Limited, land north of Carlisle Close

**Table F.10 Mobberley SADPD Site Option Accessibility Assessment**

Criteria	Distance	CFS 168	CFS 354	CFS 355
<b>Public Transport</b>				
Bus Stop	500m			
Public Right of Way	500m			
Railway Station	2km where geographically possible			
<b>Open Space</b>				
Amenity Open Space	500m			
Children's Playground	500m			
Outdoor Sports	500m			
Public Park and Village Green	1km			
<b>Services and Amenities</b>				
Convenience Store	500m			
Supermarket	1km			
Post Box	500m			
Post Office	1km			
Bank or Cash Machine	1km			
Pharmacy	1km			
Primary School	1km			
Secondary School	1km			
Medical Centre	1km			
Leisure Facilities	1km			
Local Meeting Place/Community Centre	1km			
Public House	1km			
Childcare Facility (nursery or creche)	1km			

Rating	Description
	Meets minimum standard
	Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).
	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).



## Prestbury

**F.12** The SADPD site options for Prestbury are:

- CFS 58 Land at Shirleys Drive
- CFS 154 Land at Bridge Green (area A)
- CFS 155 Land at Bridge Green (area B)
- CFS 197 Land north of Chelford Road and west of Collar House Drive
- CFS 331a Land at Heybridge Lane (southern site, larger area)
- CFS 391 Plot 1, Land at White Gables Farm, south of Cricket Ground
- CFS 391 Plot 2, Land at White Gables Farm (land north east of cricket ground)
- CFS 391 Plot 3, Land at White Gables Farm (land north of cricket ground)
- CFS 391 Plot 4, The Bowery (land at White Gables Farm, north of Bollin Grove)
- CFS 391 Plot 5, Butley Heights, smaller site (land at White Gables Farm, off Butley Lanes)
- CFS 391 Plot 5b, Butley Heights, larger site (land at White Gables Farm, off Butley Lanes)
- CFS 391 Plot 8, Land at White Gables Farm (land off Castle Hill)
- CFS 574 Land south of Prestbury Lane
- FDR1730 Land off Macclesfield Road
- FDR2001 Land off Heybridge Lane (northern site)
- FDR2871 Land at Heybridge Lane (southern site, smaller area)

**Table F.11 Prestbury SADPD Site Options Accessibility Assessment**

Criteria	Distance	CFS 58	CFS 154	CFS 155	CFS 197	CFS 331a	CFS 391-1	CFS 391-2	CFS391-3
<b>Public Transport</b>									
Bus Stop	500m	Green	Green	Green	Red	Red	Green	Green	Green
Public Right of Way	500m	Green	Green	Green	Green	Green	Green	Green	Green
Railway Station	2km where geographically possible	Green	Green	Green	Green	Green	Green	Green	Green
<b>Open Space</b>									
Amenity Open Space	500m	Green	Green	Green	Green	Yellow	Green	Green	Green
Children's Playground	500m	Yellow	Yellow	Yellow	Red	Red	Green	Green	Green
Outdoor Sports	500m	Green	Green	Green	Green	Green	Green	Green	Green
Public Park and Village Green	1km	Red	Red	Red	Red	Red	Red	Red	Red
<b>Services and Amenities</b>									
Convenience Store	500m	Green	Green	Green	Yellow	Red	Green	Green	Green
Supermarket	1km	Red	Red	Red	Red	Red	Red	Red	Red
Post Box	500m	Green	Green	Green	Green	Green	Green	Green	Green
Post Office	1km	Green	Green	Green	Green	Green	Green	Green	Green
Bank or Cash Machine	1km	Green	Green	Green	Green	Green	Green	Green	Green
Pharmacy	1km	Green	Green	Green	Green	Green	Green	Green	Green
Primary School	1km	Green	Green	Green	Green	Yellow	Green	Green	Green
Secondary School	1km	Red	Red	Red	Red	Red	Red	Red	Red
Medical Centre	1km	Green	Green	Green	Green	Green	Green	Green	Green
Leisure Facilities	1km	Yellow	Yellow	Green	Red	Green	Red	Red	Red
Local Meeting Place/Community Centre	1km	Green	Green	Green	Green	Green	Green	Green	Green
Public House	1km	Green	Green	Green	Green	Green	Green	Green	Green
Childcare Facility (nursery or creche)	1km	Green	Green	Green	Green	Green	Green	Green	Green



Rating	Description
Meets minimum standard	
Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	
Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	

Table F.12 Prestbury SADPD Site Options Accessibility Assessment - continued

Criteria	Distance	CFS 391-4	CFS 391-5	CFS 391-5b	CFS 391-8	CFS 574	FDR1730	FDR2001	FDR2871
<b>Public Transport</b>									
Bus Stop	500m								
Public Right of Way	500m								
Railway Station	2km where geographically possible								
<b>Open Space</b>									
Amenity Open Space	500m								
Children's Playground	500m								
Outdoor Sports	500m								
Public Park and Village Green	1km								
<b>Services and Amenities</b>									
Convenience Store	500m								
Supermarket	1km								
Post Box	500m								
Post Office	1km								
Bank or Cash Machine	1km								
Pharmacy	1km								
Primary School	1km								
Secondary School	1km								
Medical Centre	1km								
Leisure Facilities	1km								
Local Meeting Place/Community Centre	1km								
Public House	1km								
Childcare Facility (nursery or creche)	1km								

Rating	Description
Meets minimum standard	
Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	
Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).	



## Policy EMP 2 Employment allocations

**F.13** The SADPD site options for proposed Policy EMP 2 are:

- EMP 2.1 Weston Interchange, Crewe
- EMP 2.2 Meadow Bridge, Crewe
- EMP 2.4 Hurdsfield Road, Macclesfield
- EMP 2.5 61MU, Handforth
- EMP 2.6 Land rear of Handforth Dean Retail Park, Handforth
- EMP 2.7 New Farm, Middlewich
- EMP 2.8 Land west of Manor Lane, Holmes Chapel
- EMP 2.9 Land at British Salt, Middlewich

**Table F.13 Proposed SADPD Policy EMP 2 Site Options Accessibility Assessment**

Criteria	Distance	EMP 2.1	EMP 2.2	EMP 2.4	EMP 2.5	EMP 2.6	EMP 2.7	EMP 2.8	EMP 2.9
<b>Public Transport</b>									
Bus Stop	500m	Green							
Public Right of Way	500m	Red	Green	Green	Green	Green	Yellow	Green	Yellow
Railway Station	2km where geographically possible	Green	Green	Green	Green	Green	Red	Green	Red
<b>Open Space</b>									
Amenity Open Space	500m	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow
Children's Playground	500m	Yellow	Green	Green	Yellow	Green	Green	Green	Yellow
Outdoor Sports	500m	Yellow	Red	Green	Green	Green	Yellow	Green	Yellow
Public Park and Village Green	1km	Green							
<b>Services and Amenities</b>									
Convenience Store	500m	Green	Green	Green	Green	Green	Yellow	Green	Yellow
Supermarket	1km	Green	Red	Green	Green	Green	Yellow	Green	Yellow
Post Box	500m	Green	Green	Green	Green	Green	Red	Green	Red
Post Office	1km	Green	Green	Green	Green	Green	Yellow	Green	Yellow
Bank or Cash Machine	1km	Green	Yellow	Green	Green	Green	Yellow	Green	Yellow
Pharmacy	1km	Green	Yellow	Green	Green	Green	Red	Green	Red
Primary School	1km	Yellow	Yellow	Green	Green	Green	Yellow	Green	Yellow
Secondary School	1km	Yellow	Red	Green	Green	Yellow	Red	Yellow	Red
Medical Centre	1km	Yellow	Yellow	Green	Green	Green	Red	Green	Red
Leisure Facilities	1km	Green	Green	Green	Green	Green	Red	Green	Red
Local Meeting Place/Community Centre	1km	Yellow	Yellow	Green	Green	Green	Red	Green	Red
Public House	1km	Green							
Childcare Facility (nursery or creche)	1km	Green	Green	Green	Green	Green	Red	Green	Red

Rating	Description
Green	Meets minimum standard
Yellow	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).
Red	Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).

## Gypsy and Traveller and Travelling Showpeople

**F.14** The SADPD site options for Gypsy and Traveller and Travelling Showpeople are:

- GTTS 12 Land east of Railway Bridge Cottages, Baddington
- GTTS 13 Wybunbury Lane, Stapeley
- GTTS 14 The Oakes, Smallwood
- GTTS 15a Three Oaks Caravan Park, Moston (Option a)
- GTTS 15b Three Oaks Caravan Park (Option b)
- GTTS 17 New Start Park, Wettehall Road, Reaseheath
- GTTS 19 Old brickworks site, A50 Newcastle Road
- GTTS 30 Land at London Road, Bridgemere
- GTTS 31 Land at Coppenhall Moss, Crewe
- GTTS 64 Arclid Depot, Arclid
- GTTS 66 Lorry Park, off Moberley Road, Knutsford
- GTTS 67 Cledford Hall, Cledford Lane, Middlewich
- GTTS 68 Land at Fir Farm, Brereton





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

Criteria	Distance	GTTS 12	GTTS 13	GTTS 14	GTTS 15a	GTTS 15b	GTTS 17	GTTS 19	GTTS 30	GTTS 31	GTTS 64	GTTS 66	GTTS 67	GTTS 68
<b>Public Transport</b>														
Bus Stop	500m	Green	Green	Red	Green	Green	Red	Green						
Public Right of Way	500m	Green	Green	Green	Green	Yellow	Green							
Railway Station	2km where geographically possible	Green	Yellow	Red	Yellow	Red	Yellow	Red						
<b>Open Space</b>														
Amenity Open Space	500m	Green	Green	Red	Green	Green	Red							
Children's Playground	500m	Green	Green	Red	Green	Green	Red							
Outdoor Sports	500m	Green	Green	Red	Green	Green	Red							
Public Park and Village Green	1km	Green	Green	Red	Green	Green	Red							
<b>Services and Amenities</b>														
Convenience Store	500m	Green	Green	Red	Green	Green	Red							
Supermarket	1km	Green	Green	Red	Green	Green	Red							
Post Box	500m	Green	Green	Red	Green	Green	Red							
Post Office	1km	Green	Green	Red	Green	Green	Red							
Bank or Cash Machine	1km	Green	Green	Red	Green	Green	Red							
Pharmacy	1km	Green	Green	Red	Green	Green	Red							
Primary School	1km	Green	Green	Red	Green	Green	Red							
Secondary School	1km	Green	Green	Red	Green	Green	Red							
Medical Centre	1km	Green	Green	Red	Green	Green	Red							
Leisure Facilities	1km	Green	Green	Red	Green	Green	Red							
Local Meeting Place/Community Centre	1km	Green	Green	Red	Green	Green	Red							
Public House	1km	Green	Green	Red	Green	Green	Red							
Childcare Facility (nursery or creche)	1km	Green	Green	Red	Green	Green	Red							
<b>Rating</b>														
Meets minimum standard		Green												
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).		Yellow												
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).		Red												



## Appendix G: Equality Impact Assessment

### Introduction

**G.1** This appendix presents the findings of the Equality Impact Assessment (“EqIA”) that assesses the likely impacts of the SADPD on equality issues. It builds on the high-level EqIA carried out for the first part of the Local Plan – the Local Plan Strategy (“LPS”). The findings of the EqIA have fed into the SADPD, along with the findings of the Sustainability Appraisal (“SA”) and Habitats Regulations Assessment. The initial Publication Draft SADPD was supported by an EqIA; this revised EqIA supports the Revised Publication Draft SADPD.

**G.2** All public authorities are required by the Equality Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in society. This is done by assessing the impact of several factors, which are defined by Section 149 of the 2010 Act as:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion and belief
- sex
- sexual orientation

**G.3** Cheshire East Council considers Marriage and Civil Partnership to be a protected characteristic, the assessment of which has been included in Annex A of this report.

**G.4** The public sector equality duty, which came into force in April 2011, requires public authorities to have due regard to the need to achieve the objectives set out in Section 149 of the Equality Act in carrying out their function. Cheshire East Council must have regard to the need to:

- eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act
- advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it

**G.5** The EqIA of the SADPD will help to identify the actual or potential impact of the policies on different people and:

- consider if there are any unintended consequences for some groups
- consider if the policy will be fully effective for all target groups
- help identify practical steps to tackle any negative impacts or discrimination
- advance equality and foster good relations
- document the results of this process



**G.6** Documents referenced with the 'ED' prefix are available to view in the Revised Publication Draft SADPD consultation library.

## Local Plan overview

**G.7** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the LPS, was adopted at Council on 27 July 2017. The SADPD will form the second part of the Council's Local Plan. Once adopted the SADPD, along with the LPS, will set out the proposed strategy for meeting the Borough's needs to 2030 and replace the former District Local Plans of Congleton, Crewe and Nantwich, and Macclesfield.

**G.8** The SADPD will:

- allocate additional sites for development, where necessary
- set out more detailed policies to guide planning application decisions in the Borough

**G.9** Strategic planning is only one of the Council's functions, so it is not expected that the Local Plan alone will address all of the duties of the Equality Act.

## Consultation

**G.10** The SADPD and its supporting evidence base has been subject to several rounds of consultation including:

- Site Allocations and Development Policies Issues Paper between 27 February and 10 April 2017
- First Draft SADPD between 11 September and 22 October 2018
- Initial Publication Draft SADPD between 19 August and 30 September 2019

**G.11** Consultation on the SADPD and its supporting evidence base has been carried out in accordance with the approved Statement of Community Involvement<sup>(117)</sup> and the relevant regulations (Town and Country Planning (Local Planning) (England) Regulations 2012). This included notification of the consultation through public notices in local newspapers and press releases carried in local news outlets.

**G.12** The Council notified its Local Plan database<sup>(118)</sup> about the consultation by email or letter. The Council also accepted representations (received on the online portal, by email or letter) in line with its published Statement of Representations Procedure,<sup>(119)</sup> which was available to view in local libraries and the Council's main offices at Westfields, Macclesfield Town Hall and Delamere House. The Council also prepared a guidance note to assist those making representations. Officers were also available via telephone (number advertised in the Statement of Representations Procedure available online or in local libraries/council offices) to answer any queries and assist with difficulties in responding to the consultation.

117 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/sci.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/sci.aspx)

118 Individuals could write to us (in any form) at any time to ask to be put on our Local Plan database to receive a direct notification of consultations taking place (by email or letter).

119 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/local-plan-notices/local-plan-public-notices.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/local-plan-notices/local-plan-public-notices.aspx)



There is an issue of proportionality here and the Council's view is that reasonable steps have been taken to notify members of the public and run the consultation in an appropriate manner in line with its Statement of Community Involvement.

**G.13** The following bodies are contained on the Local Plan Consultation database and have asked to be notified about future consultations and any other relevant matters.

**G.14** It is worth highlighting that this list of groups/organisations is an example of organisations/groups included on the Council's consultation database. As the Council does not collect information on protected characteristics/representative groups through consultation(s)/consultation database, there may be a chance that there are other groups that are not currently listed.

**G.15** The different bodies listed under points a to d are the general consultation bodies that the Council must consult under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as defined in Regulation 2.

- a. Bodies that represent the interests of different racial, ethnic or national groups:
  - Cheshire, Halton and Warrington Race and Equality Centre
  - Friends, Families and Travellers
  - Gypsy Council
  - Irish Community Care - [responded to the initial Publication Draft SADPD \[PUB 01\] \(see Annex C of this EqlA\)](#)
  - Irish Traveller Movement
  - National Federation of Gypsy Liaison Groups
  - The Showmen's Guild of Great Britain
  - Traveller Times
- b. Bodies that represent the interests of different religious groups:
  - Churches Together in Wilmslow
  - Manchester Meeting Room Trust
  - Marton Parish Church
  - St Michaels Church
  - St Chads Church
  - Union Street Baptist Church
  - Woodlands Meeting Room Trust
- c. Bodies that represent the interests of disabled persons:
  - Autism Networks
  - Carers Federation
  - Congleton Disabled Access Group
  - DIAL (Disability, Information & Advice)
  - Disability Information Bureau
  - Inclusive Sandbach
  - NeuroMuscular Centre
  - Odd Rode Parish Plan Elderly and Disabled Residents Group



**G.16** Alongside the consultation on the initial Publication Draft SADPD, members of the Cheshire and Warrington Traveller Team made personal visits to existing Gypsy and Traveller sites in the borough (sites as recorded in Appendix D of the Gypsy and Traveller Accommodation Assessment [ED 13]). The Cheshire and Warrington Traveller team provided residents at the sites with information about the consultation and made an offer for the team manager to make a separate visit on an appointment basis (on request) to discuss the proposals contained in the SADPD in further detail. We also contacted the organisations/stakeholders listed below (on 12 September 2019) to advise about the consultation on the SADPD taking place:

- Email contacts in Cheshire Constabulary, the Gypsy Roma Traveller Police Federation & Irish Community Care
- National organisations
  - Friends, Family & Travellers<sup>(120)</sup>
  - Traveller Movement<sup>(121)</sup>
  - Showmen's Guild<sup>(122)</sup>

## Representations and amendments

**G.17** Representations were made by a protected characteristic group on the initial Publication Draft SADPD [PUB 01]. A summary of these representations are set out in Annex B of this EqIA, along with comments relating to protected characteristics issues raised.

**G.18** Representations were also received on the EqIA through consultation on the initial Publication Draft SADPD; summaries of the main issues raised and how these have been taken into account are set out in Annex D of this EqIA.

**G.19** There have been several amendments made to the SADPD during its development, between First Draft [FD 01] and initial Publication Draft [PUB 01] versions, and then from the initial Publication Draft [PUB 01] to the Revised Publication Draft [ED 01] versions. The amendments that relate to equality considerations are set out in Tables G.6 and G.7 (Annex C) of this EqIA.

## Baseline information

**G.20** Baseline information is set out in Appendix B of this Report. Information relevant to equalities includes:

- Cheshire East has a population of 384,200 (2019); 51.0% (196,100) are female and 49.0% (188,100) are male.<sup>(123)</sup>
- Of the Borough's total population, 59.3% are of working age (age 16 to 64). This is significantly lower than the equivalent figures for the North West (62.3%) and the UK (62.7%). 0-15 year-olds make up 18.0% of the population (lower than the North West and UK figures of 19.1% and 19.0% respectively). 22.8% of Cheshire East residents

120 <https://www.gypsy-traveller.org/contact-us/>

121 <https://travellermovement.org.uk/contact>

122 <http://www.theshowmensguild.com/Contact.html>

123 Office for National Statistics ("ONS") provisional mid-year population estimates for 2019 (May 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0



are aged 65 and above – a much higher figure than in the North West (18.6%) or the UK (18.3%). The proportions of the population in all older age groups (45-54, 55-64, 65-74, 75-84 and 85 and above) are all higher in Cheshire East than in the North West or the UK as a whole. Conversely, all the younger age groups (0-15, 16-24, 25-34 and 35-44) make up a lower share of the population in Cheshire East than in the North West or UK; this is particularly so for the 16-24 and 25-34 bands. The population estimates also indicate that Cheshire East has an ageing population; for example, between 2001 and 2019, the population aged 65 and above grew by 47.9%, whilst the number aged 16-64 increased only 1.3% and the 0-15 population rose by only 0.8%.<sup>(124)</sup>

- There is limited ethnic diversity amongst Cheshire East’s population (2011); 93.6% of residents are White British, a further 3.2% are from Other White groups, 1.6% are Asian/Asian British, 0.4% are Black/Black British, 1.0% are of mixed/multiple ethnicity and 0.2% are from other ethnic groups.<sup>(125)</sup>
- The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh). 23% are identified as having no religion.<sup>(126)</sup>
- Deprivation is lower than the England average, but in 2016, 6,380 (10.2%) of children aged under 16 were living in poverty.<sup>(127)</sup> Life expectancy for both men and women in 2016-18 was higher than the England average, at 80.1 and 84.0 years respectively.<sup>(128)</sup> However, the inequality in life expectancy at birth for males in Cheshire East is 8.8 years and for females 7.8. This is the difference in life expectancy between Lower layer Super Output Areas (“LSOAs”) in the most deprived deciles.<sup>(129)</sup>
- Around 9.8% (16,400) of Cheshire East’s households were living in fuel poverty as of 2018, which is lower than the proportions for the North West region (12.1%) and England (10.3%). In six of Cheshire East’s 234 LSOAs, the proportion was 16% or more; four of these LSOAs were in Crewe and three of those four (E01018459, E01018478 & E01018485) ranked among England’s most deprived 20% for overall deprivation as of 2019 (the fourth one, E01018489, was just inside England’s most deprived 30%). This suggests there may be a link between deprivation and fuel poverty in the Crewe area.<sup>(130)</sup>
- The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled<sup>(131)</sup> is 40,200 (17.9%).<sup>(132)</sup>
- According to the 2011 census, 158,540 people were married and 563 people were in a registered same sex civil partnership.<sup>(133)</sup> At the time of the 2011 Census, 52% of adult residents were married and a further 0.2% were registered in a same-sex civil

124 ONS provisional mid-year population estimates for 2001-19 (May 2020 release)  
 125 Table KS201EW (Ethnic Group), 2011 Census, ONS. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0  
 126 Table KS209EW (Religion), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.  
 127 [HM Revenue and Customs, Public Health Outcomes Framework, https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000041/pat/6/par/E12000002/ati/102/are/E06000049)  
 128 [Public Health Outcomes Framework, https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049)  
 129 [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)  
 130 Sources: [1] ‘Sub-regional Fuel Poverty - England 2020 (2018 data)’ and ‘Fuel Poverty Statistics - England 2020 (2018 data)’, Department for Business, Energy & Industrial Strategy, April 2020. [2] Index of Multiple Deprivation, English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government, September 2019. Note: The geographical definitions used for Crewe is that set out in Appendix 6 of the Cheshire East ‘LDF Background Report: Determining the Settlement Hierarchy’, Cheshire East Council, November 2010.  
 131 Work limiting disabled includes people who have a long-term disability which affects the kind of work or amount of work they might do (ONS, Nomis <https://www.nomisweb.co.uk/forum/posts.aspx?tID=82&fID=2>)  
 132 Annual Population Survey Jul 2018-Jun 2019, ONS Crown Copyright Reserved [from Nomis on 24 October 2019]  
 133 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright Reserved



partnership. Since 2009, there have been a total of 167 civil partnerships; most of these partnerships were formed before 2014 when same-sex marriages were introduced.<sup>(134)</sup>

- There were 4,528 conceptions<sup>(135)</sup> in 2018.<sup>(136)</sup> This equates to a conception rate of 75.1 per 1,000 of women aged 15 to 44.
- 22.8% of Reception age children and 32.3% of Year 6 children were overweight or obese in 2018/19. This is similar to the England average for Reception and lower for Year 6, but represents an increase on the previous year for both age groups.<sup>(137)</sup>
- 23 of Cheshire East's 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation & disability. 10 of these are in Crewe, four in Macclesfield, 3 in Congleton, two in Sandbach and one LSOA each in Alsager, Middlewich, Poynton and Wilmslow.<sup>(138)</sup>
- 24 Of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs for overall deprivation (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).<sup>(139)</sup> Of the 24 LSOAs that currently rank among the most deprived 25%, 17 are in Crewe, three in Macclesfield and one each in Alsager, Congleton, Middlewich and Wilmslow.
- There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown; in deprived areas, 50.9% of residents were female as of 2018, which is virtually identical to the Cheshire East average (51.1%).<sup>(140)</sup>
- The proportion of households with no access to a car was significantly higher (39.0%) in deprived areas than in Cheshire East as a whole (16.1%).<sup>(141)</sup>
- At the time of the 2011 Census, 8.4% (30,953) of Cheshire East's residents were living in deprived areas. People from non-white ethnic groups (mixed, Asian, Black, or other non-white groups) accounted for 5.3% of the population in these deprived areas but made up only 3.3% of the population in Cheshire East as a whole. It is also notable that the proportion of people from the 'Other White' group (any white people other than British/Irish/Gypsy/Irish Traveller) was much greater (7.3%) in these deprived areas than in Cheshire East as a whole (2.5%).<sup>(142)</sup>
- In Cheshire East as a whole, women were much more likely to travel to shorter distances to work: as of 2011, 54.6% of female workers travelled less than 10km, whereas only 38.8% of male workers did so.<sup>(143)</sup>
- There are no reliable local, Cheshire East, estimates for the proportion of residents identifying as lesbian, gay or bisexual ("LGB"). However, over the last five years national estimates of LGB have increased from 1.5% in 2012 to 2.0% in 2017 for the population aged 16 years and over. Using these prevalence rates, the draft Cheshire East Equality,

134 Table KS103EW (Marital and civil partnership status), 2011 Census, ONS. Crown Copyright Reserved

135 Conceptions data combine information from registrations of births and notifications of legal abortions occurring in England and Wales for women who are usually resident there.

136 Table 5: Conceptions (numbers and rates) 1,2,3 and outcome: age of woman at conception and area of usual residence, 2009 to 2018. ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

137 National Child Measurement Programme (NCMP), NHS Digital, <https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2018-19-school-year>

138 English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government, September 2019.

139 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, , MHCLG, Sept 2019, <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> and 2015 English Indices of Deprivation, DCLG (now MHCLG) Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

140 ONS mid-year population estimates (June 2019 release) and mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0

141 Table KS404EW (Car or van availability), 2011 Census, ONS. Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

142 Table QS201EW (Ethnic group), 2011 Census, ONS. Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

143 Table LC7104EW (Distance travelled to work by sex), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.



Diversity and Inclusion Strategy 2020-2024 estimates that more than 6,000 Cheshire East residents aged 16 and over may be estimated as identifying as LGB. However, this calculation does not take account of LGB people being more concentrated in some geographical areas of the UK than others, so the 6,000 figure should probably be treated with some caution.

- There is no accurate figure for how big the transgender community is. Research funded by National Government, carried out by Gender Identity Research and Education Society estimated the trans population as approximately 0.6%-1% of the UK adult population. If this proportion were the same in Cheshire East, then, according to the draft Equality, Diversity and Inclusion Strategy 2020-2024, this would equate to 1,900 to more than 3,000 of Cheshire East adult residents. However, these figures do not take account of any geographical differences in the UK in the proportion of local people who are transgender. The draft Equality, Diversity and Inclusion Strategy 2020-2024 also notes that:
  - The Equality and Human Rights Commission reported that 100 people out of 10,000 (1%) answered yes to undergoing part of the process of changing ‘from the sex you were described as at birth to the gender you identify with, or do you intend to.
  - gender variant people present for treatment at any age, but nationally the median age is 42.

**G.21** There is no baseline information that is directly relevant to maternity.

**G.22** A comprehensive evidence base has been produced for the LPS and SADPD. Table G.1 identifies examples of information gathered and used in relation to the protected characteristics and the SADPD.

**Table G.1 Examples of information gathered and used in relation to protected characteristics and the SADPD**

Document	Comment
Residential Mix Assessment [ED 49]	The information was in relation to disability and directly informed policies contained in the Revised Publication Draft SADPD, for example, HOU 6 ‘Accessibility, space and wheelchair housing standards’.
Cheshire East Housing Development Study (2015) [PS E033] <sup>(144)</sup>	Population projections directly informed policies contained in the Revised Publication Draft SADPD, for example, HOU 2 ‘Specialist housing provision’.
Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment [ED13]	This information directly informed Policies HOU 5a ‘Gypsy and Traveller site provision’, HOU 5b ‘Travelling Showperson site provision’ and HOU 5c ‘Gypsy and Traveller and Travelling Showperson site principles’ and led to the consideration of the allocation of Gypsy, Traveller and Travelling Showperson Sites in the Revised Publication Draft SADPD.

144 <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/library>



Document	Comment
Gypsy, Traveller and Travelling Showpeople Site Selection Report [ED 14]	This information directly informed the allocation of Sites G&T 1 to G&T 5, G&T 8 and TS 1 to TS 3.

**G.23** Table G.4 (Annex C) of this EqlA sets out in more detail the policy wording used in the SADPD that is considered to relate to the protected characteristics.

## Method

**G.24** The SADPD has been reviewed to consider the likely impacts of the policies on each of the eight protected characteristics identified. For each protected characteristic, an assessment narrative has been produced that considers whether the SADPD is compatible with the three main duties set out in the Equality Act 2010.

**G.25** The assessment narrative for each protected characteristic highlights the likely impacts (positive, neutral, negative and if they are significant) that the SADPD is likely to have. Where likely significant negative impacts are identified, consideration should be given to reduce or mitigate this through a full EqlA. Specific allocations and policies are referred to as necessary. A final section at the end of each characteristic summarises the assessment and provides a conclusion for the plan as a whole.

**G.26** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

**G.27** Safeguarded land is not allocated for a specific use at this point in time; it would be the role of a future local plan update and associated evidence base to consider whether any safeguarded land should be allocated for development and for what use. As such, safeguarded land will not be reviewed through this EqlA.

**G.28** Each of the eight assessment narratives have been broken down under the following headings, which contain reference to policies/proposals where appropriate:

- Planning for growth
- General requirements
- Natural environment, climate change and resources
- The historic environment
- Rural issues
- Employment and economy
- Housing
- Town centres and retail
- Transport and infrastructure
- Recreation and community facilities
- Site allocations



## EqIA findings

### Age

#### Planning for growth

**G.29** The theme is considered to have a neutral impact on age.

#### General requirements

**G.30** Proposed SADPD Policy **GEN 1 “Design principles”** seeks to be accessible and inclusive, ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of age, for example. This is likely to have a positive impact on age. The Policy also looks to promote opportunities for food growing, which provides elements for a healthy diet (with positive benefits in relation to obesity; childhood obesity has been identified as an issue) and helps to tackle food poverty. This is likely to have a positive impact on age.

#### Natural environment, climate change and resources

**G.31** Proposed SADPD Policy **ENV 7 “Climate change”** incorporates measures to make buildings energy efficient, which can help reduce heating and cooling costs. Reducing the costs of living can help all residents, particularly older persons and families with young children, which is likely to have a positive impact on age. The Policy also supports opportunities for food growing, which provides elements for a healthy diet (with positive benefits in relation to obesity; childhood obesity has been identified as an issue) and helps to tackle food poverty. This is likely to have a positive impact on age.

**G.32** Older and younger persons can be more sensitive to air pollution, for example. Proposed SADPD Policies relating to pollution including **ENV 12 “Air quality”**, **ENV 13 “Aircraft noise”**, **ENV 14 “Light pollution”**, **ENV 15 “New development and existing uses”** and **ENV 17 “Protecting water resources”** seek to reduce different types of pollution in the wider environment and hence people’s exposure to them. In particular, **ENV 13** specifically references residential care homes and acknowledges that residents of such developments may have limited mobility, requiring easily accessible external amenity areas that are subject to noise levels at or below a certain threshold. These Policies are likely to have a positive impact on age.

#### The historic environment

**G.33** Few heritage assets were originally planned to be accessible to those with mobility issues, therefore many of them present access challenges in terms of their design features and topography. The various historic environment policies seek to preserve and enhance the historic environment, whilst supporting some alterations. In particular, proposed SADPD Policy **HER 4 “Listed buildings”** seeks to preserve and enhance the asset and its setting wherever possible; however in certain cases alterations are supported, which could include access improvements. This is also the case for proposed SADPD Policy **HER 5 “Registered parks and gardens”**. Historic England has produced guidance on improving access to historic buildings and landscapes that explains ‘how to make a range of positive changes to



historic places, while at the same time working within the wider principles of conservation’.<sup>(145)</sup> These policies, along with Historic England guidance, are likely to have a positive impact on age.

## Rural issues

**G.34** Proposed SADPD Policy **RUR 6 “Outdoor sport, leisure and recreation outside of settlement boundaries”** allows for the development of outdoor sport, leisure and recreation proposals where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies enable the provision of such facilities in rural areas, potentially improving accessibility to them for the less mobile, including elderly persons, as well as opportunities for safe play for young children. These Policies are likely to have a positive impact on age.

**G.35** Proposed SADPD Policy **RUR 11 “Extensions and alterations to building outside of settlement boundaries”** supports proportionate additions to existing buildings (subject to a range of criteria), which could help those who need more space than average or with access needs, for example elderly people and those with children. This policy is likely to have a positive impact on age.

## Employment and the economy

**G.36** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies proposed employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to age - these being neighbouring uses, accessibility and public transport; the sites are considered under these headings. Points to note are:

### Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact with regards to neighbouring uses. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability" and proposed SADPD Policies **ENV 15 "New development and existing uses"** and **HOU 10 "Amenity"** will help to minimise the impact.
- Elderly people are more susceptible to the impacts of noise.
- Residential properties are located to the east and south of Site **EMP 2.4 "Hurdsfield Road, Macclesfield"**, to the south and southeast of Site **EMP 2.7 "New Farm, Middlewich"**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 "Land west of Manor Lane, Holmes Chapel"**, and there are residential properties located to the west of **EMP 2.9 "Land at British Salt, Middlewich"**.

145 <https://historicengland.org.uk/advice/technical-advice/easy-access-to-historic-buildings-and-landscapes/>



## Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on younger people who may not have access to a car.

## Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on younger people who may not have access to a car.

## Housing

**G.37** Providing a mix of housing is important to support independent living and choice, as are homes designed to be flexible to adapt to meet the changing needs of residents over time. Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. The Policy seeks to address, for example, the requirements of an ageing population as well as meeting and adapting to the long term needs of the Borough’s older residents, including supporting independent living. This is likely to have a positive impact on age.

**G.38** Proposed SADPD Policy **HOU 2 “Specialist housing provision”** supports specialist and supported housing provision, which could include accommodation for older persons, helping to address the housing needs of the Borough’s ageing population. This is likely to have a positive impact on age.

**G.39** Proposed SADPD Policy **HOU 3 “Self and custom built dwellings”** supports proposals for self and custom built housing in sustainable locations. This could benefit those who need a home designed for a specific difficulty, for example mobility issues that could be experienced by elderly people. This is likely to have a positive impact on age.

**G.40** Proposed SADPD Policy **HOU 4 “Houses in multiple occupation”** allows the subdivision of a house into a House in Multiple Occupation (subject to a range of criteria); this could contribute to increasing housing affordability and a choice of accommodation for those on low incomes and students, for example, with the potential for a positive impact on age.

**G.41** Proposed SADPD Policy **HOU 6 “Accessibility, space and wheelchair housing standards”** is likely to have a positive impact on age through the adoption of accessibility and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.

**G.42** Proposed SADPD Policy **HOU 9 “Extensions and alterations”** supports extensions and alterations to existing dwellings to meet the changing needs of occupiers. This could help address, for example, the requirements of an ageing population as well as meet and adapt to the long term needs of the Borough’s older residents, including supporting independent living. This is likely to have a positive impact on age.



## Town centres and retail

**G.43** Proposed SADPD Policy **RET 5 “Restaurants, cafes, pubs and hot food takeaways”** recognises that childhood obesity is an issue and aims to limit the availability of hot food takeaway facilities near secondary schools and sixth form colleges. This is likely to have a positive impact on age.

**G.44** Proposed SADPD Policy **RET 6 “Neighbourhood parades of shops”** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Local facilities play an important role for those residents who have difficulty accessing superstores or the town centre. This could include elderly people, for example, and therefore the policy is likely to have a positive impact on age.

**G.45** Proposed SADPD Policy **RET 9 “Environmental improvements, public realm and design in town centres”** seeks to address the accessibility needs of everyone in the design of buildings, public spaces and routes; especially those with pushchairs and the elderly so that all users can use the development safely, easily and with dignity. The Policy also looks to consider the needs of all members of society in defining the functions of different parts of the town centre through the use of appropriate visual cues and signage. This is likely to have a positive impact on age.

**G.46** Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside of the Borough, such as older persons and the young. Proposed SADPD Policies **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 “Supporting the vitality of town and retail centres”** helps to retain a retail function in town centres. These policies are likely to have a positive impact on age.

## Transport and infrastructure

**G.47** Proposed SADPD Policy **INF 7 “Hazardous installations”** seeks to protect the public from risks associated with hazardous installations; this could be of particular benefit to those who are more sensitive to hazardous substances, for example the young or elderly persons. This policy is likely to have a positive impact on age.

**G.48** The provision of superfast broadband connection, supported though proposed SADPD Policy **INF 8 “Telecommunication infrastructure”**, is likely to have a positive impact on age, through enabling those that are less mobile (for example elderly people) to have access to online services and facilities.

**G.49** Canal towpaths can be made from several types of surface, and not all of them can be considered to be wheelchair or pushchair friendly. Proposed SADPD Policy **INF 10 “Canal and mooring facilities”** seeks to enhance public access to and the recreational use of the canal corridor. As highlighted in the supporting information to this policy, developer contributions could comprise improvements to the towpath, including surface improvements for wheelchair and pushchair users, which would enable families with young children, for example, to benefit from using this resource. This policy is likely to have a positive impact on age.



## Recreation and community facilities

**G.50** Proposed SADPD Policy **REC 1 “Green/open space protection”** looks to protect existing, incidental and new green/open space, which provides opportunities for safe play for young children. This policy is likely to have a positive impact on age.

**G.51** Proposed SADPD Policy **REC 3 “Green space implementation”** seeks the delivery of greenspace through housing, major employment and other non-residential development. This could include recreation and its accompanying benefit of safe play opportunities for young children, therefore having a likely positive impact on age.

**G.52** Proposed SADPD Policy **REC 4 “Day nurseries”** supports the provision, extension or intensification of day nurseries and play groups (subject to a range of criteria), providing educational opportunities for young children. This policy is likely to have a positive impact on age.

**G.53** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, for example elderly persons. Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which is likely to have a positive impact on age.

## Site allocations

**G.54** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to age – these being accessibility, public transport, and neighbouring uses; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

## Neighbouring uses

- More than half of the proposed site allocations have the potential for a negative impact with regards to neighbouring uses.
- Elderly people are more susceptible to the impacts of noise.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in noise and disturbance for residents.
- Proposed Site **MID 2 “East and west of Croxton Lane”**, Middlewich is located adjacent to a household waste recycling centre, therefore the proposed policy requires an offset from the existing recycling centre and an acceptable level of residential amenity to be achieved.
- Holmes Chapel Road is located to the south of proposed Site **MID 3 “Centurion Way”**, Middlewich. Policies including LPS Policy SE 12 “Pollution, Land Contamination and Land Instability” and proposed SADPD Policy **ENV 12 “Air quality”** will help to minimise the impact on health.



- Proposed Site **PYT 1 "Poynton Sports Club"**, Poynton is located adjacent to the A523 (London Road North), therefore the policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by transportation noise.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton is located on the edge of a residential area, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by noise from the sports and leisure use. The policy also requires details of proposed lighting, which should not cause unacceptable nuisance to residents.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel is located adjacent to residential use, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that residents in the vicinity of the site would not be unacceptably affected by the proposed employment use.
- Proposed Site **G&T 2 "Land at Coppenhall Moss, Crewe"** is located adjacent to residential uses and a garage. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed Site **G&T 5 "Cledford Hall, Cledford Lane"** is adjacent to employment uses accessed from E.R.F. Way. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **TS 1 "Lorry Park, off Mobberley Road, Knutsford"** is located adjacent to a Council recycling centre and is within (2019) daytime noise levels 60dB Laeq. 16hr (07:00-23:00) in respect of aircraft noise contours. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity, and for development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS2 "Land at Fir Farm, Brereton"**, whereby the supporting information to the proposed policy suggest that this should be suitably addressed through planning condition.

### Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Less mobile groups including children, older people and people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.



- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help people with young children using pushchairs and wheelchair users.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups including children, older people and people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mil Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.



## Assessment of the SADPD as a whole

**G.55** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes accessibility of services and facilities and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.

**G.56** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on age.



## Disability

### Planning for growth

**G.57** The theme is considered to have a neutral impact on disability.

### General requirements

**G.58** Proposed SADPD Policy **GEN 1 “Design principles”** seeks to be accessible and inclusive, ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of disability, for example. This is likely to have a positive impact on disability. The Policy also looks to promote health and wellbeing through design and contact with nature. There are mental health benefits from access to nature and good design can also contribute to a feeling of wellbeing. This could have a positive impact on disability.

### Natural environment, climate change and resources

**G.59** The proposed SADPD Policies that relate to landscape (**ENV 3 “Landscape character”**, **ENV 4 “River corridors”** and **ENV 5 “Landscaping”**) contribute to high quality environments and this will help to provide an increased feeling of wellbeing and satisfaction amongst residents. These proposed policies have the potential for a positive impact on disability.

**G.60** Proposed SADPD Policy **ENV 7 “Climate change”** suggests the use of measures that adapt or demonstrate resilience to climate change including green infrastructure. There are mental health benefits from access to nature and green space, with the potential for a positive impact on disability. Policy **ENV 7** also incorporates measures to make buildings energy efficient, which can help reduce heating and cooling costs. Reducing the costs of living can help all residents, particularly disabled people, which is likely to have a positive impact on disability.

**G.61** People with respiratory related disabilities can be more sensitive to air pollution for example. Proposed SADPD Policies relating to pollution including **ENV 12 “Air quality”**, **ENV 13 “Aircraft noise”**, **ENV 14 “Light pollution”**, **ENV 15 “New development and existing uses”** and **ENV 17 “Protecting water resources”** seek to reduce different types of pollution in the wider environment and hence people’s exposure to them. In particular, **ENV 13** references hospices and residential care homes and acknowledges that residents of such developments may have limited mobility, requiring easily accessible external amenity areas that are subject to noise levels at or below a certain threshold. These Policies are likely to have a positive impact on disability.

### The historic environment

**G.62** Few heritage assets were originally planned to be accessible to those with mobility issues, therefore many of them present access challenges in terms of their design features and topography. The various historic environment policies seek to preserve and enhance the historic environment, whilst supporting some alterations. In particular, proposed SADPD Policy **HER 4 “Listed buildings”** seeks to preserve and enhance the asset and its setting wherever possible; however in certain cases alterations are supported, which could include access improvements. This is also the case for proposed SADPD Policy **HER 5 “Registered parks and gardens”**. Historic England has produced guidance on improving access to



historic buildings and landscapes that explains 'how to make a range of positive changes to historic places, while at the same time working within the wider principles of conservation'.<sup>(146)</sup> These policies, along with Historic England guidance, are likely to have a positive impact on disability.

## Rural issues

**G.63** Proposed SADPD Policy **RUR 6 “Outdoor sport, leisure and recreation outside of settlement boundaries”** allows for the development of outdoor sport, leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies enable the provision of such facilities in rural areas, potentially improving accessibility to them for the less mobile, including disabled persons. These Policies are likely to have a positive impact on disability.

**G.64** The provision of employment opportunities in the open countryside (proposed SADPD Policy **RUR 10 “Employment development in the open countryside”**) could have a positive impact on disability, particularly those who suffer from mental illness associated with unemployment and poverty.

**G.65** Proposed SADPD Policy **RUR 11 “Extensions and alterations to building outside of settlement boundaries”** supports proportionate additions to existing buildings (subject to a range of criteria), which could help those who need more space than average or with access needs, for example disabled people. This policy is likely to have a positive impact on disability.

## Employment and the economy

**G.66** Proposed SADPD Policies **EMP 1 “Strategic employment areas”** and **EMP 2 “Employment allocations”** could have a positive impact on disability, particularly those who suffer from mental illness associated with unemployment and poverty. This is through the protection of existing strategic employment areas and providing opportunities for further employment development through allocations.

**G.67** Proposed SADPD Policy **EMP 2 “Employment allocations”** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to disability - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed employment allocations provide further opportunity for members of the community to access jobs, which can have a positive impact.

## Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities

---

146 <https://historicengland.org.uk/advice/technical-advice/easy-access-to-historic-buildings-and-landscapes/>



identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on disabled people who may not have access to a car.

### Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on disabled people who may not have access to a car.

### Housing

**G.68** Providing a mix of housing is important to support independent living and choice, as are homes designed to be flexible to adapt to meet the changing needs of residents over time. Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. This is likely to have a positive impact on disability.

**G.69** Proposed SADPD Policy **HOU 2 “Specialist housing provision”** supports specialist and supported housing provision, which could include accommodation for disabled people who require additional support or for whom living independently is not possible. This is likely to have a positive impact on disability.

**G.70** Proposed SADPD Policy **HOU 3 “Self and custom built dwellings”** supports proposals for self and custom built housing in sustainable locations. This could benefit those who need a home designed for a specific difficulty, for example mobility issues. This is likely to have a positive impact on disability.

**G.71** Proposed SADPD Policy **HOU 6 “Accessibility, space and wheelchair housing standards”** is likely to have a positive impact on disability through the adoption of accessibility and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.

**G.72** Proposed SADPD Policy **HOU 9 “Extensions and alterations”** supports extensions and alterations to existing dwellings to meet the changing needs of occupiers. This is likely to have a positive impact on disability.

### Town centres and retail

**G.73** Proposed SADPD Policy **RET 4 “Shop fronts and security”** contributes to a high-quality environment through the use of appropriate design and shop fronts, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. The Policy also supports proposals that are designed to meet the needs of disabled people. This is likely to have a positive impact on disability.

**G.74** Proposed SADPD Policy **RET 6 “Neighbourhood parades of shops”** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Local facilities play an important role for those residents who have difficulty accessing superstores or the town centre. This could include disabled people for example and therefore the policy is likely to have a positive impact on disability.



**G.75** Proposed SADPD Policy **RET 9 “Environmental improvements, public realm and design in town centres”** seeks to address the accessibility needs of everyone in the design of buildings, public spaces and routes; especially people with disabilities, so that all users can use the development safely, easily and with dignity. The Policy also looks to consider the needs of all members of society in defining the functions of different parts of the town centre through the use of appropriate visual cues and signage. Furthermore, the Policy seeks to contribute to a high quality environment, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This Policy is likely to have a positive impact on disability.

**G.76** Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside of the Borough, such as disabled persons. Proposed SADPD Policies **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 “Supporting the vitality of town and retail centres”** helps to retain a retail function in town centres. These policies are likely to have a positive impact on disability.

**G.77** **RET 10 “Crewe town centre”**, and **RET 11 “Macclesfield town centre and environs”** also seek to contribute to a high quality environment, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. These Policies are likely to have a positive impact on disability.

### Transport and infrastructure

**G.78** The retention of public car parks, supported by proposed SADPD Policy **INF 2 “Public car parks”** is likely to have a positive impact on disabled persons who have access to a car and are unable to use public transport.

**G.79** Proposed SADPD Policy **INF 3 “Highways safety and access”** requires development proposals to incorporate measures that meet the needs of people with disabilities to assist access to, from and within the site, which is likely to have a positive impact on disability.

**G.80** The provision of superfast broadband connection, supported though proposed SADPD Policy **INF 8 “Telecommunication infrastructure”**, is likely to have a positive impact on disability, through enabling those that are less mobile (for example disabled people) to have access to online services and facilities.

**G.81** Canal towpaths can be made from several types of surface, and not all of them can be considered to be wheelchair or pushchair friendly. Proposed SADPD Policy **INF 10 “Canal and mooring facilities”** seeks to enhance public access to and the recreational use of the canal corridor. As highlighted in the supporting information to this policy, developer contributions could comprise improvements to the towpath, including surface improvements for wheelchair users, which would enable wheelchair user, for example, to benefit from using this resource. The policy also recognises that the Borough has a wide network of canals that provide recreational opportunities, which in turn provide health and wellbeing benefits. The proposed policy is likely to have a positive impact on disability.



## Recreation and community facilities

**G.82** Proposed SADPD Policy **REC 1 “Green/open space protection”** looks to protect existing, incidental and new green/open space. There are mental health benefits from access to nature and green space, as well as opportunities for recreation. This is likely to have a positive impact on disability.

**G.83** Proposed SADPD Policy **REC 2 “Indoor sport and recreation implementation”** requires contributions to indoor sport and recreation facilities from major housing developments to support health and wellbeing, providing a positive impact on disability.

**G.84** Proposed SADPD Policy **REC 3 “Green space implementation”** seeks the delivery of green space through housing, major employment and other non-residential development. Green space provides opportunities for recreation, with access to nature and green space providing mental health benefits. The proposed policy should have a positive impact on disability.

**G.85** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, for example disabled persons. Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which is likely to have a positive impact on disability.

## Site allocations

**G.86** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to disability – these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

## Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Less mobile groups, including disabled people, tend to be more reliant on walking and public transport in order to access services and facilities.
- There is an existing sports facility, playing field and associated area of open space at Proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe, which the proposed policy seeks to retain. The policy also requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 “Land off Alexandria Way”**, Congleton.



- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help wheelchair users.
- Although there will be a loss of sports facilities on proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, these are proposed to be replaced on proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton and will be of an improved quality, with development of Site PYT 1 unable to start until Poynton Sports Club is fully operational from Site PYT 2.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups, including disabled people, tend to be more reliant on walking and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.



## Assessment of the SADPD as a whole

**G.87** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes accessibility of services and facilities and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.

**G.88** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on disability.



## Gender reassignment

### Planning for growth

**G.89** The theme is considered to have a neutral impact on gender reassignment.

### General requirements

**G.90** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on gender reassignment.

### Natural environment, climate change and resources

**G.91** The theme is considered to have a neutral impact on gender reassignment.

### The historic environment

**G.92** The theme is considered to have a neutral impact on gender reassignment.

### Rural issues

**G.93** The theme is considered to have a neutral impact on gender reassignment.

### Employment and the economy

**G.94** The theme is considered to have a neutral impact on gender reassignment.

### Housing

**G.95** The theme is considered to have a neutral impact on gender reassignment.

### Town centres and retail

**G.96** Proposed SADPD Policy **RET 5 “Restaurants, cafes, pubs and hot food takeaways”** looks to support the building or change of use to such establishments, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on gender reassignment.

**G.97** Proposed SADPD Policies **RET 9 “Environmental improvements, public realm and design in town centres”**, **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** seek to provide diversity and a mix of uses, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on gender reassignment.

### Transport and infrastructure

**G.98** The theme is considered to have a neutral impact on gender reassignment.



## Recreation and community facilities

**G.99** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which could increase the opportunity for new LGBT+ venues or venues for support charities to meet. This is likely to have a positive impact on gender reassignment.

## Site allocations

**G.100** The theme is considered to have a neutral impact on gender reassignment.

## Assessment of the SADPD as a whole

**G.101** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to retain and support the creation of new community facilities.

**G.102** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on gender reassignment.



## Pregnancy and maternity

### Planning for growth

**G.103** The theme is considered to have a neutral impact on pregnancy and maternity.

### General requirements

**G.104** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on pregnancy and maternity.

### Natural environment, climate change and resources

**G.105** Proposed SADPD Policy **ENV 7 “Climate change”** incorporates measures to make buildings energy efficient, which can help reduce heating and cooling costs. Reducing the costs of living can help all residents, particularly families with young children, which is likely to have a positive impact on pregnancy and maternity.

**G.106** Younger persons can be more sensitive to air pollution, for example. Proposed SADPD Policies relating to pollution including **ENV 12 “Air quality”**, **ENV 13 “Aircraft noise”**, **ENV 14 “Light pollution”**, **ENV 15 “New development and existing uses”** and **ENV 17 “Protecting water resources”** seek to reduce different types of pollution in the wider environment and hence people’s exposure to them. These Policies are likely to have a positive impact on pregnancy and maternity.

### The historic environment

**G.107** Few heritage assets were originally planned to be accessible to those with mobility issues, including those with pushchairs, therefore many of them present access challenges in terms of their design features and topography. The various historic environment policies seek to preserve and enhance the historic environment, whilst supporting some alterations. In particular, proposed SADPD Policy **HER 4 “Listed buildings”** seeks to preserve and enhance the asset and its setting wherever possible; however in certain cases alterations are supported, which could include access improvements. This is also the case for proposed SADPD Policy **HER 5 “Registered parks and gardens”**. Historic England has produced guidance on improving access to historic buildings and landscapes that explains ‘how to make a range of positive changes to historic places, while at the same time working within the wider principles of conservation’.<sup>(147)</sup> These policies, along with Historic England guidance, are likely to have a positive impact on pregnancy and maternity.

---

147 <https://historicengland.org.uk/advice/technical-advice/easy-access-to-historic-buildings-and-landscapes/>



## Rural issues

**G.108** Proposed SADPD Policy **RUR 6 “Outdoor sport, leisure and recreation outside of settlement boundaries”** allows for the development of outdoor sport, leisure and recreation proposals, where a countryside location is necessary. This could provide opportunities for safe play for young children, which is likely to have a positive impact on pregnancy and maternity.

**G.109** Proposed SADPD Policy **RUR 11 “Extensions and alterations to building outside of settlement boundaries”** supports proportionate additions to existing buildings (subject to a range of criteria), which could help those who need more space than average or with access needs, for example those with children. This policy is likely to have a positive impact on pregnancy and maternity.

## Employment and the economy

**G.110** Proposed SADPD Policy **EMP 2 “Employment allocations”** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to pregnancy and maternity - these being neighbouring uses, accessibility and public transport. Points to note are:

### Neighbouring uses

- Half of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact with regards to neighbouring uses. Policies including LPS Policy SE 12 “Pollution, Land Contamination and Land Instability” and proposed SADPD Policies **ENV 15 “New development and existing uses”** and **HOU 10 “Amenity”** will help to minimise the impact.
- Young children are more susceptible to the impacts of noise.
- Residential properties are located to the east and south of Site **EMP 2.4 “Hurdsfield Road, Macclesfield”**, to the south and southeast of Site **EMP 2.7 “New Farm, Middlewich”**.
- Residential properties are under construction or have an extant planning consent to the north and west of Site **EMP 2.8 “Land west of Manor Lane, Holmes Chapel”**, and there are residential properties located to the west of **EMP 2.9 “Land at British Salt, Middlewich”**.

### Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on people with young children who may not have access to a car.



## Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on people with young children who may not have access to a car.

## Housing

**G.111** Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. It also seeks to make sure that housing design is flexible enough to adapt to meet the changing needs of residents over time. This is likely to have a positive impact on pregnancy and maternity.

**G.112** Proposed SADPD Policy **HOU 9 “Extensions and alterations”** supports extensions and alterations to existing dwellings to meet the changing needs of occupiers. This is likely to have a positive impact on pregnancy and maternity.

## Town centres and retail

**G.113** Proposed SADPD Policy **RET 6 “Neighbourhood parades of shops”** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Local facilities play an important role for those residents who have difficulty accessing superstores or the town centre. This could include people with young children for example and therefore the policy is likely to have a positive impact on pregnancy and maternity.

**G.114** Proposed SADPD Policy **RET 9 “Environmental improvements, public realm and design in town centres”** seeks to address the accessibility needs of everyone in the design of buildings, public spaces and routes; especially those with pushchairs so that all users can use the development safely, easily and with dignity. This is likely to have a positive impact on pregnancy and maternity.

**G.115** Town centres provide accessible service opportunities for urban residents as well as residents of surrounding rural areas. Proposed SADPD Policies **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy **RET 7 “Supporting the vitality of town and retail centres”** helps to retain a retail function in town centres. These policies are likely to have a positive impact on pregnancy and maternity.

## Transport and infrastructure

**G.116** Proposed SADPD Policy **INF 7 “Hazardous installations”** seeks to protect the public from risks associated with hazardous installations; this could be of particular benefit to those who are more sensitive to hazardous substances, for example the young. This policy is likely to have a positive impact on pregnancy and maternity.

**G.117** Canal towpaths can be made from several types of surface, and not all of them can be considered to be pushchair friendly. Proposed SADPD Policy **INF 10 “Canal and mooring facilities”** seeks to enhance public access to and the recreational use of the canal corridor. As highlighted in the supporting information to this policy, developer contributions could



comprise improvements to the towpath, including surface improvements for pushchair users, which would enable families with young children, for example, to benefit from using this resource. This policy is likely to have a positive impact on pregnancy and maternity.

### Recreation and community facilities

**G.118** Proposed SADPD Policy **REC 1 “Green/open space protection”** looks to protect existing, incidental and new green/open space, which provides opportunities for safe play for young children. This policy is likely to have a positive impact on pregnancy and maternity.

**G.119** Proposed SADPD Policy **REC 3 “Green space implementation”** seeks the delivery of greenspace through housing, major employment and other non-residential development. This could include recreation and its accompanying benefit of safe play opportunities for young children, therefore having a likely positive impact on pregnancy and maternity.

**G.120** Proposed SADPD Policy **REC 4 “Day nurseries”** supports the provision, extension or intensification of day nurseries and play groups (subject to a range of criteria), providing educational opportunities for young children. This policy is likely to have a positive impact on pregnancy and maternity.

**G.121** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, which could include people with young children, for example. Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which is likely to have a positive impact on pregnancy and maternity.

### Site allocations

**G.122** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to pregnancy and maternity – these being accessibility, public transport, and neighbouring uses; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

### Neighbouring uses

- More than half of the proposed site allocations have the potential for a negative impact with regards to neighbouring uses.
- Young children are more susceptible to the impacts of noise.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in noise and disturbance for residents.
- Proposed Site **MID 2 “East and west of Croxton Lane”**, Middlewich is located adjacent to a household waste recycling centre, therefore the proposed policy requires an offset from the existing recycling centre and an acceptable level of residential amenity to be achieved.



- Holmes Chapel Road is located to the south of proposed Site **MID 3 “Centurion Way”**, Middlewich. Policies including LPS Policy SE 12 “Pollution, Land Contamination and Land Instability” and proposed SADPD Policy **ENV 12 “Air quality”** will help to minimise the impact on health.
- Proposed Site **PYT 1 “Poynton Sports Club”**, Poynton is located adjacent to the A523 (London Road North), therefore the policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by transportation noise.
- Proposed Site **PYT 2 “Land north of Glastonbury Drive”**, Poynton is located on the edge of a residential area, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that prospective residents would not be unacceptably affected by noise from the sports and leisure use. The policy also requires details of proposed lighting, which should not cause unacceptable nuisance to residents.
- Proposed Site **HCH 1 “Land east of London Road”**, Holmes Chapel is located adjacent to residential use, therefore the proposed policy requires a Noise Impact Assessment to demonstrate that residents in the vicinity of the site would not be unacceptably affected by the proposed employment use.
- Proposed Site **G&T 2 “Land at Coppenhall Moss, Crewe”** is located adjacent to residential uses and a garage. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 “Three Oakes Site, Booth Lane”** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented.
- Proposed Site **G&T 5 “Cledford Hall, Cledford Lane”** is adjacent to employment uses accessed from E.R.F. Way. The proposed policy requires development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised. The proposed route of the Middlewich Eastern Bypass will potentially run along Cledford Lane, whereby some form of mitigation may be needed to minimise any known amenity issues.
- Proposed Site **TS 1 “Lorry Park, off Mobberley Road, Knutsford”** is located adjacent to a Council recycling centre and is within (2019) daytime noise level 60dB Laeq. 16hr (07:00-23:00) in respect of aircraft noise contours. The proposed policy requires a buffer from the recycling centre to achieve an acceptable level of residential amenity, and for development proposals to demonstrate through a noise impact assessment that external and internal noise impacts can be acceptable minimised.
- There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS 2 “Land at Fir Farm, Brereton”**, whereby the supporting information to the proposed policy suggest that this should be suitably addressed through planning condition.

### Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Less mobile groups, including people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.



- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help people with young children using pushchairs and wheelchair users.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Copenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The vast majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups, including people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 5 "Cledford Hall, Cledford Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

### Assessment of the SADPD as a whole

**G.123** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes accessibility of services and facilities and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.



**G.124** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on pregnancy and maternity.



## Race

### Planning for growth

**G.125** The theme is considered to have a neutral impact on race, including Black, Asian and Minority Ethnic people (“BAME”).

### General requirements

**G.126** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on race, including BAME.

### Natural environment, climate change and resources

**G.127** The theme is considered to have a neutral impact on race, including BAME.

### The historic environment

**G.128** The theme is considered to have a neutral impact on race, including BAME.

### Rural issues

**G.129** The theme is considered to have a neutral impact on race, including BAME.

### Employment and the economy

**G.130** Proposed SADPD Policy **EMP 2 “Employment allocations”** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to race - these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed employment allocations provide further opportunity for members of the community to access jobs, which can have a positive impact.

### Accessibility

- The majority of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA), with the potential for a positive impact on race.



## Public transport

- All of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service, with the potential for a positive impact on race.

## Housing

**G.131** Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including BAME.

**G.132** Proposed SADPD Policies **HOU 5a “Gypsy and Traveller site provision”** and **HOU 5b “Travelling Showperson site provision”** look to address the needs of Gypsies, Travellers and Travelling Showpeople, which is likely to have a positive impact on race. The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the “Site allocations” theme.

## Town centres and retail

**G.133** The theme is considered to have a neutral impact on race, including BAME.

## Transport and infrastructure

**G.134** The theme is considered to have a neutral impact on race, including BAME.

## Recreation and community facilities

**G.135** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones. This is likely to have a positive impact on race including the BAME community.

## Site allocations

**G.136** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to race – these being accessibility and public transport; the sites are considered under these headings. Points to note are:

- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.
- Seven of the proposed site allocations have been put forward for Gypsies and Travellers, and two sites for Travelling Showpeople.

## Accessibility

- The majority of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).



- There is an existing sports facility, playing field and associated area of open space at Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, which the proposed policy seeks to retain. The policy also requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Improvements to the surface of the canal towpath are a requirement of proposed Site **MID 2 "East and west of Croxton Lane"**, Middlewich so that the canal can continue to be used as a traffic-free route for pedestrians and cyclists between the site and the town centre. Surface improvements could also help wheelchair users.
- Although there will be a loss of sports facilities on proposed Site **PYT 1 "Poynton Sports Club"**, Poynton, these are proposed to be replaced on proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton and will be of an improved quality, with development of Site PYT 1 unable to start until Poynton Sports Club is fully operational from Site PYT 2.
- Proposed Site **PYT 3 "Land at Poynton High School"**, Poynton involves the loss of a part of a playing field, however this is intended to be replaced to an equivalent or better quality in a suitable location.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 2 "Land at Coppenhall Moss, Crewe"**, **G&T 5 "Cledford Hall, Cledford Lane"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however Site **G&T 2** meets the minimum standard for access to a bus service and Sites **G&T 1** and **TS 3** meet the minimum standards of access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"** and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- The supporting information to proposed Site **TS 1 "Lorry Park, Off Mobberley Road, Knutsford"** requires appropriate contributions to local health facilities, where identified as necessary by the local Clinical Commissioning Group.

### Public transport

- The vast majority of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Less mobile groups tend to be more reliant on walking and public transport in order to access services and facilities.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall**



Road, G&T 5 “Cledford Hall, Cledford Lane”, G&T 8 “The Oakes, Mill Lane, Smallwood”, TS 2 “Land at Fir Farm, Brereton” and TS 3 “Land at former brickworks, A50 Newcastle Road” are not in walking distance of a commutable bus or rail service.

### **Assessment of the SADPD as a whole**

**G.137** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to meet the needs of Gypsies, Travellers and Travelling Showpeople.

**G.138** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on race, including BAME.



## Religion and belief

### Planning for growth

**G.139** The theme is considered to have a neutral impact on religion and belief.

### General requirements

**G.140** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on religion and belief.

### Natural environment, climate change and resources

**G.141** The theme is considered to have a neutral impact on religion and belief.

### The historic environment

**G.142** The theme is considered to have a neutral impact on religion and belief.

### Rural issues

**G.143** The theme is considered to have broadly neutral impact on religion and belief, although where there are fewer places of worship this could have an adverse impact. That said, the Local Plan generally limits development in the rural area and directs most new development to larger towns and villages (particularly Macclesfield and Crewe) where places of worship are more numerous.

### Employment and the economy

**G.144** The theme is considered to have a neutral impact on religion and belief.

### Housing

**G.145** The theme is considered to have a neutral impact on religion and belief.

### Town centres and retail

**G.146** The theme is considered to have a neutral impact on religion and belief.

### Transport and infrastructure

**G.147** The theme is considered to have a neutral impact on religion and belief.



## Recreation and community facilities

**G.148** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which could increase the opportunity for new or improved places of worship and meeting rooms. This is likely to have a positive impact on religion and belief.

### Site allocations

**G.149** The theme is considered to have a neutral impact on religion and belief.

### Assessment of the SADPD as a whole

**G.150** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to retain and support the creation of new community facilities.

**G.151** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on religion and belief.



## Sex

### Planning for growth

**G.152** The theme is considered to have a neutral impact on sex.

### General requirements

**G.153** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on sex.

### Natural environment, climate change and resources

**G.154** The theme is considered to have a neutral impact on sex.

### The historic environment

**G.155** The theme is considered to have a neutral impact on sex.

### Rural issues

**G.156** The theme is considered to have a neutral impact on sex.

### Employment and the economy

**G.157** The theme is considered to have a neutral impact on sex.

### Housing

**G.158** The theme is considered to have a neutral impact on sex.

### Town centres and retail

**G.159** The theme is considered to have a neutral impact on sex.

### Transport and infrastructure

**G.160** The theme is considered to have a neutral impact on sex.

### Recreation and community facilities

**G.161** The theme is considered to have a neutral impact on sex.

### Site allocations

**G.162** The theme is considered to have a neutral impact on sex.



## Assessment of the SADPD as a whole

**G.163** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments.

**G.164** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on sex.



## Sexual orientation

### Planning for growth

**G.165** The theme is considered to have a neutral impact on sexual orientation.

### General requirements

**G.166** Proposed SADPD Policy **GEN 1 “Design principles”** expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of age, gender, ethnicity or economic circumstances. It looks to create safe places by reflecting ‘Secured by Design’ measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. This is likely to have a positive impact on sexual orientation.

### Natural environment, climate change and resources

**G.167** The theme is considered to have a neutral impact on sexual orientation.

### The historic environment

**G.168** The theme is considered to have a neutral impact on sexual orientation.

### Rural issues

**G.169** The theme is considered to have a neutral impact on sexual orientation.

### Employment and the economy

**G.170** The theme is considered to have a neutral impact on sexual orientation.

### Housing

**G.171** The theme is considered to have a neutral impact on sexual orientation.

### Town centres and retail

**G.172** Proposed SADPD Policy **RET 5 “Restaurants, cafes, pubs and hot food takeaways”** looks to support the building or change of use to such establishments, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on sexual orientation

**G.173** Proposed SADPD Policies **RET 9 “Environmental improvements, public realm and design in town centres”**, **RET 10 “Crewe town centre”** and **RET 11 “Macclesfield town centre and environs”** seek to provide diversity and a mix of uses, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on sexual orientation.

### Transport and infrastructure

**G.174** The theme is considered to have a neutral impact on sexual orientation.



## Recreation and community facilities

**G.175** Proposed SADPD Policy **REC 5 “Community facilities”** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which could increase the opportunity for new LGBT+ venues. This is likely to have a positive impact on sexual orientation.

### Site allocations

**G.176** The theme is considered to have a neutral impact on sexual orientation.

### Assessment of the SADPD as a whole

**G.177** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD promotes the creation of safe developments and looks to retain and support the creation of new community facilities.

**G.178** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on sexual orientation.

### Conclusions and recommendations at this stage

**G.179** The SADPD is likely to have some positive impacts on all of the protected characteristics of the Equality Act. Table G.2 provides a summary of the impacts (positive, negative or neutral) of the SADPD Policies on the protected characteristics, with positive impacts shaded green and negative shaded red. The sites are subject to their own site selection process as set out in the Site Selection Methodology Report [ED 07], which includes the consideration of factors such as neighbouring uses, accessibility and public transport for example. This has meant that under many of the protected characteristics an overall conclusion has not been reached (identified by ‘NOC’ in Table G.2). Where an overall conclusion has been reached, this is because it is considered that the impact of the sites on the relevant protected characteristic is neutral.

**G.180** There are a large number of policies in the SADPD that, whilst not specifically referring to the protected characteristics of the Equality Act, will benefit all sections of the community, including those covered by the protected characteristics. This includes, for example, policies relating to housing, community facilities, energy efficiency, pollution and environmental improvements.

Table G.2 Summary of impacts of SADPD policies on the protected characteristics of the Equality Act 2010

	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy PG 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 12	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 13	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy PG 14	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 1	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Policy GEN 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 4	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 5	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy GEN 7	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 3	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 4	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 5	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 7	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 11	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 12	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 13	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 14	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 15	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy ENV 16	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy ENV 17	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HER 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral





	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy HER 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 4	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HER 5	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HER 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 7	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HER 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 4	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 5	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 6	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RUR 7	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RUR 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 11	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RUR 12	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 13	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RUR 14	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy EMP 1	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy EMP 2	NOC	Positive	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.1	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.2	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.4	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.5	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.6	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.7	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy EMP 2.8	NOC	NOC	Neutral	NOC	NOC	Neutral	Neutral	Neutral
Policy HOU 1	Positive	Positive	Neutral	Positive	Positive	Neutral	Neutral	Neutral
Policy HOU 2	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 3	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy HOU 4	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 5a	Neutral	Neutral	Neutral	Neutral	Positive	Neutral	Neutral	Neutral
Policy HOU 5b	Neutral	Neutral	Neutral	Neutral	Positive	Neutral	Neutral	Neutral
Policy HOU 5c	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 6	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 7	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 9	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy HOU 10	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 11	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 12	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 13	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy HOU 14	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 2	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 3	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 4	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 5	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Positive
Policy RET 6	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 7	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy RET 8	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy RET 9	Positive	Positive	Positive	Positive	Neutral	Neutral	Neutral	Positive
Policy RET 10	Positive	Positive	Positive	Positive	Neutral	Neutral	Neutral	Positive
Policy RET 11	Positive	Positive	Positive	Positive	Neutral	Neutral	Neutral	Positive
Policy INF 1	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 2	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 3	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 4	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 5	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 6	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 7	Positive	Neutral	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy INF 8	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy INF 9	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral





	Age	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion and belief	Sex	Sexual orientation
Policy INF 10	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 1	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 2	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Policy REC 3	Positive	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 4	Positive	Neutral	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Policy REC 5	Positive	Positive	Positive	Positive	Positive	Positive	Neutral	Positive
Site CRE 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site CRE 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site CNG 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site MID 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site MID 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site MID 4	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site PYT 4	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site HCH 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 4	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 5	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site G&T 8	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site TS 1	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site TS 2	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral
Site TS 3	NOC	NOC	Neutral	NOC	NOC	NOC	Neutral	Neutral



## Conclusion

**G.181** The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures.

**G.182** The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010.

**G.183** The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.



## Annex A

### Marriage and civil partnership

#### Planning for growth

**G.184** The theme is considered to have a neutral impact on marriage and civil partnership.

#### General requirements

**G.185** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Natural environment, climate change and resources

**G.186** The theme is considered to have a neutral impact on marriage and civil partnership.

#### The historic environment

**G.187** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Rural issues

**G.188** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Employment and the economy

**G.189** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Housing

**G.190** Proposed SADPD Policy **HOU 1 “Housing mix”** looks to deliver a range and mix of housing types, sizes and tenures that reflect and respond to identified housing needs and demands. This could assist in matching demand with trends in marriage and civil partnerships, for example. This is likely to have a positive impact on marriage and civil partnerships.

#### Town centres and retail

**G.191** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Transport and infrastructure

**G.192** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Recreation and community facilities

**G.193** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Site allocations

**G.194** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. However, there are no areas in the assessment that are considered to relate to marriage and civil partnership. Points to note are:



- The proposed site allocations that have been put forward for housing are likely to include a mix of housing types and tenures.

### **Assessment of the SADPD as a whole**

**G.195** The proposed policies in the SADPD, along with existing policies in the LPS, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the SADPD and looks to provide a suitable mix of housing types and tenures, which can address the changing needs of the Borough's population.

**G.196** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on marriage and civil partnership.



## Annex B: Summary of responses of protected characteristics and comments

**G.197** Table G.3 sets out a summary of responses made to the various stages of the SADPD by protected characteristic consultation bodies that are contained on the Local Plan Consultation Database and who have asked to be notified about future consultations and any other relevant matters. Highlighted text indicates those issues considered to specifically relate to the protected characteristics, with comments relating to those issues only.

Table G.3 Summary of responses made to the SADPD by protected characteristics groups

Ref	Consultation point	Summary of main issues raised	Comment
PBD1969	¶1.1	Concerned at the accessibility of an on-line consultation process which has such relevance to a community which is recognised as having very low levels of literacy - what resources were put in place to support submissions from the communities that this directly impacts upon?	The consultation length (6 weeks), materials available and consultation process was run in line with the Council's Statement of Community Involvement <sup>(148)</sup> and the relevant regulations (Town and Country Planning (Local Planning (England) Regulations 2012).
PBD1970	¶1.8	Neighbourhood Plans should consider supporting the needs of local and nomadic Travellers moving through Cheshire East; employing this inherent holistic flexibility in the Plan, especially in relation to Gypsy and Traveller communities who have less recourse to culturally suitable accommodation in the Local Authority area, when making planning decisions relating to either private or Local Authority site development applications.	
PBD1971	PG 10 'Infill villages'	Consider growth of small Traveller sites in infill villages, where they may be deemed possible through community consultation, land ownership and historical family connection to the area, under the same definitions; and that consideration for Traveller site development should not be deemed impossible merely because of the Green Belt allocation.	

148 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/sci.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/sci.aspx)

Ref	Consultation point	Summary of main issues raised	Comment
PBD1971	PG 10 'Infill villages'	<p>Consider the inclusion of Gypsy and Traveller sites as an appropriate use of a rural area, under some conditions, e.g. historical family connectedness, and given that Gypsies and Travellers traditionally seek to develop their own sites in the rural areas as this meets a range of needs including some cultural needs, evidenced through the fact that most personal planning applications are in the rural and semi-rural environments, locally and nationally.</p>	
PBD1972	GTTS Sites	<p>There needs to be further consideration given to the sharing of the content of the SADPD in relation to cultural community insight provided by the inclusion of Gypsy and Travellers into the consultation process.</p>	<p>Alongside the consultation on the publication draft SADPD, members of the Cheshire and Warrington Traveller Team made personal visits to existing Gypsy and Traveller sites in the borough (sites as recorded in the Gypsy and Traveller Accommodation Assessment [PUB 13]). The Cheshire and Warrington Traveller team provided residents at the sites with information about the consultation and made an offer for the team manager to make a separate visit on an appointment basis (on request) to discuss the proposals contained in the SADPD in further detail. We also contacted the organisations/stakeholders listed below (on the 12 September 2019) to advise about the consultation on the SADPD taking place:</p> <ul style="list-style-type: none"> <li>• Email contacts in Cheshire Constabulary, the Gypsy Roma Traveller Police Federation &amp; Irish Community Care</li> <li>• National organisations</li> </ul>





Ref	Consultation point	Summary of main issues raised	Comment
			<ul style="list-style-type: none"> <li>o Friends, Family &amp; Travellers (149)</li> <li>o Traveller Movement (150)</li> <li>o Showmen's Guild (151)</li> </ul>
PBD1972	GTTTS Sites	Comments made regarding the calculation of pitches. The highest figure for permanent residential pitches is 102 pitches to meet all need and the lowest is 57 pitches required using ORS small household base data.	
PBD1972	GTTTS Sites	Consider the use of management-based arrangements for dealing with unauthorised encampments and could also consider the use of Negotiated Stopping Agreements, as opposed to taking forward an infrastructure-based approach.	
PBD1972	GTTTS Sites	The pitch numbers for all the sites apart from the 10 transit pitches, (which do meet the requirements in full of the GTAA 2018), will not meet the minimum needs under the 2018 GTAA at 53 pitches in the identified land areas compared with the GTAA figures of 102 pitches maximum or 57 pitches at ORS' smallest assessment levels.	
PBD1972	GTTTS Sites	The drivers to developing a site need to include the local community insight of those who will be utilising the site, to ensure its suitability and fit with cultural and community needs.	
PBD1973	G&T 1 'Land east of Railway Cottages, Nantwich'	See PBD1972.	
PBD1974	G&T 2 'Land at Coppenhall Moss, Crewe'	See PBD1972.	

149 <https://www.gypsy-traveller.org/contact-us/>  
 150 <https://travellermovement.org.uk/contact>  
 151 <http://www.theshowmensguild.com/Contact.html>

Ref	Consultation point	Summary of main issues raised	Comment
PBD1975	G&T 3 'New Start Park, Wettenhall Road, Nantwich'	See PBD1972.	
PBD1976	G&T 4 'Three Oakes Site, Booth Lane, Middlewich'	See PBD1972.	
PBD1977	G&T 5 'Cledford Hall, Cledford Lane, Middlewich'	See PBD1972. The 24 hour operation of the Wincanton site, including the reversing of heavy lorries throughout the night, the ANSA waste Hub and the difficulty for mothers with pushchairs to access the site, a route to school, doctor and all other local services, as it has no pavements and is on a busy road, highlight that this is not a place for families to live, even temporarily (up to three months).	
PBD1978	G&T 6 'Land at Thimswarra Farm, Moston'	See PBD1972.	This site is not included in the Revised Publication Draft SADPD.
PBD1979	G&T 7 'Land at Meadowview, Moston	See PBD1972.	This site is not included in the Revised Publication Draft SADPD.





## Annex C: Examples of policies or text that demonstrate that we have paid regard to 1 of more of our 3 duties

**G.198** Tables G.4 and G.5 show examples of policies/text that demonstrate that the Council has paid regard to one or more of the three public sector equality duties set out in section 149 of the Equality Act 2010; there may be other examples in the SADPD.

### Revised Publication Draft SADPD [ED 01]

Table G.4 Examples of policies/text in the SADPD demonstrating regard to duties of the Equality Act 2010

Reference	Text
Policy GEN 1 'Design principles'	Point 5. be accessible and inclusive – ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances
Para 3.3 (Policy GEN 1 supporting information)	Good design is central to the creation of attractive, accessible, inclusive, successful and sustainable places... Development should be inclusive, creating places and spaces where everyone can access and benefit from a full range of opportunities available to members of society. It should aim to remove barriers that create undue effort, separation or special treatment and enable everyone regardless of disability, age or gender to participate equally, confidently and independently in society with choice and dignity.
Policy ENV 13 'Aircraft noise'	Point 3. Hospices and residential care homes: The requirement for achieving acceptable internal ambient noise levels (including for individual noise events) due to external noise ingress is the same as for dwellings. Due to the potential for residents of such developments to have difficulties with their hearing and limited mobility, schemes must incorporate easily accessible external amenity areas that are subject to noise levels at or below 55 dB LAeq, 16hour. Point 4. Educational development: Planning permission will normally only be granted for schools and nursery schools if suitable noise control measures to achieve the internal noise levels set out in BB93: Acoustic design of schools - performance standards (or any successor) are demonstrated
Policy ENV 14 'Light pollution'	Point 4. there will be no significant adverse effect individually or cumulatively on: residential amenity;...and individuals and groups.
Para 4.81a (Policy ENV 14 supporting information)	The proposals should also take into account the needs of particular individuals and groups where appropriate such as astronomers, the elderly and visually impaired.

Reference	Text
Policy HOU 1 'Housing mix'	Point 3. The housing mix statement should also address how the proposal will be capable of meeting, and adapting to, the long term needs of the borough's older residents including supporting independent living.
Para 8.4 (Policy HOU 1 supporting information)	In particular, it will provide accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working and to benefit household members with disabilities or older residents who may need care and support (considered alongside other policies in the local plan).
Policy HOU 2 'Specialist housing provision'	The whole policy, its supporting information (¶8.6) and ¶¶8.8 to 8.13.
Policy HOU 5 'Gypsy and Traveller site provision'	The whole policy and its supporting information (¶¶8.27a to 8.30a).
Policy HOU 5b 'Travelling Showperson site provision'	The whole policy and its supporting information (¶¶8.30b to 8.30g).
Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'	The whole policy and its supporting information (¶¶8.30h to 8.30k).
Policy HOU 6 'Accessibility, space and wheelchair housing standards'	The whole policy and its supporting information (¶¶8.31 to 8.36).
Policy RET 4 'Shop fronts and security'	Point 1. iv. the proposals should be designed to meet the needs of disabled people.
Para 9.15 (Policy RET 4 supporting information)	The policy [RET 4] also seeks to comply with legislation regarding access and facilities for disabled people.
Para 9.31 (Policy RET 7 supporting information)	Town centres should also be accessible, inclusive and easily understood to all users.
Policy RET 9 'Environmental improvements, public realm and design in town centres'	<p>Point 2. High quality public realm - ensuring the town centre has attractive, accessible and vibrant outdoor streets and areas.</p> <p>Point 3. iii. address the accessibility needs of everyone in the design of buildings, public spaces and routes, especially those with pushchairs, people with disabilities and the elderly so that all users can use the development safely, easily and with dignity.</p> <p>Point 4. iv. Consider the needs of all members of society in clearly defining the functions of different parts of the town centre, including public and private environments, through the use of appropriate visual cues and signage.</p>





Reference	Text
Para 9.37 (Policy RET 9 supporting information)	This includes designing buildings and spaces that create a sense of identity, are adaptable, accessible, inclusive, easily understood,
Para 9.37a (Policy RET 9 supporting information)	Town centres play an important role in supporting independent living. This policy seeks to support design principles in making buildings and spaces feel safe, accessible and easily understood by all users of the town centre.
Policy INF 3 'Highways safety and access'	Point 1. iv. incorporate measures to assist access to, from and within the site by pedestrians, cyclists and public transport users and meets the needs of people with disabilities.
Para 10.26 (Policy INF 10 supporting information)	Such contributions, where necessary and viable, could comprise improvements to the canal towpath, including surface improvements for wheelchair and pushchair users; access to the canal; signage; or improvements to adjacent areas.

## Revised Publication Draft SADPD SA [ED 03]

Table G.5 Examples of text in the SA demonstrating regard to duties of the Equality Act 2010

Reference	Text
Para 4.41	Promoting active travel (for example walking and cycling) is through to contribute greatly to those with poor mental wellbeing.
Para 4.45	There are also mental health benefits from access to nature, and green space.
Para 4.46	In particular, Policy ENV 13 seeks to avoid significant adverse aircraft noise impacts on, and adequately mitigate and minimise adverse impacts on health and quality of life. Policy ENV 14 seeks to protect individuals and groups from individual or cumulative significant adverse effects from sources of light pollution.
Para 4.49	The provision of employment opportunities in the open countryside (proposed SADPD Policy RUR 10 "Employment development in the open countryside") can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty.
Para 4.51	Proposed SADPD Policies EMP 1 "Strategic employment areas" and EMP 2 "Employment allocations" can have a long term minor positive effect, particularly for unemployed people and those who suffer from mental illness and low self esteem associated with unemployment and poverty. This is through the protection of existing strategic employment areas and providing opportunities for further employment development through allocations.

Reference	Text
Para 4.55	Proposed SADPD Policy HOU 5c "Gypsy and Traveller and Travelling Showperson site principles" seeks to provide play areas for children (where needed) and an appropriate level of essential services and utilities. This has the potential for a long term minor positive effect on population and human health.
Para 4.63	Proposed SADPD Policy RET 9 "Environmental improvements, public realm and design in town centres" seeks to prioritise walking, cycling (with the provision of cycle parking) and public transport, providing the opportunity for active travel and its accompanying health and wellbeing benefits. The policy also considers the needs of all members of society and requires the use of appropriate visual cues and signage and for accessibility needs to be addressed so that users can use the development safely. These measures are likely to have a long term minor positive effect on population and human health.
Para 4.76	A Health Impact Assessment has been carried out for the Revised Publication Draft SADPD... It found that the Revised Publication Draft SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions.
Para 4.225	Proposed SADPD Policy GEN 1 "Design principles" expects development and spaces to be accessible and inclusive, and used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances. It also looks to create safe places by reflecting 'Secured by Design' measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings. The proposed policy should have a long term positive effect on social inclusiveness.
Para 4.227	Proposed SADPD Policy ENV 7 "Climate change" incorporates measures to make buildings energy efficient, which can help to reduce heating and cooling costs. Through reducing the overall cost of living this can help all residents, particular older persons, disabled persons and those that are disadvantaged, with the potential for a long term minor positive effect on social inclusiveness.
Para 4.233	Proposed SADPD Policy HOU 2 "Specialist housing provision" supports specialist and supported housing provision, which could include accommodation for care leavers, older persons (helping to address the housing needs of the Borough's ageing population), disabled persons and victims of domestic abuse. The proposed policy also requires the delivery of affordable homes. This should have a long term minor positive effect on social inclusiveness.
Para 4.236	Proposed SADPD Policy HOU 5c "Gypsy and Traveller and Travelling Showperson site principles" requires the provision of, for example, children's play areas, a safe environment and an appropriate level of essential services and utilities. This should have a long term minor positive effect on social inclusiveness.





Reference	Text
Para 4.237	Proposed SADPD Policy HOU 6 "Accessibility, space and wheelchair housing standards" is likely to have a long term minor positive effect on social inclusiveness through the adoption of accessibility and wheelchair standards, and internal space standards, allowing new housing to be more easily adaptable and support people living in their homes for longer.
Para 4.242	Town centres provide accessible retail and service opportunities for urban residents as well as residents of surrounding rural areas. Functioning town centres are particularly important for meeting the needs of those who are unable to travel to larger centres outside the Borough, such as older persons, young, disabled persons and disadvantaged persons. Proposed SADPD Policies RET 10 "Crewe town centre", and RET 11 "Macclesfield town centre and environs" aim to regenerate these areas, providing a mix of uses. Proposed SADPD Policy RET 7 "Supporting the vitality of town and retail centres" helps to retain a retail function in town centres, with the potential for a long term minor positive effect on social inclusiveness.
Para 4.245	Proposed SADPD Policy INF 3 "Highways safety and access" requires development proposals to incorporate measures that meet the needs of people with disabilities to assist movement to and from the site, which should have a long term minor positive effect on social inclusiveness.
Table 5.3	Supporting an increasingly older population; Development proposals/policies supporting a range of sizes, house types and tenures in different locations should address the overall housing need, including for older persons housing.
Appendix B: Context and baseline review	Appendix B contains baseline data relating to the protected characteristics of the Equality Act 2010.
Appendix H: Health Impact Assessment	The Assessment includes reference to older person accommodation, older/elderly people and people with restricted mobility.
H.2	In conclusion it is found that the SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions

## Amends

**G.199** Table G.6 shows amends made to the SADPD between First Draft and initial Publication Draft in relation to the protected characteristics.

Table G.6 Amends made to the SADPD between First Draft and initial Publication Draft in relation to the protected characteristics

SADPD Policy	Amend made
GEN 1 'Design principles'	Point 9: "...maintain or improve access, connectivity and permeability in and through the development site and wider area <u>including to local services and facilities</u> ..."
Para 3.4 (Policy GEN 1 supporting information)	Developers should engage with the council, <u>the local community and relevant statutory consultees</u> ...
New para 8.5 (Policy HOU 1 supporting information)	<u>The housing mix statement should be a proportionate and up to date assessment of local circumstances and demonstrate how the proposed mix of housing tenure, type and sizes can help support the creation of mixed, balanced and inclusive communities.</u>
HOU 2 'Specialist housing provision'	Point 1: The delivery, retention and refurbishment of supported and specialised housing in settlement boundaries, which meets an identified need will be supported.  Point 3: ...will be permitted in settlement boundaries, <u>supported</u> provided....  New 3.iii. <u>The proposal meets the accessibility and wheelchair housing standards set out in HOU 6 (Optional Technical Standards)</u>
Para 8.5 (now 8.6) (Policy HOU 2 supporting information)	New bullet: <u>Accommodation for older persons</u>
Para 8.7 (now 8.8) (Policy HOU 2 supporting information)	<u>Population projections indicate that the borough population is likely to increase from 378,800 persons to 431,700 persons over the 13 year period 2017 to 2030; a 13 year increase of 52,900. The total population in older age groups is projected to increase significantly during this period, with an increase in the population aged 60 or over of 38,300; of which 60% are projected to be 75+ (23,900 persons).</u>
Para 8.10 (now 8.11) (Policy HOU 2 supporting information)	<u>The Cheshire East Residential Mix Assessment (2019) considers the need for specialist older person housing across the borough up to 2030. There is a current estimated need of 6,862 specialist housing units for older person but this is expected to increase by a further 6,006 over the 2017-30 period, meaning that the total required additional provision up to 2030 for specialist housing for older people is estimated at 12,868.</u>





SADPD Policy	Amend made
<p>Para 8.11 (now 8.12) (Policy HOU 2 supporting information)</p>	<p><u>Many householders identified as needing specialist accommodation will choose to remain in their own homes with appropriate assistance from social care providers, assistive technology and appropriate adaptations. Furthermore, the health, longevity and aspirations of older people mean that they will often live increasingly healthier lifestyles and therefore future housing needs may be different from current identified needs.</u></p>
<p>Para 8.12 (now 8.13) (Policy HOU 2 supporting information)</p>	<p><u>The provision of specialist older persons accommodation should also consider the overall viability of development, in the longer term, including the availability of revenue funding for ongoing care and its procurement. Early engagement with the Council and other social care providers is recommended from an early stage.</u></p>
<p>HOU 5 ‘Gypsy, Traveller and Travelling Showpersons provision’</p>	<p>5 additional G&amp;T sites and 1 additional TS site allocated – totals 7 G&amp;T sites and 2 TS sites.</p> <p>New point 4 i: <u>Clearly indicate the proposed number of pitches / plots intended for the site.</u></p> <p>Point 4 ii: ...landscaping, <u>appropriate boundary treatments</u> and...</p> <p>Point 4 iv: are capable of providing <u>safe and adequate vehicle and pedestrian access arrangements</u> including to emergency service vehicles.</p> <p>New point 4 vii: <u>Ensure that waste is stored appropriately for disposal and able to be collected in an efficient manner.</u></p>
<p>New para 8.29 (Policy HOU 5 supporting information)</p>	<p><u>Occupation of any development for consented Gypsy and Traveller and Travelling Showperson sites will be restricted, via condition, to persons complying with the national definition of Gypsies and Travellers and Travelling Showpersons, as appropriate.</u></p>
<p>New para 8.30 (Policy HOU 5 supporting information)</p>	<p><u>In line with LPS Policy SC7 ‘ Gypsies and Travellers and Travelling Showpeople’ there is a presumption against the loss of existing permanent consented Gypsy, Traveller or Travelling Showperson sites where this would exacerbate or result in an identified shortfall unless suitable replacement provision is found.</u></p>
<p>Policy HOU 6 ‘Optional technical standards’</p>	<p>Policy renamed ‘<u>Accessibility, space and wheelchair housing standards</u>’.</p> <p>Policy rewritten:</p>

SADPD Policy	Amend made
New para 8.32 (Policy HOU 6 supporting information)	<p><u>1. In order to meet the needs of the borough's residents and to deliver dwellings that are capable of meeting people's changing circumstances over their lifetime, the following accessibility and wheelchair standards will be applied.</u></p> <p><u>i. For major developments:</u></p> <p><u>a. at least 30% of housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings; and</u></p> <p><u>b. at least 6% should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.</u></p> <p><u>ii. For specialist housing for older people:</u></p> <p><u>a. all specialist housing for older people should comply with M4 (2) of the Building Regulations regarding accessible and adaptable dwellings; and</u></p> <p><u>b. at least 25% of all specialist housing for older people should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.</u></p> <p><u>2. The standards set out in criterion 1 will apply unless site specific factors indicate that step-free access cannot be achieved or is not viable. Where step-free access is not viable, the Optional Technical requirements in part M of the Building Regulations will not apply.</u></p> <p><u>3. Proposals for new residential development in the borough should meet the Nationally Described Space Standard.</u></p> <p><u>The population projections used in the Cheshire East Housing Development Study 2015 identify that the population of Cheshire East is likely to increase from 383,600 persons to 431,700 persons over the 12-year period 2018-30; a 12-year increase of 48,100 persons. The population in older age groups is projected to increase substantially during this period, with an increase in the population aged 60 or over of 35,600, of which over 60% are projected to be 75+ (22,250 persons).</u></p>





SADPD Policy	Amend made
<p>Para 8.25 (now 8.34) (Policy HOU 6 supporting information)</p>	<p><u>The implementation of accessibility and wheelchair standards will take account of site specific factors such as vulnerability to flooding, site topography and other factors. Where it is clearly demonstrated that step free access cannot be achieved or is not viable, neither of the optional requirements in the policy will apply.</u></p>
<p>New para 8.35 (Policy HOU 6 supporting information)</p>	<p><u>The council is not intending to implement the tighter Building Regulations water efficiency standards optional requirement of 110 litres/person/day. The borough does not fall in an area with a 'serious' water company stress classification in the Environment Agency's 'Water stressed areas –final classification'.</u></p>
<p>New para 8.36 (Policy HOU 6 supporting information)</p>	<p><u>All new residential dwellings will be required to be built to the Nationally Described Space Standard (or any future successor). Applicants will be expected to design schemes in accordance with the Nationally Described Space Standards, including sufficient built-in storage. Applicants will be expected to submit appropriate and proportionate evidence alongside planning applications to make sure that compliance with the standards can be verified.</u></p>
<p>Policy RET 9 'Environmental improvements, public realm and design in town centres'</p>	<p>Point 6 ii: ensure appropriate <b>access</b>, servicing...</p>
<p>Para 9.35 (now 9.37) (Policy RET 9 supporting information)</p>	<p><u>The centre should be attractive with a variety of uses and provide for the needs of all and provide a positive experience both during the day and evening.</u></p>
<p>Policy REC 5 'Community facilities'</p>	<p>Point 1: Development proposals should seek to retain, <b>enhance and maintain</b> community facilities. New point 3: <b>Proposals for new community facilities will be supported where they are in accordance with policies in the development plan.</b></p>
<p>Para 11.13 (now 11.14) (Policy REC 6 supporting information)</p>	<p><u>LPS Policy SD 1 requires development to, wherever possible, provide appropriate infrastructure to meet the needs of the local community, including community facilities.</u></p>

**G.200** Table G.7 shows amends made to the SADPD between initial Publication Draft and Revised Publication Draft in relation to the protected characteristics.

Table G.7 Amends made to the SADPD between initial Publication Draft and Revised Publication Draft in relation to the protected characteristics

SADPD Policy	Amend made
Policy GEN 1 'Design principles'	Point 5. be accessible and inclusive – ensuring that developments <b>and spaces</b> can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances;
Para 3.3 (Policy GEN 1 supporting information)	Good design is central to the creation of attractive, <b>accessible, inclusive</b> , successful and sustainable places. We expect high quality, well designed developments that contribute positively to the quality of place in the borough and make the best use of land. <b>Development should be inclusive, creating places and spaces where everyone can access and benefit from a full range of opportunities available to members of society. It should aim to remove barriers that create undue effort, separation or special treatment and enable everyone regardless of disability, age or gender to participate equally, confidently and independently in society with choice and dignity.</b>
Policy ENV 14 'Light pollution'	Point 4. there will be no significant adverse effect individually or cumulatively on: residential amenity; pedestrians, cyclists and other road users; the character of the area; nature conservation; and heritage assets; <b>specialist facilities; and individuals and groups.</b>
New para 4.81a (Policy ENV 14 supporting information)	<b>...The proposals should also take into account the needs of particular individuals and groups where appropriate such as astronomers, the elderly and visually impaired.</b>
New Policy HOU 5a 'Gypsy and Traveller site provision'	The whole policy and its supporting information (¶¶8.27a to 8.30a).
New Policy HOU 5b 'Travelling Showperson site provision'	The whole policy and its supporting information (¶¶8.30b to 8.30g).
New Policy HOU 5c 'Gypsy and Traveller and Travelling Showperson site principles'	The whole policy and its supporting information (¶¶8.30h to 8.30k).
Para 9.31 (Policy RET 7 supporting information)	<b>Town centres should also be accessible, inclusive and easily understood to all users.</b>





SADPD Policy	Amend made
<p>Policy RET 9 'Environmental improvements, public realm and design in town centres'</p>	<p>Point 2. High quality public realm - ensuring the town centre has attractive, <u>accessible</u> and vibrant outdoor streets and areas.</p> <p>Point 3. iii. address the accessibility needs of everyone in the design of buildings, public spaces and routes, especially those with pushchairs, people with disabilities and the elderly <u>so that all users can use the development safely, easily and with dignity.</u></p> <p><u>Point 4. iv. Consider the needs of all members of society in clearly defining the functions of different parts of the town centre, including public and private environments, through the use of appropriate visual cues and signage.</u></p>
<p>Para 9.37 (Policy RET 9 supporting information)</p>	<p>This includes designing buildings and spaces that create a sense of identity, are adaptable, <u>accessible, inclusive, easily understood,</u></p>
<p>New para 9.37a (Policy RET 9 supporting information)</p>	<p><u>Town centres play an important role in supporting independent living. This policy seeks to support design principles in making buildings and spaces feel safe, accessible and easily understood by all users of the town centre.</u></p>
<p>Para 10.26 (Policy INF 10 supporting information)</p>	<p><u>Such contributions, where necessary and viable, could comprise improvements to the canal towpath, including surface improvements for wheelchair and pushchair users; access to the canal; signage; or improvements to adjacent areas.</u></p>

## Annex D: Representations made to the SADPD relating to the EqIA

**G.201** Table G.8 sets a summary of the main issues raised in representations made to the SADPD that relate to the EqIA and how these issues have been taken into account.

Table G.8 Summary of main issues raised relating to the EqIA

Summary of the main issues raised	How the main issues have been taken into account
<p>The Equality Impact Assessment (EIA) is not fit for purpose as there is no reference to census data or consultation feedback.</p>	<p>A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. It includes a section on consultation and contains baseline information. Annex D of the EqIA contains a summary of the main issues raised in relation to the EqIA through consultation on the SADPD and how these issues have been taken into account. Annex B contains a summary of responses of protected characteristics groups made to the SADPD, with comments made in relation to protected characteristics.</p>
<p>It has not been demonstrated in the SADPD that the development needs of protected characteristics have been met and addressed.</p>	<p>A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.</p>
<p>There is no reference in the SADPD or in the EIA that the Council has based decisions on individual protected characteristics, needs or circumstances.</p>	<p>A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. Annex B of the EqIA contains a summary of responses made to the SADPD. Policy and text amendments have also been made to the SADPD that demonstrate the Council has paid due regard to one or more of the three public sector equality duties set out in the Equality Act 2010.</p>





## Summary of the main issues raised

## How the main issues have been taken into account

The question hasn't been asked regarding relations between different groups or communities and the consultation does not identify protected characteristics for analysis.

A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03] that identifies the protected characteristics. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.

Question 5 of the EIA has not been answered or the response given justified.

All the questions on the form were answered and a revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.

With regards to actual or potential impact on specific characteristics there does not appear to be any qualitative or quantitative data to justify this answer, for example age profiles.

A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. It includes a section containing baseline information, which incorporates age profile data.

The reference to consultation at the end of the EIA is unacceptable.

A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD SA [ED 03], building on work previously carried out on EqIA; the SA is an iterative process. The SADPD has been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.

Data intelligence should be used to make sure the consultation is accessible to the community

The consultation carried out was not just online based. The consultation length (6 weeks), materials available and consultation process was run in line with the Council's Statement of Community Involvement and the relevant regulations (Town and Country Planning (Local Planning) (England) Regulations 2012). This included notification of the consultation through public notices in local newspapers and press releases carried in local news outlets (details can be provided on request). The Council notified its Local Plan database (individuals could write to us (in any form) at any time to ask to be put on our local plan database to receive a direct notification of consultations taking place (via e-mail/letter)). The Council also accepted representations (received via online portal, e-mail, and letter) in line with its published Statement of

### Summary of the main issues raised

### How the main issues have been taken into account

Representations Procedure (again available to view in local libraries etc.). The Council also prepared a guidance note to assist those making representations. Officers were also available via telephone (number advertised in the Statement of Representations Procedure available online or in local libraries/council offices) to answer any queries and assist with difficulties in responding to the consultation. There is an issue of proportionality here and the Council's view is that reasonable steps have been taken to notify members of the public and run the consultation in an appropriate manner in line with its Statement of Community Involvement.





## Appendix H: Health Impact Assessment

Table H.1 Health Impact Assessment

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
<b>Land use and layout</b>		
Provide a diverse mix of land uses	Yes	The SADPD, in conjunction with the LPS, seeks to allocate land for housing and employment uses and designate areas for open space and recreation. It seeks to meet the needs of all socioeconomic and equalities groups. In particular, it is considered that mixed use developments and the provision of a range of employment options can facilitate social cohesion. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place. A diverse mix of land uses may also bring about disturbance from noisy activities and uses; however LPS Policy SE 12 "Pollution. Land Contamination and Land Instability" seeks to mitigate any impacts.
Improve the availability, affordability and quality of housing	Yes	The SADPD, in conjunction with the LPS, seeks to allocate sites for new homes throughout the Borough and includes policies to provide affordable homes (LPS Policy SC 5 "Affordable homes"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for low income households where the availability of affordable homes is improved. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place. Issues with regards to unhealthy living environments (daylight and ventilation) could be addressed through better quality housing.
Improve water management and reduce flood risk	Yes	The SADPD, in conjunction with the LPS, includes policies to integrate measures for sustainable water management in developments and reduce flood risk (LPS Policy SE 13 "Flood Risk and Water Management", and proposed SADPD Policy ENV 16 "Surface water management and flood risk". This is considered to have a positive effect for all socioeconomic and equalities groups.
Increase the resilience of the area to climate change	Yes	The SADPD, in conjunction with the LPS, seeks to support the development of renewable and low carbon energy schemes, and energy efficient development through policies (LPS Policies SE 8 "Renewable and Low Carbon Energy" and SE 9 "Energy Efficient Development", and proposed SADPD Policies ENV 7 "Climate change", ENV 8 "District heating network priority areas" ENV 9 "Wind energy" and ENV 10 "Solar energy"). This is considered to have a positive effect for all socioeconomic and equalities groups.

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
Reduce crime and fear of crime	Yes	The SADPD, in conjunction with the LPS, provides policies to make sure that all development is designed to create safe environments (LPS Policy SC 3 "Health and Well-being") and discourages crime and anti-social behaviour (LPS Policy SD 2 "Sustainable Development Principles"). Proposed SADPD Policy GEN 2 "Security at crowded places" seeks to minimise vulnerability and protect people from the impact of a terrorist attack. This is considered to have a positive effect for all socioeconomic and equalities groups, in particular those with mental illness associated with a fear of crime.
<b>Street layout, connectivity and travel</b>		
Enhance neighbourhood attractiveness, layout and design	Yes	The SADPD, in conjunction with the LPS, provides policy to make sure that development proposals make a positive contribution to their surroundings (LPS Policy SE 1 "Design"). This is considered to have a positive effect for all socioeconomic and equalities groups. An attractive neighbourhood may encourage residents to go outside more, enabling social interaction and having a positive impact on social cohesion.
Promote active travel (such as walking and cycling) and general levels of physical activity (for example creation of walking and cycling routes)	Yes	The SADPD, in conjunction with the LPS, encourages sustainable transport; this includes accessibility by walking and cycling to services and facilities. In particular LPS Policy CO 1 "Sustainable Travel and Transport" requires improvements to pedestrian and cyclist facilities. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to protect the quantity and quality of cycleways, bridleways and footpaths with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This is considered to have a long term minor positive effect on population and human health; in particular promoting active travel is thought to contribute greatly to those with poor mental wellbeing, and could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Active travel can also help to reduce noise and air pollution from traffic.
Limit traffic speeds and traffic noise, reduce traffic flows and make the street environment safer and more pleasant for walking, cycling and community interaction	Yes	The SADPD, in conjunction with the LPS, provides policy to make sure that the street environment is safer and more pleasant for pedestrians and cyclists. This includes a review of speed limits, where appropriate, and the encouragement to use sustainable transport, which in turn can reduce traffic flows and traffic noise (LPS Policy CO 1 "Sustainable Travel and Transport"). This is considered to have a positive effect for all socioeconomic and equalities groups. A safer and more pleasant environment could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity, facilitate social cohesion, and reduce road and traffic injuries.
<b>Access to services including public services, employment and food</b>		





Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
<p>Improve access to healthcare, education, leisure facilities (social, cultural and recreational) and employment</p>	<p>Yes</p>	<p>The SADPD, in conjunction with the LPS, provides policy to seek the provision of physical, green and social and community infrastructure, which can include health facilities, education, social and community facilities, leisure facilities, and cultural facilities to meet the needs of new development (LPS Policy IN 1 "Infrastructure"). This can help reduce health inequalities. Proposed SADPD Policy REC 1 "Green/open space protection" looks to protect existing, incidental and new green/open space. Proposed SADPD Policy REC 2 "Indoor sport and recreation" requires contributions towards indoor sport and recreation facilities to support health and well-being, with proposed SADPD Policy REC 3 "Green space implementation" requiring major employment and other non-residential development proposals to provide green space. Proposed SADPD Policy RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries" seeks to permit proposals for outdoor sport, leisure and recreation where a countryside location is necessary. This is considered to have a positive effect for all socioeconomic and equalities groups, in particular access to leisure facilities could help those that are currently physically inactive or at a risk of cardiovascular disease and obesity. Sites are also allocated for employment development to meet the employment needs of the Borough; looking to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for unemployed people and those who suffer from mental illness and poor self-esteem associated with unemployment and poverty. The preservation and enhancement of community facilities is also considered to facilitate social cohesion.</p>
<p>Increase access to services for specific groups such as the elderly, families with children, people with restricted mobility or marginalised groups</p>	<p>Yes</p>	<p>The SADPD, in conjunction with the LPS provides policies to seek the provision of services to meet the needs of new development (LPS Policy IN 1 "Infrastructure"), and reduce the need to travel by guiding development to accessible locations or to locations that can be made accessible (LPS Policy CO1 "Sustainable Travel and Transport"). LPS Policy CO1 also supports safe routes to schools, safe and secure access for mobility and visually impaired people, and looks to improve public transport integration, service levels, access for all users, facilities, reliability and capacity. Proposed SADPD Policy INF 1 "Cycleways, bridleways and footpaths" seeks to provide links to and prevent the loss of cycleways and footpaths. This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for families with children who walk to school, and people with restricted mobility. LPS Policy SC 4 "Residential Mix" requires accommodation proposals designed specifically for elderly people to be accessible by public transport and in reasonable walking distance of shops, medical services and open space. The preservation and enhancement of community facilities is considered to facilitate social cohesion.</p>

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
Improve employment opportunities through increased investment and/or the creation of employment opportunities	Yes	The SADPD, in conjunction with the LPS, seeks to improve employment opportunities through the allocation of sites to meet the employment needs of the Borough. This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for unemployed people. The provision of a range of employment options can also facilitate social cohesion, and improve feelings of wellbeing of those who suffer from mental illness and poor self-esteem associated with unemployment and poverty. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place.
Develop employment skills including opportunities for training, including vulnerable groups	Yes	The SADPD, in conjunction with the LPS, looks to create and safeguard opportunities to improve education and skills training and encourage life-long learning (LPS Policy SC 3 "Health and Well-Being"). It also provides policy to seek the provision of social and community infrastructure, which can include skills training, to meet the needs of new development (LPS Policy IN 1 "Infrastructure"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for unemployed people, and those who suffer from mental illness and poor self-esteem.
Improve access to food outlets	Yes	The SADPD, in conjunction with the LPS, does not seek to improve access to food outlets in particular, however it does look to reduce the need to travel by guiding development (which could include food outlets) to accessible locations or to locations that can be made accessible (LPS Policy CO 1 "Sustainable Travel and Transport"). This seeks to meet the needs of all socioeconomic and equalities groups, and could help to facilitate social cohesion. However, if access is improved to fast food outlets, this may lead to an increase in obesity; proposed SADPD Policy RET 5 "Restaurants, cafes, pubs and hot food takeaways" recognises this as an issue and aims to limit the availability of hot food facilities near secondary schools and sixth form colleges.
Provide for local food production (for example allotments, community gardens)	Yes	The SADPD, in conjunction with the LPS, provides policy to promote the role of communal growing spaces including allotments, garden plots in developments, and small scale agriculture and farmers markets (LPS Policy SC 3 "Health and Well-Being"). Proposed SADPD Policy ENV 7 "Climate change" suggests the use of measures that adapt or demonstrate resilience to climate change including opportunities for the growing of local food supplies. LPS Policy SE 6 "Green Infrastructure" requires adequate open space to be provided, with standards set out in the policy, which include those for allotments and growing spaces. Proposed SADPD Policy REC 3 "Green space implementation" also requires major employment and other non-residential developments to provide green space. This seeks





Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
		to meet the needs of all socioeconomic and equalities groups. Opportunities for food growing can aid active lifestyles, provide elements for a healthy diet (with positive benefits in relation to obesity) and help to tackle food poverty.
<b>Open space and green infrastructure</b> Provide open spaces (for example children's play, flexible amenity areas) and green infrastructure (for example green corridors, tree planting)	Yes	The SADPD, in conjunction with the LPS, provides policy to support the provision of green infrastructure (including children play space) and to strengthen the contribution that sport and playing fields, open space and recreation facilities make to the green infrastructure network (LPS Policy SE 6 "Green Infrastructure" and proposed SADPD Policy REC 3 "Green space implementation"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for children aged 5 to 12 in relation to the provision of children's play. There are also mental health benefits from access to nature, green space and water, with the potential for an increase in social cohesion, and positive impact on obesity and cardiovascular disease through an increase in physical activity.
Preserve and enhance existing green infrastructure	Yes	The SADPD, in conjunction with the LPS, provides policy to safeguard, retain and enhance green infrastructure assets (LPS Policy SE 6 "Green Infrastructure"). Green or open space that has recreational or amenity value is also protected through proposed SADPD Policy REC 1 "Green/open space protection". This seeks to meet the needs of all socioeconomic and equalities groups; in particular there are mental health benefits from access to nature, and green space.
<b>Affordable and specialised housing</b> Provide a variety of affordable housing (different tenures and so on)	Yes	The SADPD, in conjunction with the LPS, seeks to allocate sites for new homes throughout the Borough and includes policies to provide affordable homes, which should be of a tenure, size and type to help meet identified housing needs (LPS Policy SC 5 "Affordable Homes"). This seeks to meet the needs of all socioeconomic and equalities groups, with positive effects particularly for low income households where the availability of affordable homes is improved. However, it is acknowledged that during the development of sites there may be stress and disturbance caused by construction activity. This impact can be lessened through the use of planning conditions to determine the hours and days that construction can take place.
Provide for the specialised needs of the elderly	Yes	The SADPD, in conjunction with the LPS, supports development proposals designed specifically for the elderly where there is a proven need, the proposed development is located in a settlement, accessible by public transport and in reasonable walking distance of community facilities (LPS Policy SC 4

Issues - will the SADPD:	Impact (Yes/No)	Description of impact and effects on any particular socioeconomic or equalities group
<b>Energy, air quality and noise</b>		
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", 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", 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 17 "Protecting water resources"). This could help to reduce health risks from the toxicity of contaminated land, with the potential to improve air quality leading to a reduction in instances of lung and heart disease.
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 toxicity of contaminated land, with the potential to improve air quality leading to a reduction in instances of lung and heart disease. This may also help to make sure that noise sensitive development, which could lead to harm or is detrimental to amenity, is not close to existing sources that generate noise.

**H.1** This assessment is based on the CEC Health Impact Assessment Checklist for Planning Applications. The policies referred to in this assessment are considered to be the main ones in relation to the issues looked at; it is acknowledged that the list is not exhaustive and that issues may be covered to some extent in other SADPD or LPS policies.





**H.2** In conclusion it is found that the SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any negative impacts mitigated through Policy or the use of planning conditions.



# Appendix I: Rural Proofing Assessment

## Introduction

**I.1** This appendix presents the findings of the Rural Proofing Assessment that assesses the likely impacts of the SADPD on rural areas. The findings of the Rural Proofing Assessment have fed into the SADPD, along with the findings of the Sustainability Appraisal (“SA”) and Habitats Regulations Assessment.

**I.2** Rural areas face particular challenges around distance, sparseness and demography and it is important that these are taken into consideration when developing planning policies for the Borough.

**I.3** Rural proofing is about understanding the impacts of policies in rural areas and looks to make sure that these areas receive fair and equitable policy outcomes. This could mean that implementation might need to be designed and delivered differently compared to urban areas. It is possible to overcome undesirable policy impacts in rural areas by designing and delivering proportionate solutions.

## Background to rural areas

**I.4** Urban areas are defined as settlements with populations of 10,000 or more people<sup>(152)</sup> rural areas are those areas outside of these settlements.<sup>(153)</sup> They make up over 80% of England’s land, and are home to around 17% of the English population, nearly 9.3 million people (2011 Census). However rural areas are not all the same and they will include towns (below 10,000 population), villages, hamlets and isolated dwellings, or open countryside. Rural area types can vary from sparsely populated areas in the country through to areas adjacent to larger urban areas. It is important that the individual characteristics of these differing rural areas are considered. This rural urban classification is the basis for the analysis undertaken when rural proofing.

**I.5** The consideration of rural areas is important because: <sup>(154)</sup>

- a. they provide positive opportunities:
  - economy - they contribute 16.5% of England’s Gross Value Added, worth an estimated £237 billion (2015)
  - Business - there are over 500,000 registered businesses in rural areas (25% of all registered businesses)
  - SMEs - a greater proportion of small businesses are in rural areas compared with urban areas. These employ an average of six employees per registered business, compared with an average of 15 employees in urban areas
  - employment - rural registered businesses employ 3.4 million people
- b. they present challenges:

152 Official government definition: [www.gov.uk/government/collections/rural-urban-definition](http://www.gov.uk/government/collections/rural-urban-definition)

153 However, the Cheshire East classification for rural-urban areas has been used – see ‘Justification for use of Cheshire East’s 2015 Rural-Urban Classification’ section of this Assessment.

154 Rural Proofing: Practical guidance to assess impacts of policies on rural areas, Department for Environment, Food & Rural affairs, March 2017  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/600450/rural-proofing-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/600450/rural-proofing-guidance.pdf)



- demographics - there are proportionately more elderly people and fewer younger people in rural populations compared with urban ones.
- access to services - the combination of distance, transport links and low population density in rural areas can lead to challenges in accessing and providing services.
- service infrastructure - lower levels of infrastructure such as low broadband speeds and variable mobile coverage can be a barrier for rural businesses and limit the growth in rural productivity.
- employment - the variety of employment opportunities, the availability of people with the right skills, and access to training can be lower in rural areas.

## Justification for use of Cheshire East's 2015 Rural-Urban Classification

**I.6** In 2004 Cheshire County Council produced a six-category classification of rural/urban wards in Cheshire. In 2005 this was extended to include Lower Super Output Areas (LSOAs). This classification was updated again in 2014-15 by Cheshire East Council, for the whole of Cheshire.<sup>(155)</sup>

**I.7** For both the original classification and the update, six variables were used. Two of these variables had been used in national rural classifications, which were the proportion of workers employed in agriculture and population density. A third variable was added that measured the accessibility of local services. Further research and testing undertaken in 2004 suggested that the addition of three more variables would provide a more reliable classification.

**I.8** These six variables used for Cheshire East's classification are:

1. Proportion of employment (for 16-74 year-old workers only) that is in agriculture (2011 Census)
2. Average number of cars per household (2011 Census)
3. Population density - people per hectare (2011 Census)
4. Proportion of economically active population aged 16-74 who are self-employed (2011 Census)
5. Access to services – this includes road distances to a GP surgery, a supermarket or convenience store, a primary school and a Post Office (Geographical Barriers sub-domain, The English Indices of Deprivation, 2010)
6. Buildings as a proportion of all land use (MasterMap topography, 2013)

**I.9** Further research undertaken for the 2014-15 update did not highlight the need to exclude any of the original six variables, or to add any new ones. Cheshire East Council therefore considers that this internally-developed classification system makes a more effective distinction between Cheshire East's rural and urban areas than Defra's own definition (which, as set out in its rural proofing guidance,<sup>(156)</sup> is that any settlements with 10,000 or more residents are urban and any smaller settlements are rural).

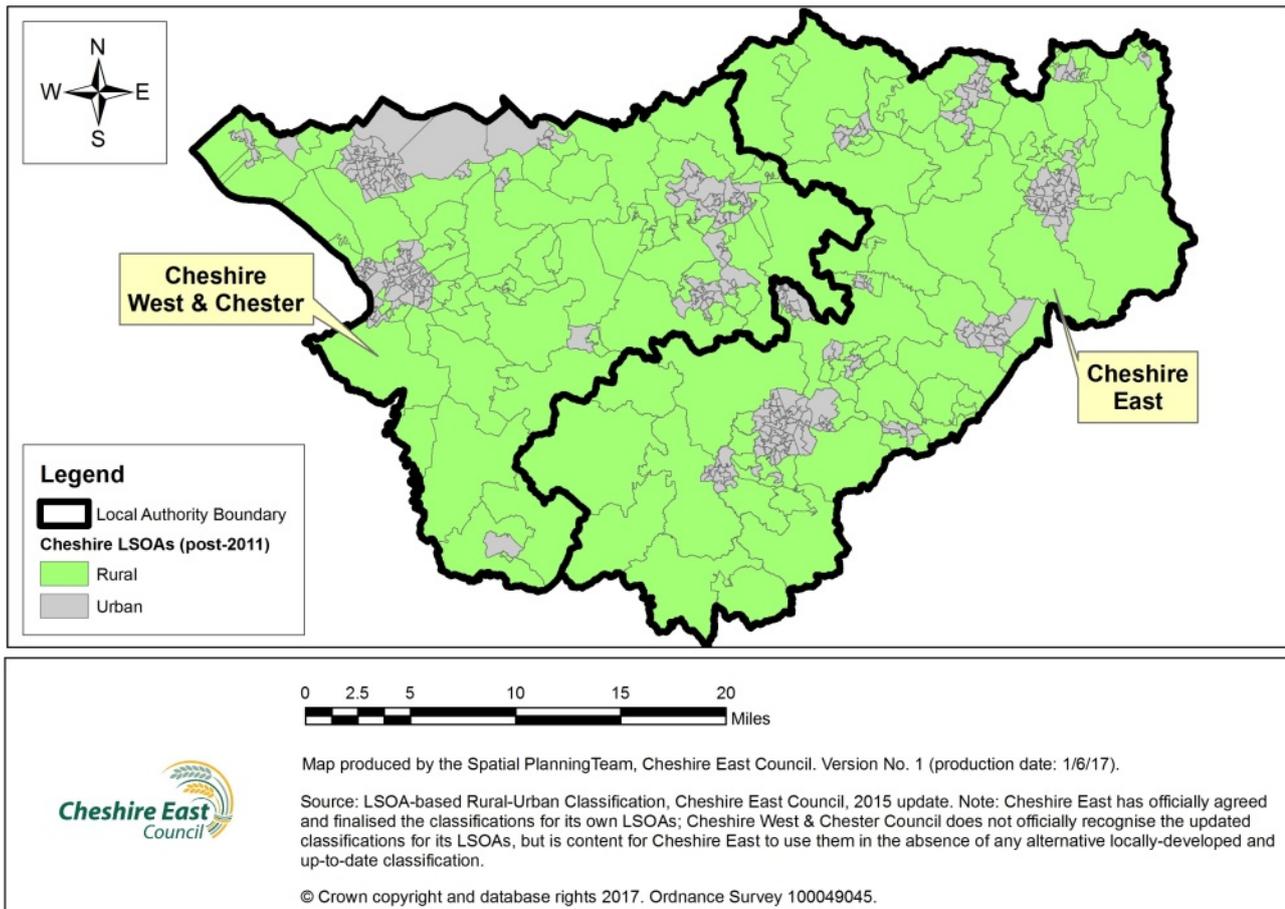
**I.10** Cheshire East's classification of rural and urban areas is shown in Figure I.1

155 Cheshire East has officially agreed and finalised the classifications for its own LSOAs; Cheshire West & Chester Council does not officially recognise the updated classifications for its LSOAs, but is content for Cheshire East to use them in the absence of any alternative locally-developed and up-to-date classification.

156 'Rural proofing – Practical guidance to assess impacts of policies on rural areas', Defra, March 2017.



Figure I.1 Rural and urban Lower Layer Super Output Areas (LSOAs) in Cheshire East and Cheshire West & Chester



## Local Plan overview

**I.11** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council’s Local Plan, the Local Plan Strategy (“LPS”), was adopted at Council on 27 July 2017. The SADPD will form the second part of the Council’s Local Plan. Once adopted the SADPD, along with the LPS, will set out the proposed strategy for meeting the Borough’s needs to 2030 and replace the former District Local Plans of Congleton, Crewe and Nantwich, and Macclesfield.

**I.12** The SADPD will:

- allocate additional sites for development, where necessary
- set out more detailed policies to guide planning application decisions in the Borough

**I.13** Strategic planning is only one of the Council’s functions, so it is not expected that the Local Plan alone will address all of the challenges that the Borough’s rural areas face.

**I.14** The Local Plan has defined rural areas through the consideration of the settlement hierarchy and the definition of Principal Towns, Key Service Centres and Local Service Centres using Lower Layer Super Output Areas. The extents of the Borough outside of these areas are considered to fall in the Other Settlements and Rural Areas “OSRA” tier of the settlement hierarchy.



**I.15** Using the definition highlighted in the 'Justification for use of Cheshire East's 2015 Rural-Urban Classification' section of this Assessment, nearly all the Local Service Centres ("LSCs"), and OSRA fall within rural areas.

**I.16** The LPS contains four Strategic Priorities, many aspects of which have a rural dimension. Point 4 of Strategic Priority 1 is specific to the rural economy:

- Promoting economic prosperity by creating conditions for business growth will be delivered by improving the economy in rural areas by supporting the development of rural enterprise, diversification of the rural economy, sustainable tourism, mineral working, broadband connectivity, and the continued importance of farming and agriculture.

**I.17** The LPS sets out how it sees the development of the LSCs and OSRA in Policy PG 2 'Settlement Hierarchy', whereby:

- LSCs: 'In the Local Service Centres, small scale development to meet the needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.'
- OSRA: 'In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.'

**I.18** The overarching LPS Policy for the OSRA is set out in Policy PG 6 'Open Countryside', which seeks to protect the open countryside from urbanising development.

## Baseline information

**I.19** Baseline information is set out in Appendix B of this Report. Information relevant to rural areas includes:

- Office for National Statistics business counts data<sup>(157)</sup> indicate that, of the 19,575 businesses located in Cheshire East as of 2019, 10,385 (53.1%) were based in Middle Layer Super Outputs ("MSOAs") that were part rural and part urban, 4,445 (22.7%) were in completely rural MSOAs and 4,745 (24.2%) were in completely urban MSOAs.<sup>(158)</sup>
- A breakdown of businesses by industry (see Table I.1<sup>(159)</sup>) shows that agriculture, forestry and fishing accounts for a much greater proportion of the business population in completely rural MSOAs than elsewhere in the Borough. Conversely, wholesale and

157 UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ).

158 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above Middle Layer Super Output Area (MSOA) level. Therefore the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

159 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: these statistics are based on Cheshire East Council's 2015 Rural-Urban Classification of LSOAs and hence the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).



retail firms and businesses in the accommodation and food services sector make up a much larger share of the business population in completely urban MSOAs than they do elsewhere. This reflects the fact that many companies in these latter sectors serve consumers (households) rather than other businesses and so are relatively likely to locate in urban areas because of the higher number of people (potential customers) living in close proximity.

Table I.1 Businesses by rural-urban typology and industry in 2019

SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
A: Agriculture, forestry and fishing	21.3	4.3	0.9	7.3
B: Mining and quarrying	0.1	0.0	0.0	0.1
C: Manufacturing	4.0	4.7	5.7	4.8
D: Electricity, gas, steam and air conditioning supply	0.1	0.1	0.1	0.1
E: Water supply, sewerage, waste management and remediation activities	0.2	0.3	0.3	0.3
F: Construction	9.6	10.2	10.0	10.0
G: Wholesale and retail trade, repair of motor vehicles and motorcycles	11.5	13.0	17.5	13.7
H: Transportation and storage	1.9	2.8	4.8	3.1
I: Accommodation and food service activities	3.8	4.4	7.2	5.0
J: Information and communication	6.0	8.7	7.2	7.7
K: Financial and insurance activities	1.5	2.9	2.7	2.6
L: Real estate activities	4.7	3.6	3.4	3.8
M: Professional, scientific and technical activities	18.2	23.4	18.7	21.0



SIC2007* Section(s) and industry	Industry share (%) of total			
	Rural	Mixed	Urban	All Cheshire East
N: Administrative and support service activities	8.1	9.1	7.9	8.6
O: Public administration and defence, social security	0.7	0.3	0.3	0.4
P: Education	1.0	1.9	1.9	1.7
Q: Human health and social work activities	2.4	3.9	4.0	3.6
R: Arts, entertainment and recreation	2.8	2.3	2.0	2.3
S: Other service activities	2.4	4.0	5.4	4.0

- Rural areas accounted for an estimated 36.8% of Cheshire East’s employment total (71,000 jobs out of 197,000) as of 2018. This is slightly lower than the rural areas’ share of the Borough’s population (37.7% in 2018).<sup>(160)</sup>
- Figure I.2 shows that the average minimum travel times to key services<sup>(161)</sup> is higher in rural areas compared to urban areas, using public transport/walking, cycling and by car.<sup>(162)</sup>

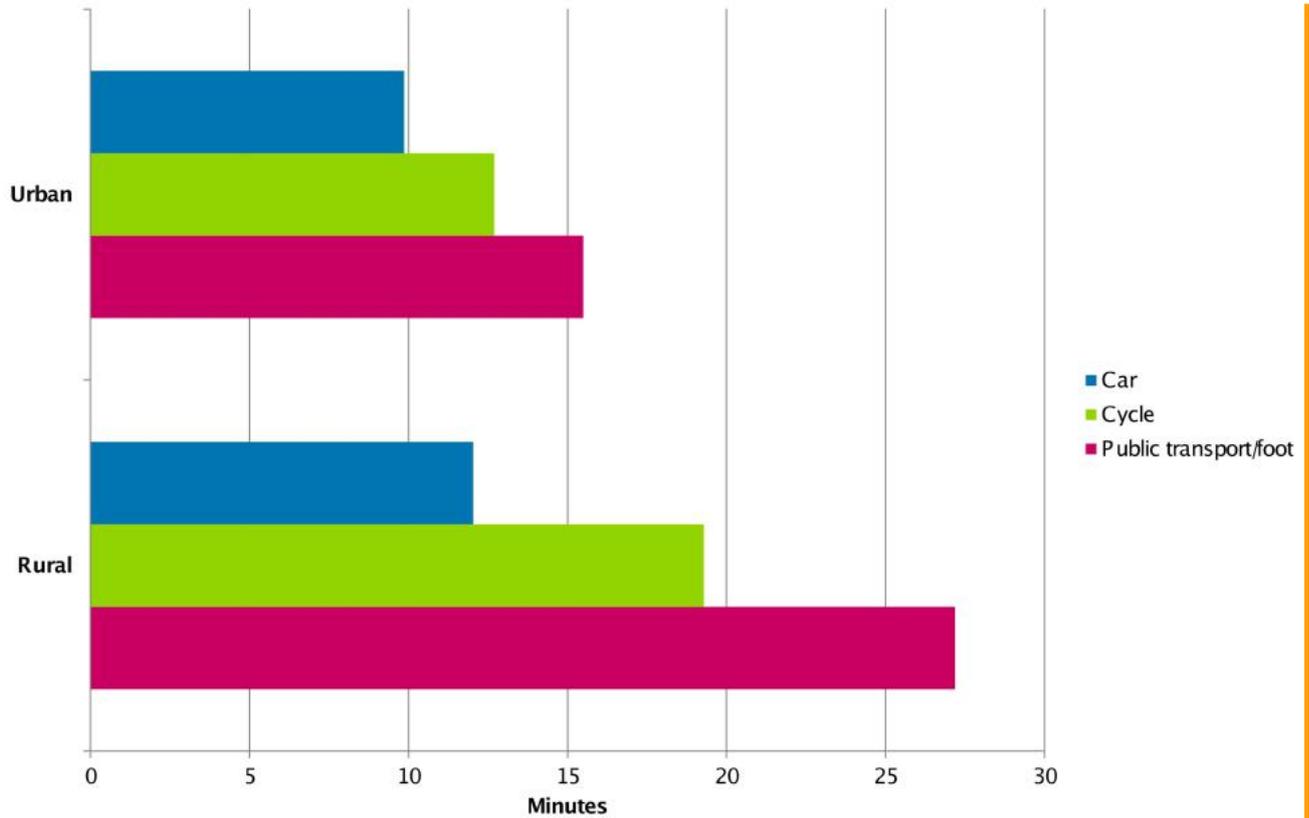
160 [1] Business Register and Employment Survey open access data series for 2018, ONS, NOMIS. Crown Copyright 2019. Note: Figures are for employment and include self-employed people registered for VAT and PAYE schemes as well as employees. [2] ONS 2018 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0. [3] 2015 Rural-Urban Classification for Cheshire East (at Lower Layer Super Output Area level), Research & Consultation Team, Cheshire East Council.

161 Employment centre with 500 to 4,999 jobs, primary school, secondary school, further education college, GP, hospital, food store, town centre.

162 Tables JTS0501 to JTS0508, Journey Time Statistics: 2017 (revised), Department for Transport, December 2019 (<https://www.gov.uk/government/collections/journey-time-statistics>). Notes: [1] The rural and urban statistics in this sheet are based on Cheshire East Council's updated (2015) Rural-Urban Classification. This classification system assigned each of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. [2] The figures shown above are weighted averages, with the travel times for each LSOA weighted according to the number of service users (the population aged 16-74 in the case of employment centres, population aged 5-10 in the case of primary schools, population aged 11-15 in the case of secondary schools, population aged 16-19 in the case of FE colleges and the number of households in the case of GPs, hospitals, food stores and town centres).



Figure I.2 Average minimum travel times to nearest key services, by Cheshire East LSOA and rural-urban typology, 2017



**I.20** A comprehensive evidence base has been produced for the LPS and SADPD. Table I.2 identifies examples of information gathered and used in relation to the rural areas and the SADPD.

Table I.2 Examples of information gathered and used in relation to rural areas and the SADPD

Document	Comment
Ecological network for Cheshire East [ED 09]	This information helped to inform Policy ENV 1 "Ecological network".
Cheshire East landscape character assessment [ED 10]	This information helped to inform Policy ENV 3 "Landscape character".
Cheshire East Local Landscape designation review [ED 11]	This information helped to inform Policy ENV 3 "Landscape character".

## Method

**I.21** Government guidance<sup>(163)</sup> suggests four issues, each with their own considerations, which can be used to carry out the Rural Proofing Assessment. These are set out in Table I.3.

163 Rural Proofing: Practical guidance to assess impacts of policies on rural areas, Department for Environment, Food & Rural affairs, March 2017  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/600450/rural-proofing-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/600450/rural-proofing-guidance.pdf)



Table I.3 Rural issues and considerations

Issue	Consideration
Access to services and infrastructure	Services
	Infrastructure
Living and working in rural areas <sup>(164)</sup>	Business
	Employment
	Housing, planning and education
Environment	Environment (e.g. air and water quality)
Distribution, equality, devolution and funding	Distribution and equality
	Devolution and funding

**1.22** The SADPD has been reviewed to consider the likely impacts of the policies on rural areas. For each consideration, an assessment narrative has been produced that considers whether the SADPD takes account of rural circumstances and needs.

**1.23** The assessment narrative for each consideration highlights the likely impacts (positive, neutral, negative and if they are significant) that the SADPD is likely to have. Where likely significant negative impacts are identified, consideration should be given to reduce or mitigate this through policy amendments. Specific allocations and policies are referred to as necessary. A final section at the end of each consideration summarises the assessment and provides a conclusion for the plan as a whole.

**1.24** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

**1.25** Safeguarded land is not allocated for a specific use at this point in time; it would be the role of a future local plan update and associated evidence base to consider whether any safeguarded land should be allocated for development and for what use. As such, safeguarded land will not be reviewed through this Rural Proofing Assessment.

**1.26** Each of the eight assessment narratives have been broken down under the following headings, which contain reference to policies/proposals where appropriate:

- Planning for growth
- General requirements
- Natural environment, climate change and resources
- The historic environment
- Rural issues
- Employment and economy
- Housing

164 As the impact of Local Plan policies are the same or very similar on business and employment, they have been assessed together.



- Town centres and retail
- Transport and infrastructure
- Recreation and community facilities
- Site allocations

## Rural Proofing findings

### Services

#### Planning for growth

**I.27** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. The more housing developed in an area could potentially mean that there are more opportunities to provide infrastructure (and therefore a positive impact) to make sure that all sections of the community have access to the services and facilities that they require. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a negative impact. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance.

**I.28** The proposed SADPD Policy also has the potential for a positive impact on access to services in those settlements that have services and facilities to meet the day-to-day needs of residents.

#### General requirements

**I.29** Proposed SADPD Policy **GEN 1 "Design principles"** seeks to make sure that developments and spaces can be used safely, easily and with dignity by all by being accessible and inclusive. It also seeks to maintain or improve access in and through development sites and the wider area (including to local services and facilities) for walking and cycling, with the potential for a positive impact on access to services.

#### Natural environment, climate change and resources

**I.30** The theme is considered to have a neutral impact on access to services.

#### The historic environment

**I.31** The theme is considered to have a neutral impact on access to services.

#### Rural issues

**I.32** The theme generally relates to development issues in the open countryside and Green Belt, where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle.



Policies including LPS Policy CO 1 "Sustainable travel and transport", will help to minimise the impact on accessibility to services through the opportunity to use sustainable transport modes.

## Employment and the economy

**I.33** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to services - these being accessibility and public transport; the sites are considered under these headings. Points to note in relation to those sites located in the rural area (EMP 2.5 and EMP 2.6) are:

### Accessibility

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).

### Public transport

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are in walking distance of a commutable bus or rail service.

## Housing

**I.34** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** looks to provide housing that has easy access to services, community and support facilities, including health facilities and public transport, which should have a positive impact on access to services.

**I.35** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**I.36** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of an appropriate level of essential services.

## Town centres and retail

**I.37** Neighbourhood parades of shops (proposed SADPD Policy **RET 6**) play an important role in providing the opportunity for local residents to access shops to meet their day-to-day needs, especially for those residents who have difficulty accessing superstores or the town centre. They can generally be readily accessed on foot and by bicycle, with the policy having the potential for a positive impact on access to services.



## Transport and infrastructure

**I.38** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. This could help to maintain access to services for those that travel by sustainable modes of transport, with the policy considered to have positive impact on access to services.

**I.39** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This could help to maintain access to services for those that travel by sustainable modes of transport, with the policy considered to have positive impact on access to services. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.

## Recreation and community facilities

**I.40** Proposed SADPD Policy **REC 4 "Day nurseries"** supports the provision, extension or intensification of day nurseries and play groups (subject to a range of criteria), providing educational opportunities for young children. This policy is likely to have a positive impact on access to services.

**I.41** Facilities such as public houses, places of worship, village halls/other meeting places, schools and local shops are important to the communities they serve. Particularly those that have difficulty accessing larger town centres, for example elderly persons. Proposed SADPD Policy **REC 5 "Community facilities"** seeks to retain, enhance and maintain these facilities, as well as supporting the creation of new ones, which enables the retention of opportunities for communities to access them. This policy is likely to have a positive impact on access to services.

## Site allocations

**I.42** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to services – these being accessibility and public transport; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

### Accessibility

- Half of the proposed site allocations meet the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment (see Appendix F of the SA).
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe, requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.



- Retention and enhancement of connectivity is a policy requirement for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, and **TS 3 "Land at former brickworks, A50 Newcastle Road"** fail to meet the minimum standards for access to a number of services and facilities identified in the Accessibility Assessment, however these sites meet the minimum standard for access to a railway station, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.
- Proposed sites **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 4 "Three Oakes Site, Booth Lane"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, and **TS 2 "Land at Fir Farm, Brereton"** fail to meet the minimum standards for access to the majority of services and facilities identified in the Accessibility Assessment, however Site **G&T 4** meets the minimum standard for access to a bus service, which presents an opportunity to use public transport to access services and facilities that are not in walking distance.

### Public transport

- Half of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.

### Assessment of the SADPD as a whole

**I.43** The proposed policies in the SADPD, along with existing policies in the LPS, look to provide services in appropriate locations around the Borough to provide opportunities for communities to access them, where possible. The assessment found that the SADPD promotes access to, and the retention of, services.

**I.44** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on access to services.



## Infrastructure

**I.45** In this context infrastructure is taken to mean the basic necessities necessary for development to take place, for example roads, electricity, sewerage, water, education and health facilities (LPS, p392).

### Planning for growth

**I.46** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy and meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The 'in the order of' figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs and new homes. The more housing an area develops could potentially mean that there are more opportunities to provide infrastructure (and therefore a positive impact) to make sure that all sections of the community have access to the services and facilities that they need. However, if the critical mass is not reached there will be a resulting increase in pressure on existing services, resulting in a negative impact. The LSCs are generally seen as smaller settlements, relative to the Principal Towns and Key Service Centres, and therefore it is more likely that their services and facilities are in walking or cycling distance.

### General requirements

**I.47** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of infrastructure. This is likely to have a positive impact on the availability or access to infrastructure.

### Natural environment, climate change and resources

**I.48** The theme is considered to have a neutral impact on the availability of or access to infrastructure.

### The historic environment

**I.49** The theme is considered to have a neutral impact on the availability of or access to infrastructure.

### Rural issues

**I.50** The theme generally relates to development issues in the open countryside and Green Belt, where public transport links are not as widespread as in the urban areas, potentially limiting access to infrastructure. Policies including LPS Policy CO 1 "Sustainable travel and transport", will help to minimise the impact on infrastructure accessibility through the opportunity to use sustainable transport modes.

### Employment and the economy

**I.51** The theme is considered to have a neutral impact on the availability of or access to infrastructure.



## Housing

**I.52** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** looks to provide housing that has easy access to services, community and support facilities, including health facilities and public transport, which should have a positive impact on access to infrastructure.

### Town centres and retail

**I.53** The theme is considered to have a neutral impact on access to infrastructure.

### Transport and infrastructure

**I.54** Proposed SADPD Policy **INF 6 "Protection of existing and proposed infrastructure"** looks to protect existing infrastructure and the delivery of proposals for new and improved infrastructure. This is likely to have a positive impact on the availability of or access to infrastructure.

**I.55** The provision of superfast broadband connection, supported though proposed SADPD Policy **INF 8 "Telecommunication infrastructure"**, is likely to have a positive impact on the availability of or access to infrastructure.

**I.56** Proposed SADPD Policy **INF 9 "Utilities"** aims to make sure that there is sufficient utility infrastructure capacity to meet forecast demands and that appropriate connections can be made. The policy also seeks to protect the utility network. The policy is likely to have a positive impact on the availability of or access to infrastructure.

### Recreation and community facilities

**I.57** The theme is considered to have a neutral impact on the availability of or access to infrastructure.

### Site allocations

**I.58** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There is one area in the assessment that is considered to relate to access to infrastructure – this being public transport; the sites are considered under this heading. Points to note in relation to those sites located in the rural area are:

#### Public transport

- Half of the proposed site allocations are in walking distance of a commutable bus or rail service.
- Proposed Sites **CNG 1 "Land off Alexandria Way"**, Congleton, **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **G&T 8 "The Oakes, Mill Lane, Smallwood"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"** are not in walking distance of a commutable bus or rail service.



## Assessment of the SADPD as a whole

**I.59** The proposed policies in the SADPD, along with existing policies in the LPS, look to provide infrastructure in appropriate locations around the Borough to support development. The assessment found that the SADPD supports the delivery and retention of infrastructure.

**I.60** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on the availability of or access to infrastructure.



## Business and employment

### Planning for growth

**I.61** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to support growth of the local economy in the LSC tier of the settlement hierarchy. The 'in the order of' figure is not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs, provide opportunities for business development and provide jobs.

**I.62** Proposed SADPD Policy **PG 10 "Infill villages"** looks to support limited infilling in villages, which could provide an opportunity for a small business development and possible employment opportunities, providing the potential for a positive impact.

### General requirements

**I.63** Proposed SADPD Policy **GEN 1 "Design principles"** includes criteria that require developments to achieve high standards of design and contribute positively to local character. The maintenance and enhancement of an attractive environment should help to encourage investment and increase the competitiveness of the Borough, which should have a positive impact on business and employment.

**I.64** The recovery of costs associated with forward funded infrastructure, as required by proposed SADPD Policy **GEN 4 "Recovery of forward funded infrastructure costs"** may reduce the attractiveness of the area to some businesses, which has the potential for negative impact on business. This is also the case for proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"**.

**I.65** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed SADPD Policies **GEN 5 "Aerodrome safeguarding"**, and **GEN 6 "Airport public safety zone"** seek to protect and aid the operation of the Airport, and should have a positive impact on employment.

### Natural environment, climate change and resources

**I.66** Proposed SADPD Policies **ENV 1 "Ecological network"**, **ENV 3 "Landscape character"**, **ENV 4 "River corridors"**, and **ENV 5 "Landscaping"** could have a positive impact on business and employment in terms of attracting businesses who value their surroundings.

**I.67** The use of renewable energy sources can provide economic benefits for businesses through a reduction in energy costs (once the energy sources have been installed). Proposed SADPD Policies **ENV 9 "Wind energy"**, **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** promote access to renewable energy sources and could therefore have a positive impact on businesses.



## The historic environment

**I.68** Proposed SADPD Policies **HER 1 "Heritage assets"**, **HER 3 "Conservation areas"**, **HER 4 "Listed buildings"**, and **HER 7 "Non-designated heritage assets"** allow alterations and changes as long as there is no adverse effect on the building or place. This is important given that some heritage assets are converted successfully into businesses such as restaurants or visitor attractions, therefore having the potential for a positive impact on business and employment. However, it is recognised that small or start-up businesses may struggle to afford the relatively higher cost of maintaining heritage assets such as properties in Conservation Areas, and such buildings may not be suitable for the modern needs of businesses.

## Rural issues

**I.69** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 3 "Agricultural and forestry workers dwellings"**, and **RUR 4 "Essential rural worker occupancy conditions"** can help to support rural businesses and enable them to diversify, with the potential for a positive impact on business and employment.

**I.70** Best and Most Versatile land has economic benefits - it "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]). Proposed SADPD Policy **RUR 5 "Best and most versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should have a positive impact on business and employment.

**I.71** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside settlement boundaries"** allows for the development of outdoor, sport and leisure and recreation proposals, where a countryside location is necessary. This is also the case for equestrian development (proposed SADPD Policy **RUR 7**). Both policies contribute to the diversification of the rural economy, and should have a positive impact on business and employment.

**I.72** Proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** contribute to the rural and visitor economy through support for tourism development, providing job opportunities and income from visitors. The proposed policies have the potential for a positive impact on business and employment.

**I.73** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** contributes to the diversification of the rural economy, which should have a positive impact on business and employment.

**I.74** The conversion of non-residential buildings to residential use can be seen as a potential loss of employment space. Therefore proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** could have the potential for a negative impact on business and employment.



## Employment and the economy

**I.75** Proposed SADPD Policy **EMP 1 "Strategic employment areas"** looks to protect named sites (some of which are located in the rural area) for employment use as they are of particular significance for the Borough's economy, which has the potential for a significant positive impact on business and employment.

**I.76** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to business and employment - these being employment loss and employment distance; the sites are considered under these headings. Points to note in relation to those sites located in the rural area (EMP 2.5 and EMP 2.6) are:

- Both of the proposed employment allocations have the potential for a significant positive impact on business through the provision of employment land.

### Employment loss

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 would result in the loss of employment land as all the sites are to be for employment use.

### Employment distance

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are for employment use, and therefore this area of the assessment is not applicable.

## Housing

**I.77** The theme is considered to have a neutral impact on business and employment.

## Town centres and retail

**I.78** Proposed SADPD Policy **RET 3 "Sequential and impact tests"** seeks to direct main town centre uses to designated centres. Development outside of these centres will be restricted in order to protect designated centres, helping to retain their viability, and will have the potential for a positive impact on business and employment.

**I.79** The presence of restaurants, cafes, drinking establishments and hot food takeaways contribute to a balanced provision of facilities in town and village centres. Therefore proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** should have a positive impact on business and employment.



**I.80** Proposed SADPD Policy **RET 7 "Supporting the vitality of town and retail centres"** aims to retain a retail function in town centres, particularly in the primary shopping area, as well as local centres and local urban centres to support a diverse range of main town centres uses and enhance the overall attractiveness of centres in the Borough. This has the potential for a positive impact on business and employment.

### Transport and infrastructure

**I.81** Car parks serving town centres, local shopping areas, housing areas and transport facilities are essential to its residents, workers and visitors, and to the proper functioning and attractiveness of these places. Proposed SADPD Policy **INF 2 "Public car parks"** seeks to retain these facilities, which should have a positive impact on business and employment.

**I.82** Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** recognises that the Borough has a wide network of canals, which provide tourism opportunities, and seeks their retention. This has the potential to have a positive impact on business and employment.

### Recreation and community facilities

**I.83** Proposed SADPD Policy **REC 1 "Green/open space protection"** could have a positive impact on business and employment in terms of attracting businesses who value their surroundings.

**I.84** The requirement of the provision of greenspace on site or the payment of a commuted sum for off-site provision through proposed SADPD Policy **REC 3 "Green space implementation"** may reduce the attractiveness of the area to some businesses, which has the potential for a negative impact on business and employment.

### Site allocations

**I.85** All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to business and employment - these being employment loss and employment distance; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

#### Employment loss

- None of the proposed site allocations would result in a complete loss of employment land, with the potential for a positive impact.
- Proposed Sites **CRE 1 "Land at Bentley Motors"**, Crewe, **CRE 2 "Land off Gresty Road"**, Crewe, **CNG 1 "Land off Alexandria Way"**, Congleton and **HCH 1 "Land east of London Road"**, Holmes Chapel would result in the gain of employment land as they are all proposed for employment development.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe has been allocated to aid support further investment by Bentley Motors, a major employer in the Borough.



- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe presents the opportunity for an established and important local company, Morning Foods, to invest in and expand their business.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel would have an emphasis on pharmaceuticals and could include the expansion of the adjacent Recipharm pharmaceutical business enterprise.

### Employment distance

- None of the proposed site allocations are within 500m of an existing employment area, with five sites over 1,000m from an existing employment area. None of these sites are located in the LSCs, with one site located on the edge of Poynton (proposed Site **PYT 2 "Land north of Glastonbury Drive"**, allocated for sports and leisure development). Proposed Sites **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, **G&T 3 "New Start Park, Wettenhall Road"**, **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"**, which are also located over 1,000m from an existing employment area, are located in OSRA.

### Assessment of the SADPD as a whole

**I.86** The proposed policies in the SADPD, along with existing policies in the LPS, look to encourage economic development through the allocation of sites and providing an attractive environment. They also aim to retain a retail function in designated centres, where possible.

The assessment found that the SADPD supports economic development throughout the Borough including the diversification of agricultural businesses.

**I.87** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on business and employment.



## Housing, planning and education

**I.88** It is assumed that where there is the potential for job creation, there is also the opportunity for apprenticeships and the development of skills through ‘on-the-job’ training. As employment has already been considered at length under the theme of employment, it is not proposed to revisit this under the housing, planning and education theme. The discussion therefore focuses on the provision of housing and education, such as schools.

### Planning for growth

**I.89** Proposed SADPD Policy **PG 8 "Development at local service centres"** seeks to meet the indicative levels of housing development of the LSC tier of the settlement hierarchy. The ‘in the order of’ figures are not a target or a ceiling on development and so there is an expectation that sustainable development, tested against the policies of the Local Plan will still take place to meet residual development needs and provide new homes.

**I.90** Proposed SADPD Policy **PG 10 "Infill Villages"** looks to support limited infilling in villages, potentially going some way towards meeting identified housing needs.

### General requirements

**I.91** Proposed SADPD Policy **GEN 7 "Recovery of planning obligations reduced on viability grounds"** seeks to, in certain circumstances, deliver policy requirements that were previously determined not to be deliverable, which could include the provision of education facilities. This is likely to have a positive impact on education provision.

### Natural environment, climate change and resources

**I.92** The theme is considered to have a neutral impact on housing, planning and education.

### The historic environment

**I.93** The theme is considered to have a neutral impact on housing, planning and education.

### Rural issues

**I.94** Proposed SADPD Policy **RUR 3 "Agricultural and forestry workers dwellings"** supports proposals for essential rural workers dwellings in the open countryside to support agricultural and forestry enterprises. This is likely to have a positive impact on housing.

**I.95** Proposed SADPD Policy **RUR 6 "Re-use of rural buildings for residential use"** allows for the residential re-use of rural buildings, which is likely to have a positive impact on housing.

### Employment and the economy

**I.96** The theme is considered to have a neutral impact on housing, planning and education.



## Housing

**I.97** Proposed SADPD Policy **HOU 3 “Self and custom build dwellings”** supports proposals for self-build and custom-build housing in suitable locations, which is likely to have a positive impact on housing.

**I.98** Proposed SADPD Policy **HOU 7 “Subdivision of dwellings”** allows the subdivision of a house into self-contained residential units, which is likely to have a positive impact on housing.

**I.99** Proposed SADPD Policy **HOU 8 “Backland development”** supports tandem or backland development of new homes on sites large enough to accommodate additional dwellings, without adverse effects. This is likely to have a positive impact on housing.

### Town centres and retail

**I.100** The theme is considered to have a neutral impact on housing, planning and education.

### Transport and infrastructure

**I.101** Proposed SADPD Policy **INF 6 “Protection of existing and proposed infrastructure”** looks to protect existing infrastructure and the delivery of proposals for new and improved infrastructure; if this includes schools then the policy likely to have a positive impact on access to education.

### Recreation and community facilities

**I.102** The theme is considered to have a neutral impact on housing, planning and education.

### Site allocations

**I.103** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are no areas in the assessment that are considered to relate to housing, planning and education. Points to note in relation to those sites located in the rural area are:

- Several of the proposed site allocations have been put forward for accommodation for Gypsies, Travellers and Travelling Showpeople.

### Assessment of the SADPD as a whole

**I.104** The proposed policies in the SADPD, along with existing policies in the LPS, look to meet the levels of growth identified in the LPS. Although the SADPD does not specifically reference the delivery of education facilities, the LPS contains several policies that require education provision, for example Policy SD 1 “Sustainable Development in Cheshire East” and Policy IN 1 “Infrastructure”. The assessment found that the SADPD promotes the development of homes throughout the Borough.

**I.105** Taking the above into account it is found that the SADPD is likely to have an overall positive impact on housing, planning and education.



## Environment

**I.106** In relation to air quality, the main focus of the discussion is the consideration of the impacts from atmospheric pollution (which includes transport related CO<sub>2</sub> emissions) and other sources.

### Planning for growth

**I.107** Proposed SADPD Policy **PG 8 "Development at local service centres"** sets out the indicative overall level of development for LSCs. Development could potentially take place on greenfield sites, potentially impacting on landscapes. This will result in the loss of areas of greenfield and agricultural land and the potential for habitat loss and disturbance to species as a result of development. Development can also lead to an increase in traffic and therefore an increase in atmospheric pollution, which could have a negative impact on the environment. Additional development across the Borough will also lead to an increase in demand for water, and is likely to result in an increase in paved surface areas, which will reduce the ability of water to infiltrate into the ground. There is also likely to be an increase in the amount of waste produced from the additional development. Therefore there is the potential for a negative impact on the environment.

**I.108** The Borough contains a number of Local Landscape Designation areas. Furthermore sites of international, national and local nature conservation designations are located throughout the Borough, with the majority of LSCs having such areas located in and/or adjacent to them. It is thought there is potential for some proposed development to impact on these sites, however, where this could be the case, mitigation measures are proposed through site specific policies and policies in both the LPS and SADPD.

**I.109** The HRA Screening Assessment for the Revised Publication Draft SADPD [ED 04] determined that the SADPD could potentially have significant adverse effects as a result of changes in water levels (due to abstraction) and recreational pressures, both alone and in-combination with other plans, on the River Dee and Bala Lake SAC.

**I.110** An Appropriate Assessment as part of the HRA was then undertaken to assess whether the Revised Publication Draft SADPD has the potential to result in significant adverse effects on the integrity of identified European sites, either alone or in combination with a number of other plans and projects.

**I.111** The Assessment identified that the existing policies and provisions in the LPS, and other plans, in relation to water supply will make sure that the Local Plan will have no adverse effects on site integrity on this European site.

**I.112** Proposed SADPD Policy **PG 10 "Infill Villages"** allows limited infilling (subject to a range of criteria), where the development would be in keeping with the scale, character, and appearance of its surroundings and the local area. The proposed policy also seeks to protect undeveloped land that makes a positive contribution to the character of the area. This should have a positive impact on the environment.

**I.113** Proposed SADPD Policy **PG 12 "Green Belt and safeguarded land boundaries"** identifies safeguarded land. Although Green Belt is not a biodiversity or landscape designation, there could be a safeguarding of greenfield land for future development on the edge of



settlements, the landscape of which is valued by local residents and therefore there is potential for a negative impact on the environment. **PG 12** requires compensatory improvements to the environmental quality of remaining Green Belt land. Likewise Strategic Green Gaps are not a biodiversity or landscape designation, however proposed SADPD Policy **PG 13 "Strategic green gaps boundaries"**, in conjunction with LPS Policy PG 5 "Strategic Green Gaps" seeks to protect open areas of space and greenfield land, and has the potential to have a positive impact on the environment. This is also the case for proposed SADPD Policy **PG 14 "Local green gaps"**.

### General requirements

**I.114** Proposed SADPD Policy **GEN 1 "Design principles"** may support the environment through contact with nature and opportunities for food growing. The policy also seeks to support the efficient and effective use of land, and requires appropriate arrangements for recycling and waste management, which is likely to have a positive impact on the environment. The Policy looks to maintain or improve access in and through development sites and the wider area for walking and cycling, which has the potential to reduce travel by private vehicle, reducing atmospheric pollution. **GEN 1** also includes criteria that require developments to achieve high standards of design and contribute positively to local character, as well as interact positively with the natural environment in line with the mitigation hierarchy, which should have a positive impact on the environment.

### Natural environment, climate change and resources

**I.115** Proposed SADPD Policies **ENV 1 "Ecological network"** and **ENV 2 "Ecological implementation"** seek to protect, conserve, restore and enhance the ecological network and introduce a mitigation hierarchy that looks to avoid significant harm to biodiversity and geodiversity; these policies have the potential for positive impact on the environment.

**I.116** Proposed SADPD Policy **ENV 3 "Landscape character"** takes into account the different roles and character of different areas in the Borough, and recognises the intrinsic character and beauty of the countryside to make sure that development is suitable for the local context. The policy is expected to retain and enhance greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off. This proposed policy should have a positive impact on environment.

**I.117** Proposed SADPD Policy **ENV 4 "River corridors"** looks to protect and enhance river corridors. Although the policy is written from a landscape point of view, it is considered that these corridors have also have ecological value; this policy has the potential for a positive impact on the environment. The policy is also expected to retain and enhance greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off

**I.118** Proposed SADPD Policy **ENV 5 "Landscaping"**, is also, as the title suggests, written from a landscape point of view, seeking to integrate new development into the landscape through the consideration of topography, landscape features and existing blue and green infrastructure networks. The policy also requires a balance between open space and built form of development and to utilise plant species, providing the potential for positive impact on the environment.



**I.119** Proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** seeks to retain and protect trees, woodland and hedgerows; these are important ecological assets and contribute to the identified landscape and townscapes of the Borough. The retention of trees, hedgerows and woodlands and their proper management is essential to maintaining local distinctiveness. The policy provides the potential for a positive impact on the environment.

**I.120** Proposed SADPD Policy **ENV 7 "Climate change"** suggests the use of measures that adapt or demonstrate resilience to climate change including green roofs and walls, trees, green infrastructure and other planting, and opportunities for the growing of local food supplies, which could have a positive impact on the environment. The Policy also seeks to achieve a reduction in CO<sub>2</sub> emissions of 19% below the Target Emission Rate of the 2013 Edition of the Building Regulations (Part L) for new build residential development, and for at least 10% of major residential development's energy needs met from on-site renewable or low carbon energy generation. At least 10% of non-residential developments over 1,000 sqm predicted energy requirements should be met from decentralised, renewable or low carbon sources. These measures should have a long term minor positive effect on biodiversity, flora and fauna. Additional measures incorporated in the policy include reducing the need to travel and the support of sustainable travel initiatives; these measures could improve air quality, which is likely to have a positive impact on the environment, with reduced travel movements likely to reduce noise levels that may disturb wildlife. The policy also requires the provision of appropriate Sustainable Drainage Systems ("SuDS") and measures to minimise and manage surface water runoff and its impacts. The proposed policy also seeks to minimise the generation of waste in the construction, use, and life of buildings. This should have a positive impact on the environment, through minimising the risk from flooding and soil through managing the generation of waste.

**I.121** Proposed SADPD Policy **ENV 9 "Wind energy"** has the potential for a negative impact due to the effect on birds and bats from wind turbines, and the likelihood that sites used for wind energy development would be greenfield. However, the significance of the impact is dependent on the location of development (for example it may be adjacent to a sensitive site), and the species of birds and/or bats involved, as some species are more vulnerable than others to wind energy development. The policy does signpost to ecological factors set out in LPS Policy SE 8 "Renewable and Low Carbon Energy", however the impacts on these are considered against the weight given to wider environmental, social and economic benefits arising from renewable and low carbon energy schemes. The Policy also requires proposals to not adversely affect the integrity of international ecological designations, which includes Special Protection Areas, Special Areas of Conservation and Ramsars. The policy acknowledges the importance of landscape and identifies on the Policies Map areas that are highly sensitive to wind energy development; this has been informed by the 'Landscape Sensitivity to Wind Energy Developments' study (2013)<sup>(165)</sup> and reduces the significance of the negative impact on the environment.

**I.122** Proposed SADPD Policies **ENV 10 "Solar energy"** and **ENV 11 "Proposals for battery energy storage systems"** seek to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the impact on the environment. Best and Most Versatile ("BMV") agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG

165 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/research\\_and\\_evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx)



[ID: 8-026]). The introduction of solar panels and battery energy storage systems into the landscape or townscape can be seen as alien features, although policy **ENV 11** seeks to limit impact by directing development proposals for battery energy storage systems to previously developed land and/or in existing industrial areas, and considers the cumulative impacts of existing and proposed developments on the landscape.

**I.123** Lighting can be used to improve the visual aspect of townscapes, for example highlighting important features. Proposed SADPD Policy **ENV 14 "Light pollution"** seeks to minimise the effect of light pollution on the character of an area, which has the potential for a positive impact on the environment.

**I.124** Proposed SADPD Policies relating to pollution including **ENV 12 "Air quality"**, **ENV 14 "Light pollution"**, and **ENV 17 "Protecting water resources"** should have a positive Impact on the environment through reducing different types of pollution in the wider environment. Policy **ENV 17** also looks to protect groundwater and surface water in terms of their flow and quality. More specifically Policy **ENV 12** seeks to make sure that all development is located and designed so as not to result in a harmful cumulative impact on air quality, leading to a positive impact.

**I.125** Proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** seeks to reduce the risk of flooding, manage surface water runoff, address and mitigate known risks in Critical Drainage Areas, and conserve and enhance watercourses and riverside habits, which should have a positive impact on the environment.

### The historic environment

**I.126** The theme is considered to have a neutral impact on the environment.

### Rural issues

**I.127** The theme generally relates to development issues outside of the settlement boundaries where public transport links are not as widespread as in the urban areas. Therefore in all likelihood, development in the rural areas will need to be accessed by private vehicle, with a potential increase in atmospheric pollution. Policies including LPS Policy SE 12 "Pollution, Land Contamination and Land Instability", CO 1 "Sustainable Travel and Transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**I.128** Proposed SADPD Policies **RUR 1 "New buildings for agriculture and forestry"**, **RUR 2 "Farm diversification"**, **RUR 7 "Equestrian development outside of settlement boundaries"**, **RUR 8 "Visitor accommodation outside of settlement boundaries"**, **RUR 9 "Caravan and camping sites"**, and **RUR 10 "Employment development in the open countryside"** require odour from developments to not unacceptably affect the amenity of the surrounding area, minimising impact on the environment.

**I.129** Proposed SADPD Policy **RUR 1 "New buildings for agriculture and forestry"** also looks to protect watercourses through the requirement for adequate provision to be made for the disposal of foul and surface water drainage and animal wastes, looking to minimise pollution and the risk of flooding. It also seeks to make the best use of existing infrastructure (as do proposed SADPD Policies **RUR 2 "Farm diversification"**, **RUR 3 "Agriculture and forestry workers dwellings"**, **RUR 6 "Outdoor sport, leisure and recreation outside of**



settlement boundaries", **RUR 8 "Visitor accommodation outside of settlement boundaries"**, **RUR 9 "Caravan and camping sites"**, and **RUR 10 "Employment development in the open countryside"**), minimising the use of resources. This should have a positive impact on the environment.

**I.130** Proposed SADPD Policy **RUR 5 "Best and Most Versatile agricultural land"** seeks to avoid the loss of Grades 1, 2 and 3a agricultural land and soils, which should help limit the impact on the environment. BMV agricultural land "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (NPPG [ID: 8-026]).

**I.131** Proposed SADPD Policy **RUR 6 "Outdoor sport, leisure and recreation outside of settlement boundaries"** should have a reduced impact on the environment through minimising light pollution in the wider environment. The policy also requires integration with the public rights of way network (providing opportunities to access the site by foot rather than private vehicle). This has the potential for a positive impact on the environment.

**I.132** Proposed SADPD Policy **RUR 7 "Equestrian development outside of settlement boundaries"** should have a reduced impact on the environment through minimising light pollution in the wider environment. Policy **RUR 7** also requires a waste management scheme to be submitted as part of any development proposal, which includes horse manure and other waste, as well as seeking to make the best use of existing infrastructure, minimising the use of resources. This has the potential for a positive impact on the environment.

**I.133** Policies that encourage tourism may also increase travel by private transport, therefore proposed SADPD Policies **RUR 8 "Visitor accommodation outside of settlement boundaries"** and **RUR 9 "Caravan and camping sites"** may have a negative impact on the environment, however proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**I.134** Proposed SADPD Policy **RUR 10 "Employment development in the open countryside"** could increase or decrease travel by private transport, depending on where employees travel from, with likely resulting negative or positive impacts on the environment. Proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.

**I.135** The thematic policies seek to protect the rural nature of the Borough through the provision of appropriate landscaping and screening as part of any development proposals as well as requiring that only the minimum amount of land is to be used for an extension (proposed SADPD Policy **RUR 12 "Residential curtilages outside of settlement boundaries"**), or restricting the size of replacement buildings (proposed SADPD Policy **RUR 13 "Replacement buildings outside of settlement boundaries"**). These policies should have a positive impact on the environment.

**I.136** Proposed SADPD Policy **RUR 14 "Re-use of rural buildings for residential use"** permits redundant buildings to be converted to residential use (subject to a range of criteria), which should help to minimise resource use, and have a positive impact on the environment. The Policy also looks to minimise the impact of development proposals on the character of its rural surroundings through the consideration of the impact of domestication and urbanisation of the proposals on the surrounding rural area. This has the potential for a positive impact on the environment.



## Employment and the economy

**I.137** Proposed SADPD Policy **EMP 2 "Employment allocations"** identifies employment allocations. These are made up of undeveloped and partly undeveloped employment allocations from the legacy local plans alongside existing employment areas with significant vacant development plots or cleared areas. All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are 15 areas in the assessment that are considered to relate to the environment - these being ecology, contamination, flooding/drainage, minerals, brownfield/greenfield, agriculture, highways impact, neighbouring uses, Air Quality Management Areas ("AQMAs"), public transport, landscape, settlement character and urban form, Green Belt, Strategic Green Gap and Tree Preservation Orders; the sites are considered under these headings. Points to note in relation to those sites located in the rural area (EMP 2.5 and EMP 2.6) are:

### Ecology

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact on the environment, being assessed as amber. This is due in part to proximity to Sandbach Flashes and Oakhanger Moss Sites of Special Scientific Interest ("SSSIs"), and the presence of vegetation that may have some ecological value.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** will result in the loss of green space that may have biodiversity value; however at this stage the biodiversity value is unknown.

### Contamination

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 have a medium risk of contamination issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".

### Flooding/drainage

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 have some flooding or drainage issues, but mitigation is possible through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Development of Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** will result in the loss of greenspace, which could reduce rainwater infiltration and increase surface water runoff.

### Minerals

- Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** is close (within 250m) to a sand and gravel Mineral Resource Area ("MINRA"). However, it is likely that sand & gravel extraction will not be viable due to the size of the site.



## Brownfield/greenfield

- Site **EMP 2.5 “61MU, Handforth”** is brownfield. There may be potential to increase rainwater infiltration and surface water runoff through Policies including LPS Policy SE 13 "Flood Risk and Water Management" and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"**.
- Site **EMP 2.6 "Land rear of Handforth Dean Retail Park, Handforth"** is greenfield, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a negative impact. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.

## Agriculture

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 appear to contain BMV agricultural land, with the potential for a neutral impact on the environment. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.

## Highways impact

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of employment, leading to a negative impact. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability", and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air.
- There are several committed developments in the vicinity of Site **EMP 2.5 "61MU, Handforth"**; the cumulative traffic impact should be taken into account as part of any development proposals for the site.

## Neighbouring uses

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 have the potential for a negative impact with regards to neighbouring uses.

## AQMAs

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in an AQMA.

## Public transport

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in walking distance of a commutable bus or rail service.

## Landscape

- Site **EMP 2.6 “Land rear of Handforth Dean Retail Park, Handforth”** could have a negative impact on landscape. Policies including LPS Policy SE 4 "The Landscape"



and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

### Settlement character and urban form

- Both of the proposed employment allocations under proposed SADPD Policy EMP 2 are located wholly in a settlement or are substantially enclosed by a settlement on three sides.

### Green Belt

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Green Belt.

### Strategic Green Gap

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 are located in the Strategic Green Gap.

### Tree Preservation Orders

- Neither of the proposed employment allocations under proposed SADPD Policy EMP 2 have a Tree Preservation Order ("TPO").

## Housing

**I.138** Proposed SADPD Policy **HOU 2 "Specialist housing provision"** requires proposals to have easy access to services, community and support facilities (including public transport), which has the potential to reduce the need to travel by private vehicle, with a positive impact on the environment and a likely decrease in atmospheric pollution.

**I.139** Proposed SADPD Policies **HOU 4 "Houses in multiple occupation"** and **HOU 6 "Subdivision of dwellings"** permit the subdivision of dwellings (subject to a range of criteria), which should help to minimise resource use. Both proposed policies also require adequate provision for recycling storage, which should have a positive impact on the environment. Policy **HOU 4** also requires the provision of covered cycle parking, which could encourage travel by cycle instead of by private vehicle.

**I.140** The allocation of new sites for Gypsy, Traveller and Travelling Showpersons are considered under the "Site allocations" theme (proposed SADPD Policies **HOU 5a "Gypsy and Traveller site provision"** and **HOU 5b "Travelling Showperson site provision"**).

**I.141** Proposed SADPD Policy **HOU 5c "Gypsy and Traveller and Travelling Showperson site principles"** requires the provision of a suitable surface water drainage system, prioritising the use of SuDS, which should have a positive impact on the environment, through reducing the risk of flooding. The policy also requires the provision of soft landscaping and appropriate boundary treatments as part of any development proposals.

**I.142** The Council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need through proposed SADPD Policy **HOU 8 "Backland development"**. The



policy also requires proposals to be sympathetic to the character and appearance of the surrounding area; this should have a positive impact. However, backland development is likely to result in the loss of greenfield land, which has the potential for a negative impact on the environment.

**I.143** Proposed SADPD Policy **HOU 9 "Extensions and alterations"** requires development proposals to be in keeping with the scale, character and appearance of its surroundings and the local area, with the potential for a positive impact on the environment.

**I.144** Proposed SADPD Policy **HOU 10 "Amenity"** seeks to protect the amenities of adjoining or nearby residential properties and sensitive uses from smells, fumes, smoke, dust and pollution. This policy has the potential for a positive impact on the environment.

**I.145** Proposed SADPD Policy **HOU 12 "Housing density"** sets out the Council's expectations on the net density of sites in the Borough and through this seeks to use land efficiently. The policy also takes into account the biodiversity value of sites, and looks to achieve a higher density in settlements that are well served by public transport or close to existing or proposed transport routes/nodes, which should provide a positive impact on the environment.

### **Town centres and retail**

**I.146** Proposed SADPD Policy **RET 4 "Shop fronts and security"** seeks to make sure that the fronts of shops make a positive contribution to their surroundings through the provision of high standard shop fronts that are sensitive to the local area and of the building concerned. This policy should have a positive impact on the environment.

**I.147** Proposed SADPD Policy **RET 5 "Restaurants, cafes, pubs and hot food takeaways"** encourages external dining and seating that is screened by measures not detrimental to the character and appearance of the area. This policy should have a positive impact on the environment.

**I.148** Proposed SADPD Policy **RET 6 "Neighbourhood parades of shops"** supports these facilities, which serve a local catchment and help to meet the everyday needs of those living locally. Neighbourhood parades of shops can generally be readily accessed on foot and by bicycle, allowing the opportunity for travel by means other than private vehicle. This proposed policy is likely to have a positive impact on the environment, with a likely decrease in atmospheric pollution .

### **Transport and infrastructure**

**I.149** Proposed SADPD Policy **INF 1 "Cycleways, bridleways and footpaths"** seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with development proposals required to provide links to national cycle routes, long distance footpaths and rights of way networks. These measures could improve air quality, which is likely to have a positive impact on the environment, with reduced travel movements likely to reduce noise levels that may disturb wildlife.

**I.150** Proposed SADPD Policy **INF 3 "Highways safety and access"** looks for development proposals to incorporate measures to assist movement to, from and in the site by pedestrians, cyclists and public transport users. This is considered to have a positive impact on the



environment, making travel by means other than private vehicles more attractive. It also requires the provision of appropriate charging infrastructure for electric vehicles, which has the potential to provide a decrease in atmospheric pollution. A Travel Plan and a Transport Statement/Transport Assessment is required for development proposals that generate a significant amount of movement.

**I.151** The Manchester Airport operational area is located in the Green Belt (proposed SADPD Policy **INF 4 "Manchester Airport"**); although Green Belt is not a landscape designation, there are potential impacts on landscape through development, with potential for a negative impact on the environment. This is also the case for proposed SADPD Policy **INF 5 "Off-airport car parking"**, if it were to be developed on Green Belt land.

**I.152** Proposed SADPD Policy **INF 5 "Off-airport car parking"** clarifies in what instances proposals for off-airport car parking may be permitted. The proposed policy includes a requirement for proposals to make maximum use of permeable materials in parking areas and incorporate on-site attenuation. This could have a positive impact on the environment through reducing runoff rates and increasing infiltration, thereby preventing increased flood risk.

**I.153** Proposed SADPD Policy **INF 8 "Telecommunications infrastructure"** takes into account the impact on visual amenity from such developments, however, development of this type will still have a visual impact and therefore this policy is likely to have a negative impact on the environment.

**I.154** The NPPF (2019) (p69) defines canals as open space, and they should be regarded as green infrastructure. Proposed SADPD Policy **INF 10 "Canals and mooring facilities"** requires development proposals to safeguard and enhance the canal's role as a biodiversity asset and looks to minimise the impact on water resources, which should provide a positive impact on the environment.

### **Recreation and community facilities**

**I.155** Green and open spaces form an important part of the Borough's landscape and townscape and should be retained, where possible. Proposed SADPD Policy **REC 1 "Green/open space protection"** seeks to protect green/open space from development and proposed SADPD Policy **REC 3 "Green space implementation"** requires housing proposals, and major employment and other non-residential developments to provide green space, which would lead to greater green space provision if the site were brownfield, which should have a positive impact on the environment.

**I.156** Taken together, the policies above are expected to protect and provide greenspaces in the Borough, which should help to increase rainwater infiltration and reduce run-off, thus having a positive impact on the environment .

### **Site allocations**

**I.157** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are 15 areas in the assessment that are considered to relate to the environment – these being ecology, contamination, flooding/drainage, minerals, brownfield/greenfield, agriculture, highways impact, neighbouring uses, AQMAs, public transport, landscape, settlement character and



urban form, Green Belt, Strategic Green Gap and Tree Preservation Orders; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

## Ecology

- The majority of proposed site allocations have the potential for a negative impact on the natural environment, being assessed as amber. This is because most of the sites are greenfield, or contain greenfield areas, with accompanying vegetation, which may have ecological value.
- Proposed Site **CRE 1 "Land at Bentley Motors"** Crewe is within 5,000m of Sandbach Flashes SSSI, which is noted for its physiological and biological importance, and 10,000m from Wimboldsley Wood SSSI. However, as the proposed site is some distance from the SSSI, and given the large urban area in between, this is not considered to be an issue. Further to the north of the site is Leighton Brook. The proposed policy requires the playing field and associated area of existing open space to be retained.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe falls within Natural England's IRZ for Sandbach Flashes SSSI and Wybunbury Moss SSSI in relation to air pollution. The high level HRA screening identified that the site could potentially impact on European Sites; it is located within 3.2km of West Midlands Mosses SAC (Wybunbury Moss SSSI) and Midland Meres and Mosses Phase 1 Ramsar. Potential impact pathways may include recreational pressure or hydrological impacts on groundwater levels and/or groundwater contamination. The HRA assessment of likely significant effects identifies that no recreational impacts are anticipated from this site given that it is put forward for employment development. In addition, given the distance of the site from Wybunbury Moss and the lack of hydrological connectivity, no likely significant hydrological effects are identified. The site is put forward for E(q) and B8 uses only and is therefore unlikely to involve industrial or agricultural processes that could lead to air quality impacts upon the SSSI. Traditional orchard is located to the south of the site and is a Priority Habitat listed under Section 41 of the Natural and Rural Communities ("NERC") Act 2006. The proposed policy requires Priority Habitats to be conserved, restored and enhanced, and the existing woodland to be maintained.
- The supporting information for proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton requires a botanical survey to consider the ecological value of grassland present. The supporting information suggests that the retention of hedgerows is important.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton is located to the south of Poynton Brook; the wet ditches and woodland associated with the Brook are to be retained and protected through a 15m wide buffer, with an appropriate buffer and/or mitigation to be provided to protect and retain any protected species.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel contains the River Croco and mature trees, both of which the proposed policy requires to be retained. The high level HRA screening assessment identifies that this site has a potential impact on a European site. The site falls within the IRZ for Bagmere SSSI (Midland Meres and Mosses Phase 1 Ramsar), so this site is considered in the screening assessment for air quality impacts. No increased recreational pressure is foreseen as a result of an



employment site and there is no downstream hydrological connectivity to the Ramsar. The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7 km from Bagmere SSSI. The proposed development could be for the expansion of the adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacture and product innovation including formulation, filling and packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI. The site also falls within Natural England's IRZ for the River Dane, however Natural England have no concerns regarding this allocation on the basis that United Utilities have sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.

- The high level HRA screening has identified that proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is within 4.5km of Midlands Meres and Mosses Phase 1 Ramsar (Wybunbury Moss SSSI). However, the HRA concluded that given the small-scale of the site and the distance from any European sites, no impacts are anticipated. There is potential for protected species to be present with the proposed policy requiring the retention of hedgerows.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** is located within 890m of Wimboldsley Wood SSSI, with the supporting information to the proposed policy requiring further assessment, in line with LPS Policy SE 3 "Biodiversity and Geodiversity", to consider the long term management of habitat creation measures on the site and consider any impact on the Wimboldsley Wood SSSI. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** will also help to minimise the impact on the environment.
- Proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** falls within Natural England's IRZ for Sandbach Flashes SSSI. Protected species are also known to occur in the locality, which could be mitigated. The supporting information for the proposed policy requires appropriate evidence regarding any impacts on Sandbach Flashes SSSI to support an application, and appropriate mitigation measures, where needed. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 "Biodiversity and Geodiversity" and proposed SADPD Policy **ENV 2 "Ecological implementation"** will also help to minimise the impact on the environment.
- Proposed Site **G&T 8 "The Oakes, Mill Lane, Smallwood"** is within 3.1km of Midland Meres and Mosses Phase 1 Ramsar (Component site Bagmere SSSI). The HRA assessment of likely significant effects for recreational pressure identified that the site is located within 3.1 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation



using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on biodiversity, flora and fauna.

- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** falls within Natural England’s IRZ for Bagmere SSSI, which is part of the Midland Meres and Mosses Phase 1 Ramsar site. The HRA assessment of likely significant effects for identified that the site is located within 1.3 km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). No effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts are anticipated. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. There is potential for protected species to occur on site, with grassland habitats to the north of the existing hardstanding being of potential value. The proposed policy requires the retention of hedgerows, with the supporting information requiring a habitats survey to support any future planning application and to inform mitigation measures, where necessary. Development proposals on grassland habitats should be supported by a botanical survey. Policies including LPS Policy SE 3 “Biodiversity and Geodiversity” and proposed SADPD Policy **ENV 2 “Ecological implementation”** will also help to minimise the impact on the environment.
- Proposed Site **TS 3 “Land at former brickworks, A50, Newcastle Road”** is within 1.6km of Midland Meres and Mosses Phase 1 Ramsar (component site Bagmere SSSI). The HRA assessment of likely significant effects identified that no effects in terms of increased recreational pressure are foreseen because Bagmere SSSI is not publicly accessible. There is also no downstream hydrological connectivity to Bagmere SSSI and no hydrological impacts, including changes to the water table are anticipated to occur as a result of the proposed development of the site. All component sites of the Ramsar are further than 200m from the main road network. Air quality impacts from increased vehicles associated with the potential site allocation using the local road and motorway network are therefore unlikely because pollutant levels can be expected to fall to background levels at a distance of more than 200m. The proposed policy requires the retention of hedgerows.

### Contamination

- The majority of proposed site allocations have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 "Pollution, Land Contamination and Land Instability".
- There is high potential for contamination in relation to land fill, depot and works at proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe.



- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** is within 50m of a landfill site and there is potential for issues for permanent structures that would require additional assessment/mitigation, including a Phase 1 contaminated land assessment.
- The historical former use of proposed site **TS 3 “Land at former brickworks, A50 Newcastle Road”** is a brickworks and therefore the proposed policy requires Phase 1 and Phase 2 contaminated land assessments to be undertaken.

### Flooding/drainage

- The majority of proposed site allocations have some known flooding or drainage issues, with the potential for negative impacts on water and soil. The majority of sites are also greenfield or contain areas of greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention of the existing open space and playing field, which should help to increase rainwater infiltration and reduce run-off.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe requires the provision of buffer zones, which should help to increase rainwater infiltration and reduce run-off, as can the retention of habitats. Furthermore the proposed policy requires the provision of satisfactory details of proposed foul and surface water drainage. There is also a need to take account of existing water/wastewater pipelines.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention of Poynton Brook and its associated wet ditches and woodland, with the provision of buffers. A gravity sewer runs through the site; development proposals should seek to avoid discharging surface water to this
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. The policy also requires the provision of an undeveloped landscape buffer and buffers to eastern and southern boundaries.
- There is a risk of surface water flooding at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"**, therefore any proposals to increase the impermeable area or alterations to ground levels may need a drainage strategy to make sure that the proposals do not increase flood risk on or off-site. The proposed policy requires the use of permeable materials as hardstanding and for a drainage strategy to be provided to prevent surface water runoff from the site into the adjacent pond.



- There is a risk of surface water flooding at proposed Sites **G&T 3 “New Start Park, Wettenhall Road”**, **G&T 4 “Three Oakes Site, Booth Lane”**, **G&T 8 “The Oakes, Mill Lane, Smallwood”** and **TS 3 “Land at former brickworks, A50 Newcastle Road”** whereby the proposed policies require the use of permeable materials as hardstanding and the provision of drainage strategies to prevent surface water runoff from the site.
- There is a significant surface water flow path through proposed Site **TS 2 “Land at Fir Farm, Brereton”**; the proposed policy requires the avoidance of any obstructions to the surface water flow path, with any proposed alterations or obstruction modelled and managed appropriately.

## Minerals

- The majority of proposed site allocations/safeguarded land are in a MINRA, within 250m of a MINRA, or in close proximity to an existing Area of Search (“AOS”) in the Cheshire Replacement Minerals Local Plan 1999 (“CRMLP”), or has been promoted as a potential AOS for mineral extraction in the Council’s 2014 Call for Sites exercise by a respondent. This has the potential for a significant negative impact on water and soil through the sterilisation of mineral resources when the site is developed if a MRASS is not undertaken and its recommendations acted upon. However, as it is likely that small sites or sites with other significant constraints will not be viable for extraction of the mineral resource prior to development being undertaken, a MRASS is not being required to be undertaken in these instances.
- Proposed Site **CRE 1 “Land at Bentley Motors”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource which could be extracted via below ground mining.
- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe is located in a MINRA for salt (which is of local and national importance), but a MRASS is not required as surface development at this location is not considered to have an impact on the salt resource, which could be extracted via below ground mining.
- Proposed Site **CNG 1 “Land off Alexandria Way”**, Congleton is located in a MINRA for salt, sand & gravel, and silica sand (all of which are of local and national importance). Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- Proposed Site **PYT 2 “Land north of Glastonbury Drive”**, Poynton is located in a known MINRA for sand & gravel. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.



- Proposed Site **PYT 3 “Land at Poynton High School”**, Poynton is located in a known MINRA for shallow coal. The Coal Authority should be consulted on any planning application for the development of this site.
- Proposed Site **HCH 1 “Land east of London Road”**, Holmes Chapel is located in a known MINRA for salt, sand & gravel and silica sand. The site is promoted as an AOS for mineral extraction in the Council’s 2014 Call for Sites exercise. The Council will require the applicant to submit a MRASS as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”** is located in a known MINRA for salt and within 250m of sand & gravel resources. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable.
- Proposed Site **G&T 3 “New Start Park, Wettenhall Road, Nantwich”** is located in a known MINRA for salt and within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. In addition, development of the site is not considered likely to impact on the wider mineral resource.
- Proposed Site **G&T 4 “Three Oakes Site, Booth Lane, Middlewich”** is located in a known MINRA for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- Proposed Site **G&T 8 “The Oaks, Mill Lane, Smallwood”** is located in a known MINRA for salt and silica sand. It is also in close proximity to an allocated AOS for sand and gravel in the CRMLP 1999. However, surface development at this site is not considered to have an impact on below ground salt mining and the development of the site is not considered likely to impact on the wider mineral resource. The site is not being promoted for mineral extraction in the Council’s 2014 Call for Site exercise
- Proposed Site **TS 2 “Land at Fir Farm, Brereton”** is located in a known MINRA for salt and silica sand, as well as being within 250m of a sand & gravel resource. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large area promoted as an AOS for silica sand by a respondent to the Council’s 2014 Call for Sites exercise. Development of 0.22ha of this site is not considered likely to impact on the wider mineral resource.
- Proposed Site **TS 3 “Former brickworks, A50 Newcastle Road”** is located in known MINRA for salt, silica sand and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. A small extension/reconfiguration for 2 plots at this established travelling showman’s site is not



considered likely to impact on the wider mineral resource, even though it is located within a large area promoted as an AOS for silica sand by a respondent to the Council's 2014 Call for Sites exercise, due to the size of the development.

### Brownfield/greenfield

- The majority of proposed site allocations are on greenfield land or contain areas of greenfield land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a negative impact. Policies including LPS Policy SE 13 "Flood Risk and Water Management, and proposed SADPD Policy **ENV 16 "Surface water management and flood risk"** will help to minimise the impact of this.

### Agriculture

- The proposed site allocations do not contain BMV agricultural land, with the potential for a neutral impact on water and soil. However, greenfield sites are still likely to lead to the loss of agricultural land even if it isn't BMV.

### Highways impact

- An increase in atmospheric pollution is likely to arise as a result of increased traffic through the delivery of housing and employment, leading to a negative impact. Policies including LPS Policies SE 12 "Pollution, Land Contamination and Land Instability", and CO 1 "Sustainable travel and transport", and proposed SADPD Policy **ENV 12 "Air quality"** will help to minimise the impact on air quality.
- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires improved walking and cycling routes to the site, including an extension of the Connect2 Crewe-Nantwich Greenway.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe seeks to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.
- Development proposals should not prejudice the delivery of a cycling route between proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel and the village centre, along the A50.
- Proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** is adjacent to a traffic controlled bridge and the land level rises with the road set at a higher level than the site.
- Booth Lane has the potential to be severed to the north of the proposed access to Site **G&T 4 "Three Oakes Site, Booth Lane"** as part of the Middlewich Eastern Bypass scheme, resulting in all traffic associated with proposed Site **G&T 4** turning right and entering the A533 by way of a new priority junction, which is, in principle, acceptable.



- Mill Lane may have sufficient width to accommodate the likely traffic generation from proposed Site **G&T 8 “The Oakes, Mill Lane, Smallwood”**.
- The implementation of a consented access at proposed Site **TS 2 “Land at Fir Farm, Brereton”** would reduce conflict between pedestrians and vehicles.

### Neighbouring uses

- Proposed Site **CRE 2 “Land off Gresty Road”**, Crewe backs onto residential development to the southern and eastern boundary. As the site is proposed for employment use, the proposed policy seeks to avoid an unacceptable rise in disturbance for residents.
- Booth Lane has the potential to be severed immediately to the north of the proposed access to proposed Site **G&T 4 “Three Oakes Site, Booth Lane”** as part of the Middlewich Eastern Bypass scheme. Mitigation may be required to minimise any impact from the road, if implemented. There may be amenity issues in respect of the maintenance of equipment and other matters that require mitigation at proposed Site **TS 2 “Land at Fir Farm, Brereton”**, whereby the supporting information to the proposed policy suggests that this should be suitable addressed through planning condition.
- Proposed Site **TS 3 “Land at former brickworks, A50 Newcastle Road”** is adjacent to the A50. LPS Policy SE 12 “Pollution, Land Contamination and Land Instability”, and proposed SADPD Policy **ENV 12 “Air quality”** will help to minimise the impact on air quality.

### AQMAs

- None of the proposed site allocations are located in an AQMA.

### Public transport

- Half of the proposed site allocations are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **CNG 1 “Land off Alexandra Way”**, Congleton, **G&T 1 “Land east of Railway Cottages, Nantwich (Baddington Park)”**, **G&T 3 “New Start Park, Wettenhall Road”**, **G&T 8 “The Oakes, Mill Lane, Smallwood”**, **TS 2 “Land at Fir Farm, Brereton”** and **TS 3 “Land at former brickworks, A50 Newcastle Road”** are not in walking distance of a commutable bus or rail service.

### Landscape

- Almost all of the proposed site allocations have an impact on landscape, through their proximity to Local Landscape Designation Areas and visibility from sensitive receptors, for example, leading to a negative impact. Policies including LPS Policy SE 4 “The Landscape” and proposed SADPD Policy ENV 3 “Landscape character” will help to minimise the impact.



- Proposed Site **CRE 1 "Land at Bentley Motors"**, Crewe requires the retention existing open space.
- Proposed Site **CRE 2 "Land off Gresty Road"**, Crewe contains woodland, which should be maintained, and a landscape buffer should be provided to screen new development from existing residential properties. A further buffer zone is to be provided to the north of Yew Tree Farm.
- Proposed Site **CNG 1 "Land off Alexandria Way"**, Congleton seeks the retention and enhancement of areas of landscape quality, in line with the North Congleton Masterplan, as well as high quality design.
- Proposed Site **PYT 2 "Land north of Glastonbury Drive"**, Poynton requires the retention and protection of the wet ditches and woodland associated with Poynton Brook, as well as the Brook itself.
- Proposed Site **HCH 1 "Land east of London Road"**, Holmes Chapel requires the retention of the River Croco and the provision of an undeveloped buffer zone alongside it. An undeveloped landscape buffer is also needed on the northern section of the site, and appropriate buffers to the eastern and southern boundaries, alongside the retention and protection of any mature trees.
- The presence of additional pitches at proposed Site **G&T 1 "Land east of Railway Cottages, Nantwich (Baddington Park)"** would impact on the character and appearance of the open countryside, however this could be mitigated by matters of scale (the number of pitches) and controlling conditions relating to siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed Site **G&T 3 "New Start Park, Wettenhall Road"** also requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- The presence of additional pitches at proposed Site **G&T 4 "Three Oakes Site, Booth Lane"** would impact on the character and appearance of the open countryside, however this could be mitigated by controlling conditions relating to the siting, design, landscaping and boundary treatments. The proposed policy requires the retention of hedgerows and the incorporation of a comprehensive landscaping scheme that provides for appropriate boundary treatments.
- Proposed site **G&T 8 "The Oakes, Mill Lane, Smallwood"** requires the retention of hedgerows and the incorporation of a landscaping scheme that provides for appropriate boundary treatments.
- Existing hedgerows must be retained and appropriate boundary treatments provided through a comprehensive landscaping scheme at proposed Sites **TS 2 "Land at Fir Farm, Brereton"** and **TS 3 "Land at former brickworks, A50 Newcastle Road"**.



## Settlement character and urban form

- The majority of the proposed site allocations are located on the edge of the settlement, only adjoining on one side/not adjoining the settlement (assessed as red), or are substantially enclosed by development on two sides (assessed as amber). For the majority of edge of settlement sites there will be a negative impact on the environment. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

## Green Belt

- None of the proposed site allocations are located in the Green Belt, with the exception of Site **PYT 2 "Land off Glastonbury Drive"**, Poynton. Although Green Belt is not a landscape designation, this is an edge of settlement site, giving rise to a potential impact on settlement edge landscapes, which are valued by local residents. This means that there is potential for a long term minor negative effect on landscape. Policies including LPS Policy SE 4 "The Landscape" and proposed SADPD Policy **ENV 3 "Landscape character"** will help to minimise the impact.

## Strategic Green Gap

- None of the proposed site allocations are located in the Strategic Green Gap.

## Tree Preservation Orders

- Only two of the proposed site allocations have protected trees on or immediately adjacent to the site, however they can be readily accommodated in any development with sensitive design and layout. Policies such as LPS Policy SE 5 "Trees, Hedgerows and Woodland" and proposed SADPD Policy **ENV 6 "Trees, hedgerows and woodland implementation"** will help to minimise the impact.

## Assessment of the SADPD as a whole

**I.158** The proposed policies in the SADPD, along with existing policies in the LPS, offer a high level of protection for designated and non-designated sites of biodiversity importance and look to enhance provision, where possible. They also offer a high level of protection for the Borough's landscape and townscape, as well as look to reduce the risk of flooding and management surface water runoff, where possible. The policies, seek to remediate land contamination and protect water quality, provide opportunities for travel by means other than private vehicle and seek to reduce the need to travel, where possible. The assessment found that the SADPD may result in the loss of edge of settlement sites, the loss of greenfield land, the potential loss and fragmentation of habitats, the sterilisation of mineral resources, and an increase atmospheric pollution likely to arise as a result of increased traffic through the delivery of housing and employment.



**I.159** In relation to minerals, the need to undertake a MINASS has been introduced on those proposed sites where mineral resources are likely to be present on site or close (within 250m) to it. It is worth noting that a separate Minerals and Waste Development Plan Document will be produced, which will:

- set out detailed minerals and waste development management policies to guide planning applications in the Borough, excluding those areas in the Peak District National Park Authority.
- contain any site allocations necessary to make sure that the requirements for appropriate minerals and waste needs in the Borough are met for the plan period to 2030
- ensure an adequate and steady supply of aggregate
- ensure the prudent, efficient and sustainable use of mineral resources
- introduce appropriate safeguards to ensure the protection of mineral resources, waste sites and their supporting infrastructure from other development

**I.160** Taking the above into account it is found that the SADPD is likely to have an overall negative impact on the environment.



## Distribution and equality

**I.161** A separate Equality Impact Assessment (“EqIA”) has been carried out, which can be found in Appendix G of this Report. Therefore, it is not considered necessary to reproduce the EqIA here.

### Assessment of the SADPD as a whole

**I.162** The EqIA highlights that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures.

**I.163** The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010.

**I.164** The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.

## Devolution and funding

**I.165** Is it not the role of the SADPD to devolve powers or to produce a funding programme, therefore this issue has been screened out.

## Conclusions and recommendations at this stage

**I.166** The SADPD is likely to have some positive impacts on all of the rural issues considered, the exception being the environment. Policies in the LPS and Revised Publication Draft SADPD provide sufficient mitigation to make sure that there are unlikely to be any significant negative impacts on this issue.

## Conclusion

**I.167** The Rural Proofing Assessment has highlighted that the Revised Publication Draft SADPD seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of services, facilities and infrastructure, and supports economic development through agricultural diversification, for example. The Revised Publication Draft SADPD also promotes the development of homes and looks to provide a high level of protection for the environment.

**I.168** The SADPD has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.

## Appendix J: Sustainability Appraisal consultation responses

### First Draft SADPD Interim Sustainability Appraisal (August 2018)

Table J.1 First Draft SADPD Interim SA Report consultation responses

Consultation point	Summary of issue	Council's response	Proposed change
¶1.7	The SADPD fails to be sustainable because it lacks ambition to grow the community infrastructure in line with employment and housing development. Polices should identify new sites for recreation and community spaces; land should be allocated for new leisure centres, playing pitches and schools etc.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
¶1.15	New and updated evidence documents were only available to the public for one week in August- this goes against the consultation policy. In particular the Green spaces 2018 update should have been highlighted for separate consultation.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
¶13.12	By definition - windfall development is that which has come forward outside of Local plan allocation. This appears to have let medium sized developments off the hook on community infrastructure (sustainable development) e.g. 46 flats in Knutsford - no affordable housing just let off with 106 to a project that doesn't exist.	Noted.	No change proposed.
¶14.35	In many cases we are pleased to see that the SA has recognised potential impacts to SSSI's and priority habitats and policy wording has	Noted. LPS Policy SE 3 'Biodiversity and geodiversity' seeks to protect European Sites. However, the HRA assessment of likely significant effects identifies that no recreational impacts are anticipated from this site given	Any amends made to the policy will be appraised, with the SA updated accordingly.





Consultation point	Summary of issue	Council's response	Proposed change
	<p>been amended accordingly but we have some outstanding concerns in relation to the following sites:</p> <p>CRE 2 Land off Gresty Road – the SA recognises the potential impacts to the SSSI/SAC however, the suggested wording has been added to the supporting text and not the policy itself. Natural England would like to see this wording as a policy requirement.</p>	<p>that it is put forward for employment development. In addition, given the distance of the site from Wybunbury Moss and the lack of hydrological connectivity, no likely significant hydrological effects are identified. The site is put forward for E(q) and B8 uses only and is therefore unlikely to involve industrial or agricultural processes that could lead to air quality impacts upon the SSSI.</p>	
¶14.35	<p>MID 2 Land to east and west Croxton Lane – The SA should consider if there are any pathways for impacts on Sandbach SSSI. If there are no pathways then no wording needs to be added to the policy, if pathways are identified then the policy should include a requirement for applications to be supported by appropriate evidence.</p>	<p>As referred to on pp33 to 34 of the SA [FD 03] the proposal for around 50 homes at Site MID 2 only just triggers the IRZ for rural residential development, and there is also a large urban area between the SSSI and Site MID 2. The high level HRA screening for the proposed sites in Middlewich concluded that all sites being considered for future allocation through the site selection process are at least 7km from the nearest European site (Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)) and no potential impact pathways were identified regarding any European site. LPS Policy SE 3 'Biodiversity and geodiversity' seeks to protect European Sites.</p>	<p>Any amends made to the policy or supporting information will be appraised, with the SA updated accordingly.</p>
¶14.35	<p>HCH1 Land east of London Road – The SA doesn't recognise the Natural England Impact Risk Zone (IRZ) triggers, which may be due to the type of development not leading to the impacts identified in the IRZ.</p>	<p>The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7 km from Bagmere SSSI. The proposed development would be for the expansion of an adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacturing and product innovation, including formulation, filling and</p>	<p>Amend bullet 4, p35 to read <b><u>'The site also falls within Natural England's IRZ for the River Dane, however Natural England have no concerns regarding this allocation on the basis that United Utilities have</u></b></p>

Consultation point	Summary of issue	Council's response	Proposed change
¶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.	<p>packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI. Additional advice has been received from Natural England as a result of further information being provided, whereby Natural England have no concerns regarding this allocation on the basis that United Utilities have sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.</p> <p>Noted. The traffic light form for the site did not recognise the IRZ, and this will be amended and reflected in the supporting information to the policy. In relation to IRZ the SADPD and LPS should be read as a whole, with impacts on SSSIs covered in LPS Policy SE 3 'Biodiversity and Geodiversity'. The high level HRA screening assessment for EMP 2.3 "Land east of University Way, Crewe" identifies that the site has a potential impact on a European site. The site falls within the IRZ for Oakhanger Moss SSSI (Midland Meres and Mosses Phase 2 Ramsar) in relation to agricultural and industrial air pollution. The HRA assessment of likely significant effects for recreation identifies that this employment site is 3.8 km from Oakhanger Moss SSSI. This site has been granted planning permission, for a commercial development of B2 and B8 use (17/0341N). Natural England was consulted as part of the planning process and had no concerns regarding Oakhanger Moss SSSI, and as such no likely significant effect is anticipated.</p>	<p><u>sufficient capacity to supply and deal with wastewater. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.</u></p> <p>The traffic light form is to be amended to include reference to the IRZ, wording is to be added to the supporting information of the policy and the appraisal updated accordingly. Please note that the site is not included in the Revised Publication Draft SADPD.</p>





Consultation point	Summary of issue	Council's response	Proposed change
¶4.35	EMP 2.5 – 2.8 Employment Allocations – It is not clear how the environmental impacts to these sites have been assessed or how this will be reflected in policy wording. We have identified IRZ triggers and priority habitats in relation to these sites.	Noted. The environmental impacts for the sites have been assessed through the traffic light forms – the IRZs have been triggered for uses that the sites are not proposed for and therefore it was not considered necessary to report on this in the traffic light forms; the exception being EMP 2.7 (New Farm, Middlewich). In relation to IRZs the SADPD and LPS should be read as a whole, with impacts on SSSIs covered in LPS Policy SE 3 'Biodiversity and Geodiversity', however the impact on IRZs will also be reflected in the supporting information of EMP 2. The high level HRA screening identified that these potential employment sites are located sufficient distance from any European sites that no hydrological or air quality impacts are anticipated as a result of these potential developments. Furthermore, no recreational pressures are anticipated as a result of the increased employment provision.	Wording is to be added to the supporting information of the policy and the appraisal updated accordingly.
¶4.35	G & T 2 Land at Coppenhall Moss – SA does not seem to recognise that the IRZ for discharges to Sandbach Flashes SSSI.	Noted. The SA [FD 03] (p35) recognises the IRZ for Sandbach flashes. No impact pathways were identified in the HRA screening.	No change proposed.
¶4.35	TS1 Lorry Park off Moberley Road – Ensure that this policy is amended in line with the findings of the HRA in due course.	Noted. Any policy amendments will take into account the findings of the HRA.	Any amends made to the policy will be appraised, with the SA updated accordingly.
¶4.38	The 'where possible' caveat should be removed from paragraph 4.5 of the SA as it suggests that biodiversity/natural environment considerations are less important than economic or social ones.	To clarify, paragraph 4.5 of the SA does not contain the caveat 'where possible' in relation to biodiversity; the relevant paragraph is 4.38.  Noted. The words 'where possible' in this instance form part of a concluding recommendation in the SA for development proposals, acknowledging that that there	No change proposed.

Consultation point	Summary of issue	Council's response	Proposed change
	<p>The aim of the planning system is to achieve sustainable development (opening paragraph NPPF 2018). The 3 objectives of the planning system are listed in ¶8. The environmental objective is explicit i.e. 8c) to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>¶170d of the NPPF provides the detailed guidance on achieving this objective, making it absolutely clear that net gains for biodiversity are not an optional add on (i.e. not 'where possible'): Planning policies and decisions should contribute to and enhance the natural and local environment by: d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</p>	<p>may be instances where it is not possible to provide a net gain for biodiversity; it is not formal policy wording. Initial Publication Draft SADPD Policy ENV 2 Ecological implementation requires all development proposals to deliver an overall measurable net gain for biodiversity, with major developments and developments affecting semi-natural habitats supported by a biodiversity metric calculation.</p>	
¶14.86	<p>Deeply concerning is the statement under Minerals, which states: "All of the proposed employment allocations under the proposed SADPD Policy EMP 2 are in a Minerals Safeguarding Area (including the 250m Buffer Zone) or an Area of Search....."</p>	<p>The SADPD and its accompanying SA takes a balanced approach to minerals planning within the context of achieving the overall vision and strategic priorities of the Local Plan as identified in the Local Plan Strategy (LPS), which was adopted in July 2017. Ultimately, deciding whether this balance has been achieved is a matter of planning judgment.</p>	<p>Amend the SA to identify a significant negative impact regarding the proposed site allocations.</p>



## Sustainability Appraisal consultation responses



Consultation point	Summary of issue	Council's response	Proposed change
¶14.184	<p>The Interim SA deeply under values the sterilisation of minerals by suggesting this is a minor negative impact. It is an unsustainable approach to minerals planning and contrary to the requirements of the NPPF 2018.</p>	<p>Following comments on the initial Publication Draft SADPD [PUB 01] in relation to minerals, the Council has amended the SA to identify that some of the proposed allocations may have a "significant negative" impact on minerals resources. As a result the Council has proposed to introduce the need for a Mineral Resource Assessment (MRASS) to be undertaken on those proposed allocated sites that are located in areas identified by BGS as containing a sand resource (sand &amp; gravel and silica sand) or close to such areas, that is, within 250m. This applies to sand resources that are 3ha or greater in size (as any less is not considered likely to be economically viable) or that adjoin a wider sand resource (regardless of the size of the allocated site). The MRASS will enable the Council to better understand the potential impact that the proposed development may have on the mineral resources. This should include whether it is feasible to require prior extraction of the mineral before development proceeds and whether the proposed development has the potential to sterilise any future extraction of the wider mineral resource. Therefore, the requirement for a MRASS will enable the Council to make a more informed planning judgment regarding mineral resource impacts when determining planning proposals on relevant allocated sites.</p>	<p>Any amends made to the policies will be appraised, with the SA updated accordingly.</p>
	<p>We disagree that the proposed policies on the historic environment will have a long term significant positive effect on cultural heritage. As drafted the proposed policies will have a negative impact on the historic environment.</p>	<p>Noted. Any policy amendments will take into account Historic England's responses.</p>	

Consultation point	Summary of issue	Council's response	Proposed change
¶H.1	<p>In our response on the local plan, Historic England have suggested some amendments to the policies which would assist in this matter.</p> <p>The section 'Energy, air quality and noise'</p> <p>1 - fails to mention noise in any of the sub-sections</p> <p>2 - Sub-section 'Enhance pollution, prevention and control' what does this mean? Do you mean 'Enhance pollution prevention and control'?</p> <p>Residents of the houses that are located on the B5090, which runs through Bollington, can never open their windows because of the noise and exhaust fumes,</p>	<p>Noted. 1) Impacts to be amended to include reference to noise. 2) Additional comma was a typographical error under Energy, air quality and noise.</p>	<p>1) Amend description of impact under Enhance pollution prevention and control to read 'The SADPD, in conjunction with the LPS, seeks to make sure that development does not result in a cumulative or harmful impact on land, <b>residents</b>, air and water quality ... <b>This may also help to make sure that noise sensitive development, which could lead to harm or is detrimental to amenity, is not close to existing sources that generate noise.</b>'</p> <p>2) Amend issue 4 under Energy, air quality and noise to read 'Enhance pollution; prevention and control'.</p>





## Initial Publication Draft SADPD Sustainability Appraisal (July 2019)

Table J.2 Initial Publication Draft SADPD SA consultation responses

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	Policies set out in Local Plans must be subject to a Sustainability Appraisal (SA), and also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).	Noted. The SADPD has been subject to SA, which incorporates the SEA Regs.	No change proposed.
¶1.1	The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the SADPD proposals on sustainable development when judged against all reasonable alternatives.	The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the SADPD proposals on sustainable development when judged against all reasonable alternatives.	No change proposed
¶1.1	The Council must ensure that the future results of the SA clearly justify its policy choices.	Noted. The policies in the SADPD have been subject to SA.	No change proposed
¶1.1	In meeting development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. This must be undertaken through a comparative and equal assessment of all reasonable alternatives, in the same level of detail for both chosen and rejected alternatives.	Noted. Reasonable alternatives have been appraised and the reasons for progression or non-progression of alternatives clearly set out.	No change proposed

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	The Council's decision making and scoring should be robust, justified and transparent.	Noted. The SA has been carried out in accordance with extant guidance. The SA uses a framework of objectives for sustainability relevant to the Borough and analysis is made using professional judgement and against baseline information	No change proposed
¶1.1	The Equality Act 2010 states that listed Authorities must comply with the Public Sector Equality Duties. There are also specific duties for local authorities.	<p>Noted. The public sector equality duty, which came into force in April 2011, requires public authorities to have due regard to the need to achieve the objectives set out in Section 149 of the Equality Act in carrying out their function. Cheshire East Council must have regard to the need to:</p> <ul style="list-style-type: none"> <li>• eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act</li> <li>• advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it</li> <li>• foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</li> </ul> <p>A revised Equality Impact Assessment ("EqIA") has been published, building on work previously carried out on EqIA, which is compatible with the three main duties of the Equality Act 2010.</p>	The SA is an iterative process; a revised EqIA has been published.
¶1.1	The Equality Impact Assessment (EIA) is not fit for purpose as there is no reference to census data or consultation feedback.	<p>A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. It includes a section on consultation and contains baseline information. Annex D of the EqIA contains a summary of the main issues raised in relation to the EqIA through consultation on the SADPD and how these issues have been taken into account. Annex B contains a summary of responses of protected characteristics groups made to the SADPD, with comments made in relation to protected characteristics.</p>	The SA is an iterative process; a revised EqIA has been published.





Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	It has not been demonstrated in the SADPD that the development needs of protected characteristics have been met and addressed.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	There is no reference in the SADPD or in the EIA that the Council has based decisions on individual protected characteristics, needs or circumstances.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. Annex B of the EqIA contains a summary of responses made to the SADPD. Policy and text amendments have also been made to the SADPD that demonstrate the Council has paid due regard to one or more of the three public sector equality duties set out in the Equality Act 2010.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	The question hasn't been asked regarding relations between different groups or communities and the consultation does not identify protected characteristics for analysis.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03] that identifies the protected characteristics. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore	The SA is an iterative process; a revised EqIA has been published.

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
¶1.1	Question 5 of the EIA has not been answered or the response given justified.	compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement. All the questions on the form were answered and a revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The EqIA has highlighted that the SADPD seeks to achieve improvements that will benefit all sections of the community. It promotes accessibility of services, facilities and jobs and development would incorporate a suitable mix of housing types and tenures. The SADPD has either a positive or neutral impact on all of the protected characteristics considered. It is therefore compatible with the three main duties of the Equality Act 2010. The SADPD has also been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	With regards to actual or potential impact on specific characteristics there does not appear to be any qualitative or quantitative data to justify this answer, for example age profiles.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. It includes a section containing baseline information, which incorporates age profile data.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	The reference to consultation at the end of the EIA is unacceptable.	A revised EqIA has been published in Appendix G of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. The SADPD has been the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.	The SA is an iterative process; a revised EqIA has been published.
¶1.1	Data intelligence should be used to make sure the consultation is accessible to the community.	The consultation carried out was not just online based. The consultation length (6 weeks), materials available and consultation process was run in line with the Council's Statement of Community Involvement <sup>(166)</sup> and the relevant regulations (Town and Country Planning (Local Planning) (England) Regulations 2012). This included notification of the consultation through public notices in local	No change proposed.

166 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/sci.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/sci.aspx)





Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
		<p>newspapers and press releases carried in local news outlets (details can be provided on request). The Council notified its Local Plan database (individuals could write to us (in any form) at any time to ask to be put on our local plan database to receive a direct notification of consultations taking place (via e-mail/letter)). The Council also accepted representations (received via online portal, e-mail, and letter) in line with its published Statement of Representations Procedure<sup>(167)</sup> (again available to view in local libraries etc.). The Council also prepared a guidance note to assist those making representations. Officers were also available via telephone (number advertised in the Statement of Representations Procedure available online or in local libraries/council offices) to answer any queries and assist with difficulties in responding to the consultation. There is an issue of proportionality here and the Council's view is that reasonable steps have been taken to notify members of the public and run the consultation in an appropriate manner in line with its Statement of Community Involvement.</p>	
¶3.10	<p>Paragraph 3.10 is not wholly correct as PG7 also focuses upon the Key Service Centres such as Alsager.</p>	<p>Although it is acknowledged that LPS Policy PG 7 contains indicative levels of development for the Key Service Centres, these figures, unlike those for the Local Service Centres, have already been disaggregated. Paragraph 8.77 of the LPS highlights that the PG 7 figure for the Local Service Centres will be further disaggregated in the SADPD and/or Neighbourhood Plans. Paragraph 3.10 of the Initial 'Publication Draft SADPD SA' [PUB 03], in the context of its heading of 'Disaggregation Options', is correct.</p>	No change proposed.
¶3.10	<p>The focus of the SA is upon the LSCs and Other Settlements and Rural Areas; there are other 'reasonable alternatives'</p>	<p>All Alsager sites submitted through the Call for Sites exercise, the First Draft SADPD consultation and the initial Publication Draft SADPD consultation have been considered for their suitability for allocation in the 'Alsager Settlement Report' [ED 22] using the methodology set</p>	No change proposed.

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
	that should have been explored, including the options for Land off Fanny's Croft.	out in the 'Site Selection Methodology Report' [ED 07]. Land off Fanny's Croft is located in the Green Belt and further Green Belt release was not considered to be a reasonable alternative by the Council. The SA has clearly set out its approach and reasoning for the identification of reasonable alternatives by topic area. ¶¶4.6 to 4.9 of [ED 22] sets out the decision point – the need for sites in Alsager (Stage 3 of the site selection methodology).	
¶3.38	CFS352 and CFS352a can be used for safeguarded land – there are platforms within the wider site (in combination with BOL 1) that would retain and enhance the landscape and views in and out of the site.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
¶4.8	The lack of reference to the heritage impact assessment in the individual site policies will not ensure that the development is in accordance with the recommendations of these documents, so an amendment to the text is recommended. In view of this, Historic England do not consider the need to provide comments on the SEA on these policies.	Noted.	Any amends made to the policies will be appraised, with the SA updated accordingly.
¶4.89	The SA under values the sterilisation of minerals by suggesting this is a minor negative impact; this is an unsustainable approach to minerals planning.	The SADPD and its accompanying SA takes a balanced approach to minerals planning within the context of achieving the overall vision and strategic priorities of the Local Plan as identified in the Local Plan Strategy (LPS), which was adopted in July 2017. Ultimately, deciding whether this balance has been achieved is a matter of planning judgement.	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources.



## Sustainability Appraisal consultation responses



Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
		<p>The fact that the SA identifies the effect on mineral resources as being a negative one acknowledges the planning guidance principle of seeking to protect mineral resources from needless sterilisation. The reason for identifying it as a “minor negative” in the Initial Publication Draft SA [PUB 03] was for the following reasons:</p> <ul style="list-style-type: none"> <li>• All the allocated sites are within or on the immediate edge of existing settlements and so are suitably located from a sustainable development perspective;</li> <li>• It is appropriate that some housing and employment provision is made in the smaller settlements to enable them to grow in a proportionate and sustainable way. This links in with the policy requirements of the adopted LPS as well conforming to national planning objectives around achieving sustainable development. For example, the new LSC employment allocation identified in the SADPD is around 6ha. This represents less than 2% of the overall requirement identified in the adopted LPS. It also represents a miniscule proportion of the known mineral resource in Cheshire East as identified by BGS mapping;</li> <li>• None of the identified SADPD allocations are in an allocated site, preferred area or area of search as identified in the Cheshire Minerals Local Plan (1999).</li> </ul> <p>Following comments on the initial Publication Draft SADPD [PUB 01] in relation to minerals, the Council has amended the SA to identify that some of the proposed allocations may have a “significant negative” effect on minerals resources. As a result the Council has proposed to introduce the need for a Mineral Resource Assessment (MRASS) to be undertaken on those proposed site allocation that are located in areas identified by BGS as containing a sand resource (sand &amp; gravel and silica sand) or close to such areas, that is, within 250m. This applies to sand resources that are 3ha or greater in size (as any less is not considered likely to be economically viable) or that adjoin a wider sand resource (regardless of the size of the allocated site).</p>	

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
		The MRASS will enable the Council to better understand the potential impact that the proposed development may have on the mineral resources. This should include whether it is feasible to require prior extraction of the mineral before development proceeds and whether the proposed development has the potential to sterilise any future extraction of the wider mineral resource. Therefore, the requirement for a MRASS will enable the Council to make a more informed planning judgment regarding mineral resource impacts when determining planning proposals on relevant allocated sites.	
¶4.89	Progressing the SADPD in isolation risks the sterilisation of mineral resources.	The Council does not consider this is the case for the reasons set out above.	No change proposed.
Table E.1	Policies set out in Local Plans must be subject to a Sustainability Appraisal (SA), and also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).	Noted. The SADPD has been subject to SA, which incorporates the SEA Regs.	No change proposed.
Table E.1	The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the SADPD proposals on sustainable development when judged against all reasonable alternatives.	Noted. SA has been carried out on the First Draft SADPD, initial Publication Draft SADPD and Revised Publication Draft SADPD.	No change proposed.
Table E.1	The appraisal methodology used in the SA to identify suitable sites for allocation fails to recognise the importance of minerals, which are fundamental in the pursuit of sustainable development.	The consideration of minerals is one of the twenty criteria used in the site selection methodology. The traffic light criteria for minerals against which all the sites are judged has been enhanced as a result of the representations received. All of the considered sites were either classified as red, amber or green against the mineral criterion assessment used in the site selection methodology. Planning	Update mineral site selection criteria.



## Sustainability Appraisal consultation responses



Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
Table E.1	The approach taken to minerals within the SA is contrary to Paragraph 203 of the NPPF and risks the unnecessary sterilisation of nationally significant mineral resources.	<p>judgment was used to balance the findings of each of the criteria for every site prior to determining which of the sites would be proposed for allocation.</p> <p>The Framework should be read as a whole. The SADPD provides the planning framework for addressing housing needs and other economic, social and environmental priorities in the Borough. The risks of “unnecessary” mineral sterilisation need to be balanced against the need to deliver the wider sustainable development priorities for the Local Service Centres identified in the adopted LPS. As identified in the responses above, the Council has made further changes to the site selection criteria and relevant proposed site policies to ensure that appropriate account is taken of the impact on mineral resources as part of the policy making and site development process.</p>	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources. Update mineral site selection criteria.
Table E.1	The information used to inform the site selection process derives from the Minerals Local Plan adopted in 1999, which is not an ‘up-to-date’ or an appropriate evidence base.	<p>The Cheshire MLP forms part of the statutory development plan. The SADPD has been subject to two rounds of consultation enabling the minerals industry and others to put forward up-to-date minerals related evidence to the Council to explain why any of the small number of allocations that are being proposed is significant in terms of the overall remaining mineral resource in the Borough and why its safeguarding should be given priority over the need for the Council to achieve its wider objectives. While the Council has received no such information, it has made further changes to the site selection criteria and relevant proposed site policies to make sure that appropriate account is taken of the effect on mineral resources as part of the policy making and site development process. Work has also started on the development of a Minerals and Waste Development Plan Document, which will replace the Cheshire MLP. The timetable for which is detailed in the Council’s Local Development Scheme.</p>	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources. Update mineral site selection criteria.

Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
Table E.1	Information from evidence gathering exercises for the Minerals and Waste DPD (e.g. call for sites) has not been referenced in the SA.	The Council's 2014 Call for Sites exercise representations have been considered in the site selection methodology. Whilst further evidence has been undertaken through the Council's 2017 Call for Sites, this has not been published ahead of consultation on the draft MWDPD. Nevertheless, the introduction of the need for a MRASS in relevant allocated SADPD policies will address the issue of prior extraction and mineral sterilisation.	Update mineral site selection criteria.
Table E.1	The SA is contrary to Paragraph 31 as it is not underpinned by relevant and up-to-date evidence. It therefore can't quantify the long-term impact on minerals, or identify whether any of the proposed allocations will result in significant effects.	The SADPD has been subject to two rounds of consultation enabling the minerals industry and others to put forward up-to-date minerals related evidence to the Council to explain why any of the small number of allocations that are being proposed is significant in terms of the overall remaining mineral resource in the Borough and why its safeguarding should be given priority over the need for the Council to achieve its wider objectives. While the Council has received no such information, it has made further changes to the site selection criteria and relevant proposed site policies to make sure that appropriate account is taken of the effect on mineral resources as part of the policy making and site development process. The Council considers its approach is entirely consistent with paragraph 31 of the NPPF by using an adequate and proportionate approach to the use of evidence in plan making.	Amend the SA to reflect that some of the proposed allocations may have a significant negative effect on minerals resources. Update mineral site selection criteria.
Table E.2	BOL 1 is unsuitable for housing development as it is not compatible with sustainable development: it's a Green Belt site with no exceptional circumstances for its release; it's contaminated; it's an important site for habitat distinctiveness.	Noted. This is primarily a matter for the plan-making process.	No change proposed.
Table E.2	The proposal to release Green Belt for housing in Bollington should be withdrawn, complying with NPPF paras	Noted. This is primarily a matter for the plan-making process.	No change proposed.



## Sustainability Appraisal consultation responses



Consultation point	Summary of issue raised	Response to the issues raised	Proposed change
	136/137. The allocation for Bollington should be reduced to 350 houses over the Plan period and it should be accepted that this will be achieved by completions and commitments.		
Table E.12	Recipharm supports the findings of the Sustainability Appraisal, which concludes that there are no sustainability or technical impediments to the delivery of the site and that it presents an opportunity for high quality employment development.	Noted.	No change proposed.