Cheshire West & Chester Council

Local Plan

(**Part Two**) Land Allocations and Detailed Policies

Sustainability Appraisal

March 2018

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Cheshire West and Chester

Non-technical summary

Introduction

The Local Plan (Part Two) has been subject to Sustainability Appraisal (SA), incorporating the requirements of the Strategic Environmental Assessment Directive. SA is a statutory requirement for Development Plan Documents as set out in the Planning and Compulsory Purchase Act 2004.

The full results of the SA of the Local Plan (Part Two) Site Allocations and Detailed Policies Publication Draft are published in the Local Plan (Part Two) Publication Draft SA report. This non technical summary provides an overview of the approach to the SA and a summary of the main findings.

A topic based appraisal method has been used. The policies in the Local Plan (Part Two) have been assessed against a suite of sustainability topics and their SA objectives including: climate change and energy; biodiversity, flora and fauna; water; air; land and resources; waste; cultural heritage and landscape; population and human health; housing; community safety; and economic development. The proposed site allocations have also been assessed against the sustainability objectives. The impacts of the plan against each topic are reported in chapters 7 to 17 of the SA report. Each topic chapter includes the following information:

- the baseline situation for each topic;
- what would happen if a new Local Plan (Part Two) was not prepared;
- what the situation will be if the Publication Draft policies are taken forward;
- what changes have been made to the policies as a result of the appraisal process;
- what mitigation and enhancement measures are required to address any sustainability issues identified; and
- how the significant sustainability effects of the Local Plan (Part two) should be monitored.

SA is an iterative process. A screening opinion and scoping report were prepared and statutory bodies were consulted on this in May 2014. Then the screening and scoping report report were updated and a screening determination and scoping report published in December 2014. An update to the scoping report was published for consultation in October 2015, this was updated to take account of comments and the final screening determination and scoping report were published in December 2015. The policies and sites within the Local Plan (Part Two) Preferred Approach and their reasonable alternatives were subject to SA. The interim SA report was published for consultation alongside the Local Plan (Part Two) in August 2016.

This SA will be published alongside the Local Plan (Part Two) Publication Draft. The findings of this SA (and the SA of the Preferred Approach) have been taken into account within the Publication Draft policies and site allocations. The SA has assisted in choosing sites and has resulted in improvements to the sustainability of the policies by incorporation of suggested mitigation measures.

The Cheshire West and Chester Local Plan

The Cheshire West and Chester Local Plan (Part One) was the first Development Plan Document to be produced by Cheshire West and Chester Council. This Plan provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030.

The Local Plan (Part Two) includes the land allocations needed to meet the requirements of the Local Plan (Part One) and the detailed policies to be used when considering planning applications. The Local Plan (Part Two) has been informed by a suite of evidence base documents prepared to support the Plan, that ensure the policies reflect locally determined priorities.

The Local Plan (Part Two) includes:

- Introduction.
- Area-based policies for the main urban areas (Chester, Ellesmere Port, Northwich, Winsford) and the rural area (including Key Service Centres and Local Service Centres).
- Policies relating to specific topics, including green belt and countryside, transport and accessibility and minerals supply and safeguarding.
- A set of Development Management policies covering various topics, including housing, economic development, health and wellbeing, historic environment, flood risk and energy.

The Local Plan (Part Two) will replace the retained policies from the Chester District Local Plan, the Ellesmere Port and Neston Borough Local Plan, the Vale Royal Borough Local Plan, the Cheshire Replacement Waste Local Plan and the Cheshire Replacement Minerals Local Plan.

Sustainability Appraisal methodology

The SA has been undertaken as a whole of plan assessment. Rather than just assessing each policy in isolation against the SA objectives, the effect of the policies as a whole have been assessed against the SA objectives in each topic. This required a topic based appraisal.

This approach includes:

1. An appraisal of the Local Plan vision and objectives against the SA objectives.
2. An appraisal of the Local Plan policies against the topics of the Scoping Report and their relevant SA objectives.
3. An appraisal of the allocated sites included in the Publication Draft against the topics of the Scoping Report and their relevant SA objectives.
4. An overall assessment of the Local Plan policies in combination and their effect on the SA objectives by topic.

The SA also incorporates appraisal of effects on health, equality and rural areas and the key potential impacts are set out in specific appendices within the main SA report.

The appraisal has followed the SA framework set out in the SA Scoping Report (Part Two) 2015 and policies have been assessed against the SA objectives set out below.

Reference	Sustainability Objective	Topic Area
SA Objective 1	Address the need to mitigate and adapt to climate change.	Climate change and energy
SA Objective 2	To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	Climate change and energy
SA Objective 3	To protect and enhance the borough's biodiversity and wildlife habitats.	Biodiversity, flora and fauna
SA Objective 4	To minimise the risk of flooding.	Water
SA Objective 5	To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	Water
SA Objective 6	To protect air quality where it is of a high standard and to improve it elsewhere.	Air
SA Objective 7	To reduce the consumption of natural resources.	Land and resources
SA Objective 8	To protect land and soil quality.	Land and resources
SA Objective 9	To optimise the re-use of previously developed land and buildings.	Land and resources
SA Objective 10	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill.	Waste
SA Objective 11	To preserve and enhance sites, features, areas and settings of archaeological, historical and cultural heritage importance	Cultural heritage and landscape
SA Objective 12	To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Cultural heritage and landscape
SA Objective 13	Improve health and social inclusion, whilst reducing inequality, and valuing diversity	Population and human health
SA Objective 14	To provide sufficient housing to meet identified needs including affordable housing, and specialist groups.	Housing

Reference	Sustainability Objective	Topic Area
SA Objective 15	To create a safe environment to live in and reduce the fear of crime.	Community Safety
SA Objective 16	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment.	Economic development
SA Objective 17	To develop and enhance the visitor economy/tourism.	Economic development
SA Objective 18	To promote regeneration of deprived areas and deliver urban/rural renaissance and improve image.	Economic development
SA Objective 19	To maintain and improve the vitality and viability of City, town and local centres.	Economic development

Relationship of Local Plan to other plans and programmes

Chapter 2 and Appendix D of the SA report sets out the European, national, sub regional and local legislation and the plans and programmes that have an influence on the preparation of the Local Plan (Part Two) and explains their relationship to it.

This includes a number of pieces of European and national legislation and policy that set out the environmental protection objectives at the national level which the Local Plan (Part Two) must take into account in its preparation. For the Local Plan this includes the overarching principles of sustainable development and those specifically relating to waste management, environmental regulation and the protection of internationally and nationally protected habitats and species.

The Local Plan (Part Two) has been developed to be in line with national guidance. The National Planning Policy Framework (NPPF), and the accompanying National Planning Policy Guidance (NPPG) set out the framework for planning across the country. At the heart of this framework is the presumption in favour of sustainable development.

The Local Plan (Part One and Part Two) is a key Council document. It is the spatial expression of the borough's priorities and development needs going forward. It provides the planning framework to support the priorities identified in other Council plans and programmes including the Council's Corporate Plan and other Council strategies covering regeneration, housing, climate change, environment and waste.

Neighbourhood plans are community-led frameworks for guiding the future development, regeneration and conservation of an area. Neighbourhood plans must be in general conformity with the strategic policies in the Local Plan. Once in place a neighbourhood plan will form part of the development plan for the borough alongside with the Local Plan. The Local Plan (Part Two) has been developed with an awareness of the sensitivities of both existing and developing Neighbourhood Plans.

Baseline conditions and existing sustainability issues

The topic chapters of the SA report set out the baseline situation for each topic area.

The SA Scoping Report - Local Plan (Part Two) 2015, and the baseline section within the SA report, highlight several sustainability issues in the borough. A selection of these issues are listed below:

- Protecting and enhancing non-statutory designations in the borough with biodiversity and nature conservation value.
- Higher levels of flood risk in some parts of the borough in particular Chester, Northwich and Winsford, low lying coastal areas and some smaller settlements.
- Balancing the use of the borough's waterways for leisure and recreational use with wider water management and biodiversity concerns.
- Poor air quality in some parts of the borough, primarily caused by emissions from transport.
- Need to protect the best and most versatile agricultural land and protect soil quality.
- Continuing to ensure an adequate and steady supply of minerals to meet the borough's needs.
- Need to increase the use of secondary and recycled materials in new development to protect natural reserves.
- Need to reduce the amount of waste arising (from all waste streams) and deliver the sustainable management of waste produced through application of the waste hierarchy (by prevention, preparation for re-use, recycling, other recovery and disposal to landfill as a last resort).
- Challenges to the historic character of Chester, in particular pressure on its archaeology, historic buildings and townscape through demands for modern retail and office needs, redevelopment and new development.
- A falling death rate and an ageing population.
- Although the borough is a comparatively affluent area, 14% of the Lower Super Output Areas in the borough are within the 20% most deprived LSOAs nationally. These are predominantly urban and are concentrated in and around the major settlements of Chester, Ellesmere Port, Northwich and Winsford.
- Health and well-being issues such as binge drinking, alcoholism, smoking, obesity and long term illness but with higher concentrations in the more deprived parts of the borough.
- Need for additional housing, both market and affordable, and with consideration of specialist groups including Gypsies and Travellers, students and older people.
- Crime is not a particular problem, although there is a relatively high fear of crime.
- Maintaining and strengthening the visitor economy and cultural offer in the borough to support the high proportion of jobs linked to the tourism sector.

Areas likely to be affected by the Plan

The Local Plan (Part Two) is a borough wide plan and therefore has the potential to affect all parts of the borough. The spatial strategy of the Local Plan (Part One) focuses of the four main settlements of Chester, Ellesmere Port, Northwich and Winsford and Key Service Centres in rural areas. The Local Plan (Part Two) adds further detail to these areas, as well as more widespread thematic policies. The areas likely to be affected by each individual policy depend on the nature of the policy. The first sets

of policies within the Local Plan (Part Two) are area specific and relate to particular geographical locations. The majority of these area specific policies relate to the four main settlements. The rest of the policies are either borough-wide or relate to specific areas of types of development that are located in particular areas for example minerals safeguarding areas and flood risk areas.

Summary of likely significant effects of the Local Plan

The table at the end of this non-technical summary shows the summarised scoring for each policy against the topic areas. Most of the policies in the Plan should bring about positive social and economic change in line with the sustainability objectives of the SA, although in achieving this there is potential to have negative impacts on the environmental sustainability objectives. Specific environmental protection policies in the Plan, along with the environmental planning policies in the Local Plan (Part One) will provide a framework to ensure that the impacts of proposed new development are assessed fully at the planning application stage and where appropriate mitigate any negative impacts. The sustainability topics against which the potential for negative impacts is greatest include biodiversity, water, air and land and resources. However, more positive impacts are likely for climate change and energy, cultural heritage and landscape and population and human health.

The following summarises the predicted effects of the Local Plan (Part Two):

- The policies relating to employment sites, housing sites and other specific sites and areas could increase use of resources and increase travel, therefore impacting on climate change. They could also have a negative impact on biodiversity, water, air, land and resources, cultural heritage and landscape and community safety.
- The policies that involve concentrating development in sustainable locations, for example those relating to the settlement areas, and those that relate to protection and improvement of green spaces and promotion of sustainable transport will help to reduce climate change and impacts on air quality.
- The policies specifically protecting natural features, open space and landscape and those area or development type-specific policies that mention protection of natural features will all help to protect and enhance biodiversity.
- The policies relating to flood risk, SuDS, flood water storage, water quality, supply and treatment will have a positive impact on water objectives.
- The policies relating to specific types of development such as retail, tourism, waste and minerals uses could potentially have a negative impact on water, air, land and resources, cultural heritage and landscape and community safety, unless specifically referred to in the policy.
- The policies safeguarding land for the most appropriate use and those that relate to previously developed land, agricultural land, contamination and instability and open space could have a positive impact on land and resources.
- The waste policies will have a positive impact on waste objectives, but other policies that safeguard, protect areas or identify specific hazards could reduce the likelihood for proposals for waste uses coming forward.
- Policies relating to protection of countryside and landscape, or key settlement gaps, open space or recreational routeways will have a positive impact on landscape objectives.

- The specific policies relating to cultural heritage and other policies relating to specific types of development (e.g. shopfronts, advertisements, oil and gas development) that mention protection of cultural heritage, landscape or cultural heritage will have a positive impact on the cultural heritage and landscape objectives.
- Policies relating to health and well-being, hazardous installations, open space, recreation and community facilities will have a positive impact on population and human health, as will those policies that relate to provision of housing and facilities.
- The specific housing policies will have a positive impact on provision of suitable housing.
- The policies restricting development due to factors such as heritage, air quality and flooding could have a negative impact on housing and employment development objectives as they will make it more difficult and costly to bring forward development. However, they will also help to protect the features that make the area attractive to residents, visitors and investors.
- The policies relating to safeguarding areas, road safety, land instability, flood risk and oil and gas development will have a positive impact on community safety.
- The specific policies relating to employment provision and regeneration areas will have a positive impact on economic development objectives.

The mitigation measures suggested during the iterative SA process have significantly improved the sustainability of the plan. Many of the remaining mitigation measures are to refer specifically to protection of biodiversity, landscape or heritage for example within policies. However, as the plan is read as a whole, sufficient protection is provided by specific policies relating to these issues.

Alternative options

A key part of the plan making process is the consideration of alternative policy options. The reasonable alternatives to the policies were assessed within the Local Plan (Part Two) Preferred Approach and in the associated SA. This appraisal of the alternatives was taken into account when preparing the Local Plan (Part Two) Publication Draft, which contains the final policies and does not include alternatives at this stage.

The consideration of sites and alternative sites has developed through an iterative process. An initial list of sites was prepared during preparation of the the Local Plan (Part Two) Preferred Approach. An appraisal was undertaken for all of these sites and the results of the appraisal and other information were then used to decide which sites to take forward. The SA at Preferred Approach stage included the proposed site allocations and reasonable alternative sites. The majority of the potential alternative sites had been discounted before work started on the Publication Draft Plan. However, there are eight sites that were considered as reasonable alternatives to the allocations at the start of the process of preparation of the Local Plan Publication Draft. The sites and the reasons for discounting are set out within the main SA report.

The Local Plan policies and sites have been taken forward as they present the most robust strategy for achieving the overall vision and strategic objectives of the Local Plan (Part Two).

Difficulties encountered

The difficulties encountered in carrying out the SA of the Local Plan (Part Two) are set out in full in Chapter 4 of the Sustainability Appraisal Report. In summary the difficulties encountered included:

- The Local Plan (Part Two) follows on from the strategic approach set in the Local Plan (Part One). As such, some important decisions have already been taken and the appraisal of the Local Plan (Part Two) can only assess the impact that the Local Plan (Part Two) policies will have, over and above the effects of the Local Plan (Part One). This can be difficult when the policies cover similar themes and there is some overlap.
- The need to ensure that the SA assesses the impact of the policies, compared to the position without the policy, rather than appraising the type of development proposed in general terms and the difficulties associated with explaining this to those reading the SA report.
- The need to devise an approach to assessing the allocated sites included in the Local Plan (Part Two) Publication Draft that recognises the differing current planning context, status and level of information available for each site. For most sites, there was little detailed information available and the exact design, siting, landscaping etc was not known. This will impact on the appraisal score, so an assumption had to be made based on the available information. For those sites with promotional information and draft schemes available, this provided a greater level of detail but unless planning permission has been granted there is no guarantee that the proposal will come forward in this manner. In order to deal with this, the mitigation measures mentioned any important positive aspects of the proposal so that this could be covered within the policy to ensure that the benefits are achieved.
- During the SA process gaps, inconsistencies and in some cases repetition was found in the proposed policies as they developed. Where possible these have been flagged up during the appraisal process and the policies amended.
- It has been difficult to assess the potential impact of the High Speed Two (HS2) project on policies and the in-combination effects associated with HS2, given the current uncertainties regarding the exact route and timescales.

Monitoring

As the SA process is as an iterative process its success and effectiveness will be monitored by the collection of data according to the identified indicators. A specific set of indicators has been identified within the main SA report within each topic chapter. These indicators will help to identify the significant effects of the policies and should help to flag up any unexpected issues that will need to be dealt with. The significant effects indicators are based on the indicators identified within the SA scoping report. The significant effects indicators will be included within the Annual Monitoring Report, which is produced each year by the local authority. Monitoring of the SA will be incorporated into the overall monitoring arrangements for the Local Plan.

Conclusions of the Sustainability Appraisal

This appraisal of the Local Plan demonstrates that there are no major sustainability concerns, and no significant reasons to not proceed with the Local Plan (Part Two) as prepared. Whilst some significant effects of the policies have been identified, including negative impacts when the policies are assessed individually, the policy framework as a whole includes measures to mitigate and/or control these and provides a robust framework for assessing the impacts of planning applications.

The Local Plan (Part One) set the strategic direction for development and the Local Plan (Part Two) will be used alongside this to provide more detailed requirements and allocations. The SA of the Local Plan (Part One) concluded that the Plan generally addresses the sustainability objectives of the SA and on balance, provides policy framework to bring about new development in the borough sustainably. The SA of the Local Plan (Part Two) has similar conclusions and it is considered that the Plan does generally meet the sustainability objectives of the SA and when the plan is viewed as a whole it will help to bring forward sustainable development in the borough.

Topic Chapters
Climate change and energy
Biodiversity, flora and fauna
Water
Air
Land and resources
Waste
Cultural heritage and landscape
Population and human health
Housing
Community safety
Economic development
CH1
CH2
CH3
CH4
CH5
CH6
EP1
EP2
EP2A
EP2B
EP2C
EP2D
EP2E
EP2F
EP2G
EP2H
EP3
EP4
EP5
EP6

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
EP7											
N1											
N2											
N3											
N4											
N5											
N6											
W1											
W2											
R1											
R2											
R3											
R3A											
R3B											
R3C											
R3D											
GBC1											
GBC1A											
GBC1B											
GBC1C											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
GBC1D											
GBC1E											
GBC2											
GBC3											
T1											
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T5											
M1											
M2											
M3											
M4											
M5											
M6											
M7											
M8											
DM1											
DM2											
DM3											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM4											
DM5											
DM6											
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Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM24											
DM25											
DM26											
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DM41											
DM42											
DM43											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM44											
DM45											
DM46											
DM47											
DM48											
DM49											
DM50											
DM51											
DM52											
DM53											
DM54											
DM55											

Key	Significant effects
	Very negative
	Negative
	No impact/screened out
	Positive
	Very Positive

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Contents

1 Introduction

1.1 This is the Sustainability Appraisal (SA) report of the Local Plan (Part Two) Land Allocations and Detailed Policies Publication Draft for Cheshire West and Chester. The role of SA is to support the plan making process and the generation of options for managing future development in the borough. This report forms part of the Plan's evidence base and will help to demonstrate that it has been prepared in line with the legal and procedural requirements and that the Plan is sound.

1.2 SA and the preparation of a report setting out the findings of the appraisal is a statutory requirement for Development Plan Documents as set out in the Planning and Compulsory Purchase Act 2004. The SA process considers the significant environmental, economic and social effects of the proposed plan and incorporates the requirements of the EU Strategic Environmental Assessment of Plans and Programmes (the SEA Directive). The methodology being used by Cheshire West and Chester also looks at the health, equality and rural impacts of the plan.

Structure of this report

1.3 This report sets out the findings of the SA of the Local Plan (Part Two) Publication Draft.

1.4 The SA report is set out as follows:

- Chapter 2: Baseline and policy update
- Chapter 3: SA framework
- Chapter 4: Appraisal methodology
- Chapter 5: Assessment of the Local Plan objectives
- Chapter 6: Policy screening for significant effects
- Chapter 7-17: SA findings and recommendations of the following topics:
    - Climate change and energy
    - Biodiversity, flora and fauna
    - Water
    - Air
    - Land and resources
    - Waste
    - Cultural heritage and landscape
    - Population and human health
    - Housing
    - Community safety
    - Economic development
- Chapter 18: Overview of policy effects
- Chapter 19: Conclusion and recommendations

1 Introduction

The Local Plan

1.5 The Local Plan (Part Two) sets out the land allocations and detailed planning policies to manage future development, in addition to the spatial framework and policies set out in the Local Plan (Part One). The Council is currently at Publication stage. An initial consultation was undertaken in May and June 2014 to gain an understanding of the topics and policies that the public and stakeholders felt should be included in the plan. After this stage, a Preferred Approach document was prepared to set out a draft version of the policies and site allocations, taking account of the responses received during the initial consultation period. Consultation was undertaken on the Preferred Approach from August to September 2016. Sustainability Appraisal and Habitats Regulations Assessment were undertaken for the policies and allocations within the Preferred Approach. This has been taken into account when the Publication Draft has been prepared, along with the consultation responses from the Preferred Approach stage. The Publication Draft Local Plan (Part Two) is subject to a further statutory consultation stage which will seek consultation responses on the Tests of Soundness only; prior to formal submission of the Plan for examination.

1.6 The key elements of the Local Plan (Part Two) Publication Draft are:

- Introduction.
- Area-based policies for the main urban areas (Chester, Ellesmere Port, Northwich, Winsford) and the rural area (including Key Service Centres and Local Service Centres).
- Policies relating to specific topics, including green belt and countryside, transport and accessibility, infrastructure and minerals supply and safeguarding.
- A set of development management policies covering various topics, including housing, economic development, historic environment, flood risk and and waste.

1.7 The SA forms a key part of the justification for the choice of draft policies and has influenced the content and wording of these policies. It has also influenced the choice of sites.

Overview of Sustainability Appraisal work to date and how the SA has influenced the Plan

1.8 Sustainability appraisal is an ongoing and iterative process. It has five stages:

- Stage A: Scoping, evidence base gathering and establishing the SA framework.
- Stage B: Developing and refining options and assessing the significant effects and establishing the mechanism for monitoring the significant effects of the Local Plan.
- Stage C: Preparing the SA Report, which sets out the appraisal process and findings.
- Stage D: Consult with stakeholders on the proposed plan and the SA report.
- Stage E: Monitoring the significant effects of implementing the Local Plan once adopted.

1.9 Work on the SA of the emerging Local Plan (Part Two) began in 2014. In May 2014, in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC, the Council consulted on a Draft Screening Determination of the need for a Strategic Environmental Assessment (SEA) for the Cheshire West and Chester Local Plan. This was then updated to take account of changes to the baseline evidence, along with the Scoping report and the final Screening

Determination was published in December 2015. The Council considers that the Local Plan (Part Two) is likely to have a significant environmental effect and a SEA is required. The requirements of the SEA are to be met through the Sustainability Appraisal process. Appendix F sets out how the requirements of the SEA process have been met.

1.10 In May 2014, the Council consulted on a draft Sustainability Scoping Report for the borough, including consultation with the statutory bodies for SEA. An update of the original Scoping Report was prepared and statutory bodies consulted again in October 2015 and the final version was published in December 2015. The Scoping Report sets out the baseline information by topic and highlights the sustainability issues and trends for the borough. It also sets out the sustainability framework for the SA including the sustainability objectives against which the proposals in the emerging Plan will be assessed.

1.11 SA of the Preferred Approach was undertaken alongside development of the policies and identification of sites. This was undertaken as an iterative process and the findings of the SA fed into decision making on sites to identify within the Preferred Approach as allocations. However, the mitigation measures relating to policies and sites that have been suggested within the appraisals were not taken into account in the policies or site allocations in the Preferred Approach document. The findings of the SA and HRA undertaken at Preferred Approach stage have been incorporated into the Publication Draft Plan and have resulted in an improvement in the sustainability of the policies and have assisted with decision-making on sites to allocate within the Plan. The findings of the SA and HRA of the initial version of the Publication Draft Plan, including the recommended mitigation measures were also fed back and resulted in additional improvements to the policies. The topic chapters provide details of the changes to policies resulting from the SA.

2 Baseline and policy update

2.1 The SA Scoping Report update published in December 2015 includes a full review of international, national, and local plans and programmes as well as the baseline position for the borough at that time and the sustainability issues it faces. Appendix D within this SA report provides an updated position in relation to relevant plans and programmes and Appendix E provides updated baseline information. This chapter is based on the information within the appendices and the scoping report. It reviews the sustainability issues for the borough and provides an update on policy issues and progress with preparation of Local Plans in neighbouring areas.

2.2 Little change in local circumstances means that many of the sustainability issues identified in the work on the Local Plan (Part One) Strategic Policies Sustainability Appraisal are still relevant. The borough of Cheshire West and Chester contains diverse landscapes, numerous statutory and non-statutory designated environmental assets and rich historic environments. The North Cheshire Green Belt is a major designation in the borough. The percentage of new housing and employment development on previously developed land has generally decreased in recent years, but remains relatively high to the benefit of protecting the generally good agricultural land quality across the wider area.

2.3 There are now four Air Quality Management Areas covering a relatively small proportion of the borough resulting primarily from nitrogen dioxide emissions associated with traffic in these areas. The borough experiences pressures on the natural and historic environment, a reliance on traditional energy supplies to meet heat and energy demand, vulnerability to flood risk in certain areas of the borough and increasing pressure on water resources resulting from a growing population. The borough has a strong labour force and is comparatively affluent, but there are pockets of deprivation.

Sustainability issues in the borough

2.4 Cheshire West and Chester is the fourth largest borough in the North West of England and includes the historic City of Chester, the industrial towns of Ellesmere Port, Northwich and Winsford, the market towns of Neston and Frodsham and the smaller settlements of Malpas and Helsby. It is bounded to the west by the Welsh border, to the north by Merseyside, to the east by Cheshire East and to the south by Shropshire. The borough contains significant cultural, retail, visitor and major employment activity. It is characterised by both its industrial heritage, its valued countryside areas, urban green spaces and the heritage and attractiveness of Chester. There are good transport connections to the North West, Midlands, London and North Wales.

2.5 The Updated Scoping Report for the SA (December 2015) highlighted several sustainability issues in the borough. A selection of these issues are listed below:

- Dealing with the impacts of climate change, particularly in the low lying coastal areas of the borough and other areas at risk of flooding.
- A reliance on fossil fuels and traditional energy supplies to meet the borough's heat and energy demands, with levels of gas and electricity consumption above the average consumption for North West.

- A need to improve information on the wildlife and nature conservation.
- Ensuring the links between Green Infrastructure and biodiversity are made in planning for new development.
- Protecting and enhancing non-statutory designations in the borough with biodiversity and nature conservation value.
- Higher levels of flood risk in some parts of the borough in particular Chester, Northwich and Winsford, low lying coastal areas and some smaller settlements.
- Need to consider waste supply demands and water efficiency in accommodating new development.
- Balancing the use of the borough's waterways for leisure and recreational use with wider water management and biodiversity concerns.
- Need to enhance water quality, with commitment to protect, improve and sustainably use the water environment.
- Poor air quality in some parts of the borough, primarily caused by emissions from transport.
- Need to use the planning system to minimise the impacts of new development on air quality and where possible reduce local air pollution, particularly avoiding a detrimental impact on existing areas of poor air quality.
- Need for ongoing protection of the North Cheshire Green Belt from inappropriate development.
- Need to protect the best and most versatile agricultural land and protect soil quality.
- Continuing to ensure an adequate and steady supply of minerals to meet the borough's needs.
- Need to increase the use of secondary and recycled materials in new development to protect natural reserves.
- Need to reduce the amount of waste arising (from all waste streams) and deliver the sustainable management of waste produced through application of the waste hierarchy (by prevention, preparation for re-use, recycling, other recovery and disposal to landfill as a last resort).
- Need for better prevention, detection and enforcement against illegal waste activity such as fly-tipping.
- Delivery of new Household Waste Recycling Centre to meet community waste management needs.
- Challenges to the historic character of Chester, in particular pressure on its archaeology, historic buildings and townscape through demands for modern retail and office needs, redevelopment and new development.
- A falling death rate and an ageing population.
- Although the borough is a comparatively affluent area, 14% of the Lower Super Output Areas in the borough are within the 20% most deprived LSOAs nationally. These are predominantly urban and are concentrated in and around the major settlements of Chester, Ellesmere Port, Northwich and Winsford.
- Health and well-being issues such as binge drinking, alcoholism, smoking, obesity and long term illness but with higher concentrations in the more deprived parts of the borough.
- Need for additional housing, both market and affordable, and with consideration of specialist groups including Gypsies and Travellers, students and older people.
- Need to reduce the impact of existing and new housing on the environment, and to increase the number of sustainable homes and communities.
- Crime is not a particular problem, although there is a relatively high fear of crime.

- Difficulty in monitoring planning applications granted permission which meet the principles of 'Secured by Design'.
- The borough's ageing population and slow population growth is likely to present a long-term economic issue.
- Employment distribution by sector varies spatially across the borough (such as financial or professional services and the visitor economy in Chester, and manufacturing or chemical industries in Ellesmere Port, Winsford and Northwich) and hence there is a need to maintain a balanced range of employment opportunities in different employment sectors.
- Maintaining and strengthening the visitor economy and cultural offer in the borough to support the high proportion of jobs linked to the tourism sector.

2.6 These have been reviewed in the process of carrying out the SA of the Local Plan (Part Two). The updated baseline position and issues are set out in relevant thematic chapters of this report and Appendix E.

Policy update

2.7 An up to date list of all the relevant plans and programmes is set out in Appendix D. An overview of key recent changes are listed below.

National

2.8 In May 2014 the Department for Communities and Local Government (DCLG) launched Planning Practice Guidance, a web-based resource that brings together planning practice guidance to accompany the National Planning Policy Framework (NPPF). It is intended to assist practitioners in using the planning system, giving an indication of the Secretary of State's views on the interpretation of legislation.

2.9 Other national planning policies on waste, travellers and starter homes have been introduced to be read alongside the NPPF.

2.10 The Housing and Planning Act 2016 was granted Royal Assent in May 2016. It contains a number of reform measures that will have implications for the planning system including requirements for starter homes, self-build and custom housebuilding, local registers of land and permission in principle and changes relating to intervention powers. Such reform measures are at various stages of coming into effect in national planning policy.

Regional

2.11 Updates to regional strategies and plans have been published, including the Strategic and Economic Plan for Cheshire and Warrington (2014), The Mersey Forest Delivery Plan (2014-2019), Catchment Abstraction Management Strategy - River Weaver and River Dane (2013), United Utilities Final Water Resources Management Plan (2015), North West River Basin District River Basin Management Plan (2015) and the Dee Valley Water's Draft Water Resources management Plan 2015-2040.

Cheshire West and Chester Council

2.12 The Local Plan is a key Council document. It is the spatial expression of the borough's priorities and development needs going forward. The Local Plan (Part Two) Land Allocations and Detailed Policies sets out further allocations and detailed policies, following on from the strategic framework set out in the Local Plan (Part One) Strategic Policies which was adopted on 29 January 2015.

2.13 In 2016, Cheshire West and Chester Council launched a new Council Plan, 'Helping the Borough Thrive' (2016-2020), which demonstrates the Council's ambitions for the borough and details what will change and how.

2.14 A Community Infrastructure Levy Charging Schedule was adopted by Cheshire West and Chester in July 2017 with effect from September 2017.

Neighbourhood Plans

2.15 Neighbourhood plans are community-led frameworks for guiding the future development, regeneration and conservation of an area. Neighbourhood plans must be in general conformity with the strategic policies in the Local Plan and may require SEA and Habitats Regulations Assessment, depending upon their scale and complexity.

2.16 There are currently 12 'made' neighbourhood development plans across the borough and a further 18 neighbourhood plans in various stages of preparation.

Duty to co-operate

2.17 The duty to co-operate was introduced by section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act 2011. This came into effect in November 2011. It requires the Council to co-operate with other local planning authorities and prescribed bodies to maximise the effectiveness of the preparation of the Local Plan and supporting activities so far as it relates to a strategic matter.

2.18 The Council and others are required to engage constructively, actively and on an ongoing basis. The Council have co-operated with neighbouring authorities and prescribed bodies during preparation of the Local Plan Part One and Part Two. There have been no specific discussions about the preparation of the SA for the Local Plan (Part Two), but neighbouring authorities and prescribed bodies were consulted on the SA as part on the consultation on the Local Plan (Part Two) Preferred Approach, and will be consulted on the SA at publication stage of the Local Plan (Part Two).

2.19 A Habitats Regulation Assessment (HRA) Screening exercise has also been undertaken and the results of this screening exercise have been published separately. The HRA screening includes an assessment of the in combination impact of the plan on European sites along with other plans and programmes in the area including those in adjoining authorities in England and North Wales. A HRA Screening exercise was undertaken on the Local Plan (Part Two) Preferred Approach and was published for consultation alongside the Local Plan (Part Two) Preferred Approach and Interim Sustainability Report. The comments received have been taken on board and fed into the re-screening exercise

undertaken on the policies and allocations within the Local Plan (Part Two) Publication Draft. The HRA screening report will be published for public consultation alongside the Local Plan (Part Two) and SA report.

Local Plan progress in neighbouring areas

Cheshire East

2.20 Cheshire East submitted their Local Plan Strategy for examination in May 2014. This examination was suspended in December 2014 for additional information to be gathered. Following the second set of examination hearings in October 2015 and consideration of the Inspector's Further Interim Views in December 2015, the 'Local Plan Strategy - Proposed Changes' was prepared and consulted upon between March-April 2016. Hearing sessions re-convened between September – October 2016 and the Inspector issued his 'View on the Further Modifications Needed to the Local Plan Strategy' in December 2016, and his Final Report in June 2017. The Cheshire East Local Plan Strategy was adopted on 27 July 2017. A legal challenge has since been made against the adoption of the Local Plan Strategy.

Wirral

2.21 Consultation on the Wirral Proposed Submission Draft Core Strategy was undertaken between December 2012 and February 2013. An SA and Habitats Regulations Assessment were also prepared at this stage and published as supporting documents. Modifications to the Proposed Submission Draft Core Strategy were published for consultation between July – September 2013. Further proposed modifications to policies for Gypsies and Travellers and to policies for town centres were published for public consultation between December 2014 – February 2015. A revised Proposed Submission Draft was expected to be published by September 2017. Following further consultation on housing needs and land supply, the Council is undertaking a wider review of development options, with a view to submitting the Local Plan to the Secretary of State for public examination in early 2018.

Halton

2.22 Halton Borough Council adopted their Core Strategy in April 2013. The SA, Habitats Regulations Assessment, Health Impact Assessment and Equality Impact Assessment were published as supporting documents. The Delivery and Allocations Local Plan is under preparation. Following consultation on the Delivery and Allocations Local Plan Scoping Document between 10th February – 25th March 2014, the evidence base to inform and support the Deliveries and Allocations Local Plan and initial drafting of proposed policies is underway.

Warrington

2.23 The Warrington Local Plan Core Strategy was adopted in July 2014. The SA, Habitats Regulations Assessment, Health Impact Assessment and Equality Impact Assessment were published as supporting documents. A High Court Challenge to the adoption of parts to the Warrington Local Plan Core Strategy was heard in February 2015, and it resulted in the removal of elements of the housing policies from the Local Plan. This meant that a more fundamental review of the Local Plan was required and in October 2016 Warrington Borough Council launched a Local Plan Review which will establish the need for new

homes and jobs over the next 20 years. A 'Local Plan Review – Preferred Development Option Consultation' was undertaken between October and December 2016 to gather representations on the scope and contents of the Local Plan Review.

Shropshire

2.24 Shropshire Council formally adopted the Core Strategy Development Plan Document (DPD) on 24 February 2011. The Core Strategy was supported by a SA report. Following publication of the National Planning Policy Framework (NPPF) an assessment of the conformity of the Core Strategy with the new requirements of the NPPF has been undertaken. The Core Strategy has been found to be in conformity with the NPPF. The Site Allocations and Management of Development Plan was adopted on 17 December 2015. Shropshire Council is preparing a Local Plan Review (2016-2036) to identify revised growth requirements and additional sites proposed to deliver this growth during the revised plan period. An 'Issues and Options Consultation' was undertaken in January 2017, with submission to the Secretary of State expected December 2018.

Flintshire

2.25 Since the Delivery Agreement was approved by the Welsh Government in February 2014, Flintshire Council has consulted on Topic Papers (March-April 2015), published a Candidate Site Register and consulted upon the methodology (March-April 2015), and also consulted on Key Messages document and settlement audit (March 2016) and its Strategic Options (Growth and Spatial Options) (October 2016). The Council will be consulting on the Preferred Strategy shortly.

Wrexham

2.26 Wrexham County Borough Council is preparing the Local Development Plan which will replace the current adopted Unitary Development Plan. The Council consulted on a Vision, Objectives and Strategic Growth and Spatial Options Document from 2 March to 10 April 2015. A preferred spatial strategy was selected following public consultation between 12 February - 1 April. The next stage will be statutory consultation on the full Plan and related documents.

3 Sustainability appraisal framework

3.1 The sustainability framework is the set of objectives and criteria against which the proposed policies in the Local Plan and their reasonable alternatives have been assessed.

3.2 The sustainability framework was originally set out in the SA scoping report for the Local Plan (Part One). This has been updated and amended to take account of comments received during consultation on the SA and scoping report in order to improve the clarity of the appraisal process and ensure that all important features are covered. The final version is shown in the SA scoping report for the Local Plan (Part Two), which was published in December 2015. The complete set of SA objectives, their sub criteria and sustainability topic to which they relate are set out below.

	Sustainability objective	Policy appraisal criteria / sub-objective	Topic area
1	Address the need to mitigate and adapt to climate change.	Will it reduce the potential impacts of climate change? Will it help to minimise and reduce the emission of greenhouse gases, in particular CO_2? Will it ensure that new development is in accessible locations in order to reduce the need for car borne travel and / or encourage sustainable forms of transport? Will it minimise the impacts of flooding? Will it promote and enhance current green infrastructure? Will it provide opportunities to create green infrastructure?	Climate change and energy
2	To reduce energy consumption, promote energy/efficiency and increase the use of energy from renewable resources.	Will it reduce energy consumption? Will it promote energy efficiency? Will it result in an increase in the installed renewable energy capacity?	Climate change and energy
3	To protect and enhance the borough's biodiversity and wildlife habitats.	Will it protect and promote effective management of the borough's sites of ecological and nature conservation importance? Will it provide opportunities for the enhancement and creation of habitats and to foster species conservation, diversity and resilience to climate change? Will it maintain, enhance and increase (rural and urban) tree cover and woodlands?	Biodiversity, flora and fauna
4	To minimise the risk of flooding.	Will it reduce the risk of flooding e.g. encourage the integration of mitigation measures such as SUDs into new development? Is new development directed towards areas of least risk, dependant on the compatibility of the proposed use?	Water
5	To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	Will the Plan protect, maintain and improve the quality of water resources? Will the Plan minimise the risk of pollution arising from new development? Will the plan encourage water efficiency and promote the use of grey-water recycling/rainwater harvesting?	Water

	Sustainability objective	Policy appraisal criteria / sub-objective	Topic area
6	To protect air quality where it is of a high standard and to improve it elsewhere.	Will it improve or have an insignificant effect on local air quality, ensuring minimum impact on people's health? Will it encourage the use of clean technologies and working practices and a shift to more sustainable modes of transport?	Air
7	To reduce the consumption of natural resources.	Will it result in the prudent use of natural resources? Will it promote the use of secondary/recycled aggregates?	Land and resources
8	To protect land and soil quality.	Will it impact on the extent and quality of soils?	Land and resources
9	To optimise the re-use of previously developed land and buildings.	Will it promote development on brownfield land?	Land and resources
10	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill.	Will it encourage a reduction in the amount of waste produced? Will it encourage increased recycling and composting and achieve the diversion targets for waste away from landfill? Will it result in new or enhanced waste management facilities to meet the waste management needs of the area? Will it result in improvement in the management of fly tipping and reduction in the number of incidences of fly tipping?	Waste
11	To preserve and enhance sites, features, areas and settings of archaeological, historical and cultural heritage importance	Will it ensure the continued protection and enhancement of physical sites and areas of importance to cultural and historical heritage, including the setting and character of Chester? Will it ensure the protection and enhancement of the significance of heritage assets? Will it protect and enhance the number and area of RIGS?	Cultural heritage and landscape

	Sustainability objective	Policy appraisal criteria / sub-objective	Topic area
12	To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Will it protect and reinforce the borough's landscapes and the natural, cultural and historic elements which make them distinct? Will it increase the provision of Open Space?	Cultural heritage and landscape
13	Improve health and social inclusion, whilst reducing inequality, and valuing diversity	Will it improve the health, or access to health facilities, particularly in those areas identified as in need? Will it improve the access to services especially in rural ares? Will it reduce the poverty gap? Will it improve social inclusion and access to services in both rural and urban areas?	Population and human health
14	To provide sufficient housing to meet identified needs including affordable housing, and specialist groups.	Will the housing meet relevant accessibility standards? Does the housing meet identified needs?	Housing
15	To create a safe environment to live in and reduce the fear of crime.	Will it reduce opportunities for crime and therefore, levels of crime? Will it affect the fear of crime and feelings of safety? Will it improve road safety and reduce the number of people killed and seriously injured on the roads?	Community Safety

	Sustainability objective	Policy appraisal criteria / sub-objective	Topic area
16	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment.	Will the plan provide a balanced portfolio of employment land for the area? Will the plan provide employment land of a suitable type in a sustainable location? Does it provide opportunities for the creation of new businesses? Will it minimise the loss / displacement of existing businesses? Will the Plan contribute to meeting the employment needs of the rural/urban area? Will the plan contribute to developing a more skilled workforce? Does the plan support sustainable growth in the economy?	Economic development
17	To develop and enhance the visitor economy/tourism.	Does the plan promote tourism and the visitor economy? Will the plan improve accessibility to jobs in the area?	Economic development
18	To promote regeneration, particularly of deprived areas.	Will the plan deliver urban/rural regeneration? Will the plan improve economic conditions, particularly in deprived areas? Will the plan support rural diversification?	Economic development
19	To maintain and improve the vitality and viability of City, town and local centres.	Will the Plan safeguard shops and services in the area? Will the Plan safeguard and improve the retail, leisure and service provision? Will the Plan provide improved physical, social and environmental infrastructure in city, town and local centres?	Economic development

3.3 An additional list of objectives and sub-objectives has been prepared to use when assessing the proposed sites. This follows the same list of topic areas and generally follows the sustainability objectives, where relevant, but provides specific appraisal criteria / sub-objectives that relate specifically to sites, rather than policies.

Sustainability objective	Site appraisal criteria / sub-objective
Climate change and energy	Is it in an accessible location to reduce car travel and/or encourage sustainable forms of transport? Will it minimise the impacts of flooding? Is it in a flood risk location? Will it provide opportunities to enhance existing or create new green infrastructure?
Biodiversity, flora and fauna	Will it impact on the borough's sites or features of ecological and nature conservation importance? Will it result in a loss of tree cover? Will it provide opportunities for the enhancement and creation of habitats?
Water	Is it in an area at risk of flooding? If so, is the flood risk compatible with the proposed use? Is it likely to have an impact on water courses or flood risk?
Air	Is it likely to impact on local air quality, in particular in areas where there are already problems?
Land and resources	Is it located on greenfield or previously developed land? Will it impact on soil quality or function? Is it located in an area of high soil quality?
Waste	Will it result in new or enhanced waste management facilities? Will it encourage increased recycling and composting and achieve the diversion targets for waste away from landfill?

Sustainability objective	Site appraisal criteria / sub-objective
Cultural heritage and landscape	Will it impact on sites / areas of landscape, historic or cultural value, including RIGS? Will it impact on the setting/character of Chester? Will it impact on the provision of open space?
Population and human health	Can health facilities be easily accessed from the site? Does the proposal include the provision of new health care facilities? Does it support all to have a healthy standard of living and strengthen ill health prevention? Does it assist in developing social integration, access to services and/or community cohesion?
Housing	Does it meet identified needs? Is the site in a sustainable location within the settlement boundary?
Community safety	Will it reduce opportunities for crime and therefore level of crime? Will it affect fear of crime? Will it impact upon road safety?

Testing compatibility of SA objectives

3.4 In developing the SA framework, the compatibility of all the SA objectives was tested to ensure that there was no potential conflicts between the achievement of individual objective. The exercise showed that the majority of the SA objectives are either compatible or there is no link between them. However, for a number of objectives there is uncertainty over whether conflicts or further positive compatibility will arise but these are only likely to be observed during the implementation of policies. This uncertainty is mainly around the impact that further housing, employment and regeneration could have on achieving the prudent use of natural resources, minimising flooding, improving air quality and protecting landscapes. Depending on their implementation such schemes could have either a positive or negative impact towards meeting these objectives. However, it was recommended that adequately developed policies would offer the ability to control these impacts.

SA framework and assessment of health impacts

3.5 The SA includes an assessment of the health impacts of the plan. Given that the Strategic Environmental Assessment Directive requires health to be considered as part of any appraisal under the Directive, the SA has ensured that health impacts of the plan are fully assessed.

3.6 Health is determined by a wide range of factors. In order to understand the health impacts of the plan a social, economic and environmental appraisal of all the policies in the plan needs to be carried out and the SA objectives were designed to provide this framework. Therefore whilst the population and human health and community safety SA topics focus directly on health, the SA framework as a whole helps to show impact on health, given that health is determined by a wide range of factors.

3.7 Appendix I provides additional details about the health impacts of the plan and provides a table showing the links between the sustainability objectives and health. The SA process follows the methodology set out in the Department of Health publication 'Health Impact Assessment of Government Policy' (2010) as it involves screening of the polices, then an identification and assessment of significant effects and identification of potential mitigation measures.

3.8 The main findings of the SA in relation to health are set out in Appendix I.

SA framework and assessment of equality

3.9 All public authorities are required by the Equalities Act 2010 to specifically consider the likely impact of their policies, procedure or practice on certain groups in society. This is done by assessing the impact on the following factors:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

3.10 There are three main duties, set out in the Equality Act 2010, which public authorities must meet in exercising their functions:

- to eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act.
- to advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it.
- to foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

3.11 Further information about the assessment of Local Plan (Part Two) policies under the Equality Act is set out in Appendix H.

3.12 The Local Plan (Part Two) Publication Draft has been reviewed to consider the likely impacts of the policies on each of the nine protected characteristics from the Equality Act. For each protected characteristic, consideration has been given as to whether the Local Plan is compatible or incompatible with the three main duties set out in the Equality Act 2010. The findings are set out in Appendix H.

SA framework and rural proofing

3.13 Rural proofing is a method of ensuring that policies take account of rural circumstances and needs. Rural proofing applies to all policies, programmes and initiatives as well as to both the design and delivery stages.

3.14 Rural proofing is not about special treatment, but will identify those policies that provide urban solutions that may not necessarily work for rural areas with dispersed populations and economy. This will allow adjustment of the policies or delivery to optimise on their impact. In practice, rural proofing will highlight and moderate overly restrictive planning policies that are based on a narrow definition of sustainable development that may have an adverse impact on smaller settlements in rural areas.

3.15 Rural issues have been considered through the SA and for each policy these has been screened, assessment of impacts and identification of mitigation measures. The SA objectives include those that assess or could impact on rural issues. As such, rural proofing has been integrated into the SA process.

3.16 Appendix J provides a summary of the appraisal of the Plan from a rural perspective.

SA framework and Habitats Regulation Assessment

3.17 A Habitats Regulation Assessment Screening exercise has been carried out alongside the preparation of the Local Plan (Part Two). Sites that have European-level protection are protected by the Habitats Directive. Under this directive a Habitats Regulations Assessment (HRA) must be carried out to ensure that impacts on these sites do not occur as a result of strategies, plans, policies and projects.

3.18 Cheshire West and Chester has seven sites, wholly or partially within the borough boundary, with European-level protection. However, the impacts of our strategies, plans, policies and projects on European sites in surrounding areas must be considered. As such the Council must consider the likely environmental resource demands of development in the borough, such as on water supply and quality, energy use, recreation and waste production / disposal. All of these can put pressure on European sites outside our boundaries, especially when considered alongside other national, regional and local plans.

3.19 The detailed findings of the HRA screening exercise will be published separately. However, it concludes that the HRA screening has identified that the Local Plan (Part Two) can be screened out as not leading to a likely significant effect on European sites, provided a series of recommendations are incorporated into the Plan. The recommendations generally relate to project-level HRA requirements.

It is considered that the Local Plan (Part Two), in the context of the over-arching strategic polices contained within the Local Plan (Part One) comprise a sufficient policy framework to enable the subsequent delivery of necessary measures to avoid or mitigate adverse effects of the integrity of European sites. The HRA screening identified a series of recommendations to strengthen the policies, which have been incorporated into the policies.

Monitoring

3.20 A part of the SA framework is the proposed monitoring framework. As the SA process is as an iterative process its success and effectiveness will be monitored by the collection of data according to the identified indicators. A specific set of indicators has been identified within this report within each topic chapter. These indicators will help to identify the significant effects of the policies and should help to flag up any unexpected issues that will need to be dealt with. The significant effects indicators are based on the indicators identified within the SA scoping report. Some of the indicators have been amended slightly to link to the indicators used within the Annual Monitoring Report. Some of the indicators identified within the SA scoping report cannot be measured, so have been removed and have been replaced by alternative indicators where possible. The significant effects indicators will be included within the Annual Monitoring Report, which is produced each year by the local authority. Monitoring of the SA will be incorporated into the overall monitoring arrangements for the Local Plan. Appendix G provides more information about the monitoring framework.

4 Appraisal methodology

Whole of plan assessment

4.1 The SA of the Local Plan (Part Two) Land Allocations and Detailed Policies Publication Draft has been undertaken as a whole of plan assessment. Rather than assessing each policy in isolation against the SA objectives, the effect of the policies have been assessed as a whole. This has meant that the appraisal is topic based rather than an assessment of policy by policy and the results of the SA are reported by topic.

4.2 This approach includes:

1. An appraisal of the Local Plan vision and objectives against the SA objectives.
2. An appraisal of the Local Plan policies against the topics of the Scoping Report and their relevant SA objectives.
3. An appraisal of the allocated sites included in the Publication Draft against the topics of the Scoping Report and their relevant SA objectives.
4. An overall assessment of the Local Plan policies in combination and their effect on the SA objectives by topic.

4.3 Each topic chapter in this report summarises the work undertaken in the topic based assessment and sets out:

- Introduction to the topic.
- Situation now including effect of existing policies on the current situation.
- Situation without the Local Plan (Part Two).
- Situation with the Local Plan (Part Two) policies - including a summary of the short, long term, spatial, permanent, temporary, secondary, indirect, cumulative and synergistic effects both under the Local Plan (Part Two) and in combination with other plans and programmes as considered during the assessment.
- Mitigation and enhancement - including details of changes made to the policy as a result of the SA.
- Monitoring.

Topic assessments of Local Plan policies

4.4 The first stage of a topic based assessment is to screen out those policies which will have little or no effect on that particular topic. The SA therefore focuses on those Local Plan (Part Two) policies that are likely to have a significant effect on that topic area and streamlines the assessment so that it focuses on the significant effects. The full screening of the policies against SA objectives to show their relevance and impact is set out in Chapter 6 of this report.

4.5 The second stage is to carry out a full assessment of the policies and their alternatives, which are deemed to have an effect on the topic against the SA objectives for that topic. The appraisal assesses the impact of the policy compared with the 'do-nothing' situation (i.e. the situation without the policy). A discussion of the outcomes of this appraisal are included in each topic chapter. The full

assessments are set out in Appendix A of this report. The appraisal has taken into account the range of impacts on the sustainability topics (short and long term, synergistic, permanent, temporary, indirect and secondary). This has included consideration of the temporal and spatial impacts on their own and then also in combination with other plans and programmes.

Consideration of reasonable alternative policies

4.6 A key part of the plan making process is the consideration of alternative policy options to the policy framework set out in the Local Plan (Part Two). The reasonable alternatives to the policies were assessed within the Local Plan (Part Two) Preferred Approach and in the associated Sustainability Appraisal. This appraisal of the alternatives was taken into account when preparing the Local Plan (Part Two) Publication Draft, which contains the final policies. The Local Plan (Part Two) Publication Draft does not include any further alternatives at this stage.

Sites

4.7 The consideration of sites and alternative sites has developed through an iterative process. An initial list of sites was prepared during preparation of the the Local Plan (Part Two) Preferred Approach. An appraisal was undertaken for all of these sites and the results of the appraisal and other information (including the Housing and Economic Land Availability Assessment, HELAA) were then used to decide which sites to take forward in the consultation version of the Local Plan (Part Two) Preferred Approach and what site boundaries to use. The SA at Preferred Approach stage included the proposed site allocations and reasonable alternative sites.

4.8 In line with previous stages and the key sites background paper for the Local Plan (Part One), the following sites have not been appraised:

- Where a site is identified in the Local Plan (Part One) - policies STRAT 2 - 6 or ECON 1.
- Council regeneration areas / priorities.
- Sites with planning permission.
- Sites allocated in a made Neighbourhood Plan.

4.9 This is because the sites have either already been appraised at an earlier stage in the process, or have been subject to Environmental Impact Assessment and / or HRA through the planning application process, or subject to SA / HRA screening as part of preparation of a Neighbourhood Plan.

4.10 The Draft Land Allocations Paper (2016) from Preferred Approach stage set out the approach for employment for each area and identified that in Northwich alternative options were assessed to meet the Local Plan (Part One) requirement in STRAT 5. For the rural area, alternative options were assessed to meet the Local Plan (Part One) requirements of STRAT 8. For Chester and Winsford, all of the sites appraised where included within the Plan and there were no reasonable alternatives. In Chester there is a limited land supply and sites were identified to meet regeneration priorities or are safeguarded sites identified in the Local Plan (Part One). For Ellesmere Port, no reasonable alternatives were considered at Preferred Approach stage as sites are identified to met regeneration priorities or are safeguarded sites in the Local Plan (Part One). However, the policy appraisal of Ince Park (Protos) considered an

alternative approach towards the long term safeguarding of expansion land to the east of the consented Ince Park development site.

4.11 Since Preferred Approach stage, sites have been reassessed based on updated information and evidence base reports including the HELAA (2017), the Land Allocations Background Paper (2017), Habitats Regulations Assessment (2017) and Heritage Impact Assessment (2017), new planning permissions and new sites put forward for consideration.

4.12 The following information and issues have been considered in preparation of the Publication Draft Plan:

- Bumpers Lane, Chester has been reviewed alongside the policies relating to Chester Western Relief Road and site specific constraints that impact on deliverability. As such, the site has been discounted.
- Land off Holmes Chapel Road, Middlewich has been promoted for employment use through the Local Plan (Part Two) process. The site is in the countryside adjacent to the boundary with Cheshire East Council and the Midpoint 18 employment area, also within Cheshire East. There is no requirement for this land to be allocated to meet the future development needs of Cheshire East, therefore it has not been considered as a reasonable alternative. The site also has planning permission for a mix of employment and retail uses.
- Chapel Street, Wincham is a key site in STRAT5 for housing led mixed use, with planning permission. Therefore there are no reasonable alternatives for residential. However, the split of uses within the site has been reviewed and representations indicate 16ha employment land could be developed, it is allocated for employment under N4.A and N2. Therefore a SA has been undertaken for mixed uses, to accommodate further employment development within the site.

4.13 The majority of the potential alternative sites had been discounted before work started on the Publication Draft Plan. This includes potential alternative sites for housing development in Northwich and sites for employment development in the rural area. However, there are eight sites that were considered as reasonable alternatives to the allocations at the start of the process of preparation of the Local Plan Publication Draft. The sites and the reasons for discounting are set out below. The appraisals of each alternative site are included at Appendix C.

Site	Summary of appraisal and reason for discounting
Employment	
Land to the east of Ince Park, Ellesmere Port (ELT/0028)	Within the appraisal this site scored very negatively in terms of biodiversity, water, air, land and resources, cultural heritage and landscape and population and human health. This is because it is a greenfield site, with Grade 3 agricultural land, outside the main settlement of Ellesmere Port and with limited sustainable transport options. It is also at risk of flooding, is close to an Air Quality Management Area and is within a Local Wildlife Site and close to the Mersey Estuary Ramsar site and Special

Site	Summary of appraisal and reason for discounting
	Protection Area. The site was discounted through the HELAA on flood risk grounds. The Land Allocations paper identifies issues relating to landscape, ecology, cumulative impacts, flood risk, hazards / pipelines and achievability, and the fact that the size of the site exceeds the quantitative employment land requirement for the borough. Due to the scale of the site and it being a long term undeveloped allocation for a specific use, further site assessments have been undertaken. Further information is needed to understand the potential environmental or other impacts of any development on this site individually and cumulatively alongside other developments coming forward and timescales for any potential development.
East of King Street	This site scored very negatively for land and resources as it is a greenfield site with Grade 3 agricultural land. It scored slightly negatively for climate change and energy, biodiversity, air, cultural heritage and landscape, population and human health and community safety. This is because the site has limited sustainable transport options and is outside the built up area of Northwich. It contains trees and hedgerows and a Locally Listed building is located on the boundary of the site. The southern part of the site lies within the inner zone of a Major Hazard site. The Land Allocations paper identifies issues relating to deliverability within the plan period, accessibility and transport, landscape and the fact that the size of the site exceeds the employment requirement for Northwich.
Longwood	This site scored very negatively for biodiversity and land and resources. This is because it is a greenfield site, which is Grade 3 agricultural land, contains several ponds and has Local Wildlife Sites within the site and close to the site. The site scored slightly negatively for climate change and energy, water, air, cultural heritage and landscape and community safety. It has limited sustainable transport options and it is not clear how the site would be landscaped or designed. The Land Allocations paper identifies issues relating to deliverability within the plan period, accessibility and transport, ecology, landscape harm and the countryside location.
Housing sites in Tattenhall	
Land west of Ravensholme	A site for up to 30 dwellings is proposed as an allocation within the plan. A reasonable alternative was for a larger site of over 30 dwellings. Within the SA, the site scored slightly negatively for climate change, air, land and resources, cultural heritage and landscape and community safety. This larger site scored better than the smaller site for biodiversity and landscape due to the increased opportunities for landscaping, however the impact would depend upon the design of the site.
Land to the rear of 68-84 Castlefields	A site is proposed as an allocation within the plan. A reasonable alternative was for a larger site. Within the SA, the site scored very negatively for water, and slightly negatively for climate change, biodiversity, air, cultural heritage and community

Site	Summary of appraisal and reason for discounting
	safety. This larger site scored very negatively for flood risk issues, whereas the smaller site scored positively due to removal of the flood risk areas. The score for landscape was better than for the smaller sites due to the increased opportunities for landscaping, however the impact would depend upon the design of the site.
Land adjacent to Mill Bank Cottages	Within the SA, the site scored very negatively for land and resources and cultural heritage and slightly negatively for climate change and energy, biodiversity, air, and community safety. The land allocations background paper identifies that the site has been discounted due to the potential for substantial harm to the conservation are and its setting. Also due to the lack of a footpath along the whole of Burwardsley Road.
Land rear of Adari.	Within the SA, the site scored slightly negatively for climate change, biodiversity, air, land and resources, cultural heritage and community safety. The land allocations background paper identifies that the site has been discounted as it is a large site that would need to be subdivided to form a smaller parcel to deliver the outstanding housing requirement. Also that it would be important to create a new, strong boundary for the village whilst retaining usable fields and there is no obvious way of achieving this.
Rear of 15-45 Greenlands	Within the SA, the site scored slightly negatively for climate change, air, land and resources, cultural heritage and community safety. The land allocations background paper identifies that the site has been discounted as compared to the other sites it has the potential to have greater impact on landscape and on the setting of the village. The need to retain a buffer along the brook to avoid the flood zone means that development must be pushed northwards along Tattenhall Road, further adding to this effect and potentially eroding the undeveloped gap between Tattenhall and Newton.

4.14 The findings of the appraisals of the proposed sites has been taken into account in the overall scoring in the policy appraisals to which the site relates. This enables an assessment of the sustainability of the policy as a whole (including all proposed sites) to be provided. The appraisal of sites has used specific questions under each SA objective to assess the impact of the site, which vary slightly from the questions asked at the policy level, these specific criteria / sub-objectives are set out in Chapter 3. They have been designed to specifically allow an assessment of site issues relating to each sustainability topic. The detailed site appraisals are provided in Appendix B.

4.15 The appraisal of the proposed sites has been carried out for the specific purpose of informing the overall assessment of the effects of the Local Plan against the SA Objectives. It is a high level appraisal appropriate to the SA of strategic policies. The key sites are at different stages in the planning process and the appraisal has taken this into account. For example where information has been prepared for promotion of the site or to support a proposed planning application, details of the proposed scheme and any mitigation/conditions attached to the permission have been taken into account in the assessment.

Not withstanding the results of the SA, detailed analysis of site specific impacts will be necessary for sites as they progress in the planning process and at planning application stage in particular.

4.16 Historic England made specific comments at the Local Plan (Part Two) Preferred Approach stage in relation to the methodology used to assess the proposed allocations. These comments included the need for a clear and robust assessment of all the sites where they affect a heritage asset including its setting. Previously, the SA had made an assumption on the impact of development of the site on the historic environment without undertaking a heritage impact assessment. Consequently, the Council undertook an evaluation of each of the proposed sites to assess the impact which the development of the site might have upon those elements that contribute to the significance of a heritage asset including their setting. The Heritage Impact Assessment report will be published separately. The outcomes of the assessments and any suggested mitigation measures to address any potential harm to a heritage asset have been taken into account through the SA of the proposed sites.

Difficulties encountered

4.17 The following difficulties have been encountered in carrying out the SA of the Local Plan (Part Two):

- The Local Plan (Part Two) follows on from the strategic approach set in the Local Plan (Part One). As such, some important decisions have already been taken and the levels and main areas for new development have already been set and cannot be changed at this stage. The appraisal of the Local Plan (Part Two) can only assess the impact that the Local Plan (Part Two) policies will have, over and above the effects of the Local Plan (Part One). This can be difficult when the policies cover similar themes and there is some overlap.
- The need to ensure that the SA assesses the impact of the policies, compared to the position without the policy, rather than appraising the type of development proposed in general terms. For example while the extraction of minerals could have a negative impact on biodiversity, as the policy relating to minerals extraction refers specifically to the protection of biodiversity, it scores positively in terms of biodiversity. There are difficulties associated with explaining this to those reading the SA report.
- The site appraisals were undertaken by a small team of Council officers. As the appraisals involve making judgements about the level of sustainability, this can vary slightly from officer to officer and could potentially lead to inconsistencies within the appraisals. However, this was resolved by regular SA team meetings to discuss the approach and raise any issues and by the project manager reviewing all appraisals to ensure consistency.
- Difficulty in assessing the impact of sites on crime and road safety without detailed proposals for development of the site.
- The need to devise an approach to assessing the allocated sites included in the Local Plan (Part Two) Publication Draft that recognises the differing current planning context, status and level of information available for each site. For most sites, there was little detailed information available and the exact design, siting, landscaping etc was not known. This will impact on the appraisal score, so an assumption had to be made based on the available information. For those sites with promotional information and draft schemes available, this provided a greater level of detail but unless planning permission has been granted there is no guarantee that the proposal will come

forward in this manner. In order to deal with this, the mitigation measures mentioned any important positive aspects of the proposal so that this could be covered within the policy to ensure that the benefits are achieved.

- During the SA process gaps, inconsistencies and in some cases repetition was found in the proposed policies as they developed. Where possible these have been flagged up during the appraisal process and the policies amended.
- It has been difficult to assess the potential impact of the High Speed Two (HS2) project on policies and the in-combination effects associated with HS2, given the current uncertainties regarding the exact route and timescales.

5 Assessment of the Local Plan objectives

5.1 This section discusses the outcome of the appraisal of the compatibility of the Local Plan (Part Two) objectives against the SA framework.

5.2 The Plan objectives are set out in table 5.1 and tables 5.2 and 5.3 provide a summary of the outcomes of the appraisal. The objectives for the Local Plan (Part Two) are the same as the objectives for the Local Plan (Part One).

5.3 The overall outcome of the appraisal is that none of the strategic objectives of the plan are incompatible in respect of the delivery of sustainable development. There are some areas where the effect of the strategic objective on the sustainability objective is unknown as it will be dependent on the exact location, scale and nature of the development or proposals. It should be recognised it will be policies in the Plan which will have the impact, but it is important that the strategic objectives of the Plan reflect the key sustainability issues for the borough.

Table 5.1 Local Plan objectives

Local Plan Objective	
1	Develop the role of Chester as a sub-regional City, promote regeneration and development in the towns of Northwich, Ellesmere Port and Winsford and enable appropriate levels of development in the key service centres to support sustainable rural communities.
2	Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to support sustainable communities.
3	In rural areas support farming and agriculture and diversification of the rural economy whilst ensuring that development is of an appropriate scale and character.
4	Provide and develop reliable efficient transport networks that support sustainable growth and improve accessibility to jobs and services.
5	Ensure all development is supported by the necessary provision of, or improvements to, infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities.
6	Promote mixed and balanced communities through provision of a range of housing to meet market, affordable and specialist housing needs.
7	Support education and skills and ensure that deprived communities have access to services and employment.
8	Create stronger, safer and healthier communities by enabling access to leisure, recreational and community facilities and promoting walking and cycling.

Local Plan Objective	
9	Support sustainable development and urban regeneration by maximising the use of suitably located previously developed land and buildings; and by locating the majority of development within and on the edge of the main urban areas and the rural key service centres.
10	Protect the environmental quality and character of West Cheshire through maintaining the general extent and character of the North Cheshire Green Belt and the Cheshire countryside.
11	Ensure new development does not create an unacceptable impact, either individually or cumulatively, on the amenity and health of residents.
12	Ensure new development is of sustainable and high quality design that respects heritage assets, local distinctiveness and the character and appearance of the landscape and townscape.
13	Manage, expand and improve green infrastructure and waterways networks, recognising their importance in delivering local environmental, social, economic and health benefits.
14	Mitigate and adapt to the effects of climate change by addressing flood risk and water management and to support the development of new buildings and infrastructure that are resilient, resistant and adapted to the effects of climate change.
15	Take action on climate change by promoting energy efficiency, generating energy from low carbon and renewable resources.
16	Achieve sustainable waste management, using sustainable modes of transport and travel and prudent use of our natural resources including water and minerals reserves.

Table 5.2 Summary of the compatibility of Local Plan objectives and SA framework

Topic	Comment
Climate change and energy	As a whole, plan objectives work towards addressing SA objective for climate change and energy. However, tensions exist where new levels of development are proposed and new infrastructure as depending on the nature and location of development this could exacerbate current trends in relation to climate change and energy.
Biodiversity, flora and fauna	As a whole, plan objectives work towards addressing SA objective for biodiversity, flora and fauna. However, tensions exist where new levels of development and new infrastructure are proposed as depending on the nature, location and design of the development there could be unfavourable impacts on this topic unless mitigation measures are in place.
Water	As a whole, plan objectives work towards addressing SA objective for water. However, tensions exist where new levels of development and new

Topic	Comment
	infrastructure are proposed as depending on the nature, location and design of the development there could be unfavourable impacts on this topic unless mitigation measures are in place.
Air	As a whole, plan objectives work towards addressing SA objective for air. However, tensions exist where new levels of development and new infrastructure are proposed as depending on the nature, location and design of the development there could be unfavourable impacts on this topic unless mitigation measures are in place.
Land and resources	As a whole, plan objectives work towards addressing SA objective for land and resources. However, tensions exist where new levels of development and new infrastructure are proposed as depending on the nature, location and design of the development there could be unfavourable impacts on this topic unless mitigation measures are in place.
Waste	Plan objectives as a whole support the SA objective for waste.
Cultural heritage and landscape	As a whole, plan objectives work towards addressing SA objective for cultural heritage and landscape However, tensions exist where new levels of development and new infrastructure are proposed as depending on the nature, location and design of the development there could be unfavourable impacts on this topic unless mitigation measures are in place.
Population and human health	Plan objectives as a whole support the SA objective for population and human health.
Housing	Plan objectives as a whole support the SA objective for housing.
Community safety	Plan objectives as a whole support the SA objective for community safety.
Economic development	Plan objectives as a whole support the SA objectives for economic development. The only potential conflict is with protection of air quality, as protecting air quality may result in limitations or restrictions on new economic development.

Table 5.3 Results of assessment of compatibility of Local Plan objectives and SA framework

Local Plan objective	Climate Change and Energy	Biodiversity, flora and fauna	Water	Air	Land and Resources	Waste	Cultural Heritage and Landscape	Population and Human Health	Housing	Community Safety	Economic Development
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											

Key

	Positive effect
	Negative effect
	No direct relationship

6 Policy screening for significant effects

6.1 This section sets out the outcomes of the initial screening exercise of the Local Plan (Part Two) preferred approach policies against the sustainability topics.

6.2 The initial screening of the plan policies involved considering whether the impact of the policy against the SA objective would be significant or not. The effects were assessed as either being significant or less significant/no effect. This allowed the policy appraisal to focus on those issues of significance and to reduce the amount of uncertain and no impact scores that occur if the appraisal is done against all of the SA topics. The results of the screening exercise are set out in table 6.1 below.

6.3 The policies with expected significant effects were then subject to more detailed assessment and the results are set out in Appendix A and are summarised in the topic chapters.

Table 6.1 Initial SA screening of the Local Plan (Part Two) policies

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
SA objectives	1, 2	3	4, 5	6	7, 8, 9	10	11, 12	13	14	15	16, 17, 18, 19
CH 1 Chester settlement area											
CH 2 Chester regeneration areas											
CH 3 Employment land provision in Chester											
CH 4 University of Chester											
CH 5 Chester conservation areas											
CH 6 Chester - key views, landmarks and gateways and historic skyline											
EP 1 Ellesmere Port settlement area											
EP 2 A Land at Encirc Glass											
EP 2 B New Bridge Road, Stanlow											
EP 2 C Former Booston Oil Depot											
EP 2 D Land at Hooton Park											
EP 2 E Remaining land at Cheshire Oaks Business Park											
EP 2 F Remaining land at Rossmore Road East											
EP 2 G Land at Station Road, Ince											
EP2 H Land off Stanney Mill Lane (north)											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
EP 3 Stanlow special policy area											
EP 4 Hooton Park											
EP 5 Thornton Science Park											
EP 6 Ince Park (Protos)											
EP 7 Ellesmere Port historic canal port											
N 1 Northwich settlement area											
N 2 Northwich regeneration areas											
N 3 Meeting the outstanding housing requirement in Northwich											
N 4 Employment land provision in Northwich											
N 5 Gadbrook Park											
N 6 Northwich Conservation Area											
W 1 Winsford settlement area											
W 2 Employment land provision in Winsford											
R 1 Development in the rural area											
R 2 Meeting the outstanding housing requirement in Tattenhall											
R 3 Employment land provision in the rural area											
R 3 A Monument Place, Farndon											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
R 3 B Land adjacent to Mere's Edge, Helsby											
R 3 C Chowley Oak											
R 3 D Oaklands Office Park											
GBC 1 Commercial sites in the Green Belt											
GBC 1 A Chester Zoo											
GBC 1 B Commercial sites in the Green Belt - Countess of Chester Health Park											
GBC 1 C Dale Barracks											
GBC 1 D											
GBC 1 E Urenco, Capenhurst											
GBC 2 Protection of landscape											
GBC 3 Key settlement gaps											
T 1 Local road network improvement schemes											
T 2 A56 Hoole Road Corridor											
T 3 Railway stations											
T 4 Rail corridors											
T 5 Parking and Access											
M 1 Future sand and gravel working											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
M 2 Mineral Safeguarding Areas - prior extraction of minerals											
M 3 Proposals for minerals working											
M 4 Proposals for exploration, appraisal or production of hydrocarbons											
M 5 Restoration of minerals and oil and gas sites											
M 6 Salt and brine working											
M 7 Industrial sand proposlas											
M 8 Minerals infrastructure											
DM 1 Development of previous developed land											
DM 2 Impact on residential amenity											
DM 3 Design, character and visual amenity											
DM 4 Sustainable Construction											
DM 5 Protection and refurbishment of employment land and premises											
DM 6 New agricultural and forestry buildings											
DM 7 Rural diversification of land based businesses											
DM 8 Equestrian Development											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM 9 Visitor accommodation											
DM 10 Caravan and camping sites											
DM 11 Safeguarded areas around aerodromes											
DM 12 Jodrell Bank											
DM 13 Oulton Park											
DM 14 City and Town Centres											
DM 15 District and local retail centres											
DM 16 Shopfronts											
DM 17 Advertisements											
DM 18 ICT and telecommunications											
DM 19 Proposals for residential development											
DM 20 Mix and type of new housing development											
DM 21 Development within a residential curtilage											
DM 22 Change of use of buildings to residential											
DM 23 Delivering affordable housing											
DM 24 Rural exception sites											
DM 25 Essential rural workers dwellings											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM 26 Specialist Accommodation											
DM 27 Student Accommodation											
DM 28 Houses in Multiple Occupation											
DM 29 Health impacts of new developments											
DM 30 Noise											
DM 31 Air Quality											
DM 32 Land contamination and instability											
DM 33 New or extension to hazardous installations											
DM 34 Development in the vicinity of hazardous installations											
DM 35 Open space and new development											
DM 36 Provision for sport and recreation											
DM 37 Recreational routeways											
DM 38 Waterways and mooring facilities											
DM 39 Culture and community facilities											
DM 40 Development and flood risk											
DM 41 Sustainable Drainage Systems											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM 42 Flood water storage											
DM 43 Water quality, supply and treatment											
DM 44 Protecting and enhancing the natural environment											
DM 45 Trees, woodland and hedgerows											
DM 46 Development in conservation areas											
DM 47 Listed buildings											
DM 48 Non-designated heritage assets											
DM 49 Registered Parks and Gardens and Battlefields											
DM 50 Archaeology											
DM 51 Wind energy											
DM 52 Solar Energy											
DM 53 Energy generation, storage and district heat networks											
DM 54 Waste management facilities											
DM 55 Sites for replacement household waste recycling facilities											

Key	
	Likely significant effect
	Little or no effect

7 Climate change and energy

Introduction

7.1 It has become increasingly agreed that the current change in climate being seen worldwide is a result of human activity and the release of excess greenhouse gases into the earth's atmosphere from industry, transport and powering homes and businesses.

7.2 Climate change has the potential to have a significant impact on the environment, economy and society. The North West could get warmer, experience drier summers and more rain during the winter, and see more extreme weather events on a regular basis. It could have a range of physical impacts:

- Flooding could increase from predicted storm surges and sea level rises.
- Droughts could occur due to reduced rainfall.
- Agricultural practices may have to change and adapt.
- Habitats and species may have to adjust to changing conditions.
- Tourism may increase as warmer and drier summers become more common.

7.3 Generating more power from renewable and low carbon sources, and improving energy efficiency will help to tackle climate change, rising energy prices, and provide safe, secure energy supplies. The Government has agreed national targets for reducing carbon emissions and increasing the proportion of the country's energy that comes from renewable sources. The Energy Performance of Buildings Directive (EU Directive 2010/31/EU) requires all new buildings to be nearly zero-energy by the end of 2020. Progress towards 'zero carbon' development will be made further through progressive tightening of the Building Regulations. Over time these changes are replacing the energy related elements of the Code for Sustainable Homes standards (with the Code for Sustainable homes already withdrawn) and the Building Research Establishment Environmental Assessment Method (BREEAM) standards for non-domestic buildings.

7.4 The implications of addressing these issues in Cheshire West and Chester will be:

- To ensure all new development is designed to adapt to the effects of climate change and minimise further greenhouse gas emissions.
- To promote energy efficiency in both new and existing buildings and ensure they meet the timetables for zero carbon development.
- To promote alternatives to travelling by car and ensure developments are located in accessible locations.
- To improve the development and take up of renewable and low carbon energy sources.

SA objective for climate change and energy identified in the SA Scoping Report

7.5 The following sustainability objective has been identified as the most relevant to climate change and energy:

	Objective	Sub objectives
SA objective 1	Address the need to mitigate and adapt to the effects of climate change	Will it reduce the potential impacts of climate change? Will it help to minimise and reduce the emissions of greenhouse gases, in particular CO_2? Will it ensure that new development is in accessible locations in order to reduce the need for car borne travel and / or encourage sustainable forms of transport? Will it minimise the impacts of flooding? Will it promote and enhance current green infrastructure? Will it provide opportunities to create green infrastructure?

Situation now

7.6 In 2011 the Council commissioned a Renewable and Low Carbon Energy evidence base study. This sets out the availability of renewable and low-carbon resources in the authority area, and how, by 2030, these could provide 4% of the borough's energy needs and carbon savings of 280,000 tonnes. By the end of 2014, 21 MW of installed renewable energy capacity was recorded in the borough, comprising photovoltaics (12 MW), sewage gas (1 MW) and landfill gas (7 MW). In 2014, there was 3,208 photovoltaic installations, 4 onshore wind turbines, 1 anaerobic digestion plant and 2 sewage gas plants.

7.7 Emissions of carbon dioxide (CO_2) in Cheshire West and Chester totalled 2,265.9 kt in 2015 - equivalent to 6.8 kt of $C0_2$ emissions per capita. The total CO_2 emissions in the borough has reduced by 856.2 kt and 2.7 kt per capital over the 10 year period between 2005-2015. Between 2005 and 2008 per capita CO2 emissions fell in the former Chester and Vale Royal districts, but rose in the Ellesmere Port and Neston area, where emissions from commercial and industrial operations have been consistently higher than in other parts of the borough. This is largely attributable to the Stanlow complex, the second largest oil refinery in the UK. The refinery influences the emissions of the whole borough, with the burning of OPG and petroleum coke used in operations at Stanlow accounting for 3,032,426 tonnes of the borough's total CO_2 emissions.

7.8 Energy consumption across the borough is also influenced by the quantities of industrial fuel used in Ellesmere Port and the Stanlow refinery. When industrial petroleum and manufactured solid fuels (largely attributable to Stanlow) are included in statistics, it is nearly three times greater than the national and regional averages. Projections of how energy will be consumed in the borough in the future predict that total energy consumption will fall from 22,015 GWh in 2009 to 21,866 GWh by 2020, before rising to 22,418 GWh in 2030.

7.9 The average standard assessment procedure (SAP) rating of a private dwelling in Cheshire West and Chester was 63 in 2013. Measuring the energy efficiency of dwellings, this compares favourably with the national rating of 48 (2010), and aligns with the target to increase from the 2010 baseline figure of 56.

7.10 The percentage of the working age population who commute to work by car is higher in the borough than in the rest of England and Wales, increasing between 2008 and 2011 by 4.1%. Fewer people use public transport compared to the England and Wales average, though a higher percentage walk to work. In 2008 accessibility to key services and facilities within 30 minutes travel time by public transport compared favourably with regional averages, but this picture varies across the authority with rural areas experiencing lower accessibility rates.

Effect of existing policies on current situation

7.11 The Local Plan (Part One) sets out requirements relating to sustainable development within policy STRAT 1. This includes the need for proposals to mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation. Policy ENV6 relates to high quality design and sustainable construction. It states that development should incorporate energy efficiency measures and provide for renewable energy generation and should mitigate and adapt to the predicted effects of climate change.

7.12 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

7.13 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. As such, through Policy STRAT 1 'Sustainable development', proposals would need to mitigate and adapt to the effects of climate change and would need to use sustainable construction measures through policy ENV6 'High quality design and sustainable construction'. However, the proposed Local Plan (Part Two) policies provide additional requirements to help to reduce climate change and the risk of flooding. Policy STRAT 10 requires reduction in carbon emissions from transport and states that proposals should seek to maximise use of sustainable (low carbon) modes of transport.

7.14 The proposed Local Plan (Part Two) policies provide additional detail and protection within the set of policies relating to climate change and energy. Local Plan (Part Two) policy DM 4 relates to sustainable construction and requires development proposals to incorporate sustainable design features and construction techniques in order to reduce CO2 emissions and maximise energy and water efficiency. There are also a series of policies relating to flood risk which includes requirements for a sites specific flood risk assessment and reducing flood risk (DM 40), Sustainable Drainage Systems (DM 41), flood water storage and critical drainage areas (DM 42), and water quality (DM43). Policy DM 31 includes requirements to prevent increases in air pollution to unacceptable levels.

Situation with the Local Plan (Part Two)

7.15 The Local Plan (Part Two) will have a range of effects on the sustainability objectives for climate change and energy. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

7.16 Overall the appraisal reveals that the Local Plan Part Two could generally have a positive impact when assessed against the sustainability objectives for climate change and energy. Very positive impacts could occur through policies DM 1 'Development of previously developed land', EP 1 'Ellesmere Port settlement area' and N 2 'Northwich regeneration areas' by concentrating development in a sustainable location and on previously developed land. Policy EP 1 'Ellesmere Port settlement area' and policy DM 54 'Waste management facilities' refer specifically to the need to prevent significant adverse impacts on air quality. Several policies would have a very positive, albeit more indirect, impact due to protection and enhancement of green spaces or landscaping, including DM 35 'Open space in new development', DM 37 'Recreational routeways' and T 4 'Rail corridors'. Policy T 4 also protects rail corridors for future rail uses, therefore protecting sustainable transport routes. Policies relating to renewable energy generation (DM 4, DM 51 and DM 53) will have a very positive impact on climate change and energy. Policy DM 4 'Sustainable construction' also requires energy efficiency, low carbon energy generation and reductions in CO_2 emissions. Policy DM 40 'Development and flood risk' relates to avoidance and reduction in flood risk and will have a very positive impact on resilience to climate change. This policy requires a site specific Flood Risk Assessment for sites at risk of flooding and requires that the effects of climate change are taken into account.

7.17 A large number of policies are likely to have a positive impact on climate change and energy, but the impact is likely to be more indirect, or there will be some negative impacts of the policy as well as several positive impacts. For example, those policies that aim to direct development to more sustainable locations (e.g. CH 1 'Chester settlement area', CH 2 'Chester regeneration areas' and DM 9 'Visitor accommodation') or limit development in less accessible or countryside locations (e.g. DM 6, DM 7, DM 8, DM 10, DM 19 and DM 25)) and those policies that refer to protection or enhancement of green spaces or landscaping (e.g. DM 10, DM 44 and DM 45). Policies relating to Sustainable Drainage Systems (DM 41), flood water storage (DM 42) and air quality (DM 31) also score positively.

7.18 The appraisal revealed that negative effects could occur in respect of 20 policies, but with no policies resulting in very negative effects. Slight negative impacts are likely from several policies relating to employment and development sites for other uses (e.g. CH 3, EP 2, EP 7, GBC 1, N 4, N 5, W 2, R 2 and R 3), as the additional development could increase use of resources and increase travel, therefore impacting on climate change. The policy relating to local road network improvement schemes also scored negatively as it could increase traffic and therefore emissions.

Summary of impacts

7.19 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	The Plan seeks to meet the sustainability objectives for climate change and energy. Overall the policies will generally have a positive impact and set out a framework for encouraging the uptake of renewable and low carbon energy, supporting on-going reductions in greenhouse gas emissions, reducing the risks associated with flooding, promoting sustainable and energy efficient forms of development . Creating and enhancing green infrastructure will help the borough to adapt to and mitigate against a changing climate. The Plan could lead to reductions in greenhouse gas emissions by setting out principles to reduce the need to travel, promoting alternatives to car borne journeys and seeking accessible developments. However in some instances they could lead to development in edge of settlement locations and rural areas, which could generate more car-based travelling.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on climate change and energy issues and emphasise the importance of these topics. Examples include the Climate Change Act (2008), the Energy Act (2008), the national timescales for zero carbon development and the National Planning Policy Framework.
Long term	The effects of most of the policies on climate change and energy are likely to be more prominent in the long term. In the long term it is likely that new policies on climate change and energy will be required in the borough as new guidance, legislation and issues emerge and this topic area continues to evolve. However, by continuing to recognise the need to address these issues there is is likely to be a positive effect.	Over the longer term national targets and legislation in relation to climate change and energy will still be in place and could be strengthened to have a greater effect. It is likely that these measures will continue to be necessary as this topic area evolves.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
	The positive effects of taking steps to address climate change and energy in the Plan should continue to be seen over the longer term. The Plan will help to address some issues now and will also help put the borough on track to address these issues in the future.	
Areas likely to be significantly affected	All areas of the borough could be impacted by climatic factors and energy issues and are likely to benefit from the measures proposed through the policy directions to address these. Low lying and coastal parts of the authority, such as Neston, Ellesmere Port, and areas that are likely to be more susceptible to the effects of flooding (particularly Chester and Northwich), are likely to be positively affected by the Plan with regard to flood risk and water management, high quality design and sustainable development.	
Permanent or temporary effects	The majority of impacts arising from the Plan in relation to climate change and energy are likely to be permanent in terms of reducing carbon emissions, increasing the supply of renewable and low carbon energy, ensuring that development is resilient to the risks of flooding and that the borough can adapt to and mitigate against climatic shifts.	
Secondary or indirect effects	New development could be associated with the risk of an increase in air pollution and flooding, and a rise in energy consumption, which could all have an indirect secondary negative impact on addressing climate change and energy issues in the borough. However, the Plan seeks to set out a framework to manage the potential impacts associated with development and address these effects. Positive indirect secondary effects could occur through policies which seek to reduce the need to travel and promote alternatives to travelling by car, with the potential to minimise further greenhouse gas emissions, although some policies promoting development in edge-of-centre locations or rural locations could have an opposite effect. Policies promoting additional green infrastructure and planting of trees or vegetation could have an indirect positive impact on climate change.	
Synergistic effects	The policies relating to employment, regeneration and specific development sites could result in an increase in car travel, although development in accessible areas is promoted. Over time the effects this could have on greenhouse gas emissions could mean that thresholds are exceeded and further climate change effects are experienced. However, the policies that could increase the supply of renewable and low carbon energy, reduce energy use and the risk of flooding, encourage the provision of green infrastructure and accessible developments could reduce the impacts of a changing climate.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Cumulative effects	Higher levels of growth across the UK and globally could exacerbate and accelerate climate change and growth in the borough could contribute to this. Positive cumulative effects on climate change and energy are likely to occur as a result of a number of the Plan policies.	

Policy amendments

Amendments due to the SA of the Preferred Approach

7.20 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Reference to air quality added to policy CH 1 'Chester settlement area'.
- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating to air quality, use of non-road and public transport facilities, provision of transport assessments, provision of landscaping and flood minimisation and mitigation measures, where relevant.
- Reference added within Policy M 4 'Proposals for exploration, appraisal or production of hydrocarbons' to control and minimisation of gas emissions using best available technology, to replace reference to greenhouse gasses and fugitive emissions. Text added to the explanation stating that the government aim to secure a transition to a lower carbon future, while recognising that there needs to be a mix of energy sources.
- Additional criteria added to policy DM 13 'Oulton Park' relating to impacts on air quality, traffic congestion and promotion of sustainable transport.
- Policy DM 4 'Sustainable construction' amended to refer to reducing CO_2 emissions.
- Policy DM 26 'Specialist accommodation' strengthened in relation to locating new developments in sustainable locations to reduce car travel and associated emissions.
- Policy explanation to policy DM 36 'Provision for sport and recreation' amended to highlight that support for new sports facilities will be subject to them being appropriately located and accessible by a range of transport modes.

Amendments due to the SA of the initial Publication Draft Plan

- Detail added to air quality criterion in policy CH 1 'Chester settlement area', to refer to Chester city-wide air quality management area and text added to explanatory text to refer to policy DM 31 'Air quality'.
- Text added to the explanation to policy CH 3 'Employment land provision in Chester' to refer to the air quality management area.
- Bullet point added to policy EP 1 'Ellesmere Port settlement area' to refer to air quality impacts.
- Text added to policy DM 54 'Waste management facilities' to the need to protect air quality and enhance where possible through the use of clean technologies.

Mitigation and enhancement

7.21 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that the potential negative impacts of specific policies relating to employment development and development of particular sites or areas on climate change and energy could be reduced by specifically referring to reduction of flooding, energy efficiency and promotion of sustainable modes of transport. However, it is not considered necessary to refer to each of these issues within each policy, as the plan must be read as a whole.

7.22 Energy efficiency is covered by policy ENV 6 'High quality design and sustainable construction' in the Local Plan (Part One) and DM 4 'Sustainable construction' in the Local Plan (Part Two). Flood risk is covered by policy ENV 1 flood risk and water management in the Local Plan (Part One) and DM 40 'Development and flood risk', DM 41 'Sustainable Drainage Systems', DM 42 'Flood water storage' and DM 43 'Water quality, supply and treatment' in the Local Plan (Part Two). Promotion of public transport, walking and cycling is covered by policy STRAT 10 'Transport and accessiblity' in the Local Plan (Part One).

Monitoring

7.23 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to climate change and energy:

- Carbon emissions from transport.
- Total CO_2 emissions per capita arising from domestic, transport and industry and commerce.
- Number and percentage of relevant planning applications determined contrary to Environmental Agency advice on flood risk grounds.
- Annual average domestic consumption of electricity (Kilowatt hours).
- Annual average domestic consumption of gas (Kilowatt hours).
- Housing energy efficiency (SAP) rating.
- Installed capacity from renewable energy sources.
- Mode of transport used by residents to travel to work.

8 Biodiversity, flora and fauna

Introduction

8.1 Cheshire West and Chester contains a wide range of ecosystems; from the relatively undisturbed, to intensively managed landscapes. Biodiversity is an integral part of all ecosystems and, given the prevalence of managed ecosystems across the borough and the pressures on them, it is critical that the value of biodiversity is recognised, managed, protected and enhanced.

8.2 The range of issues in Cheshire West and Chester that will need to be addressed include:

- Impact of future development on biodiversity, flora and fauna, including the impact of the allocation of sites for residential and employment development.
- Provision must be made for mitigation, protection and enhancement of biodiversity, flora and fauna within new development.
- Recognising the role of biodiversity in planning for green infrastructure and the links between biodiversity, landscape and waterways.
- The importance of non-statutory conservation sites.
- Improving the quality and resilience of existing areas of biodiversity value.
- Extending the coverage of areas of biodiversity value across the borough by creating new sites and by creating and strengthening green infrastructure linkages.
- Extending and improving biodiversity links between urban and rural areas.

SA Objective for biodiversity, flora and fauna identified in the SA Scoping Report

8.3 The following sustainability objective has been identified as the most relevant to the biodiversity, flora and fauna topic:

	Objective	Sub objectives
SA objective 3	To protect and enhance the borough's biodiversity and wildlife habitats.	Will it protect and promote effective management of the borough's sites of ecological and nature conservation importance? Will it provide opportunities for the enhancement and creation of habitats and to foster species conservation, diversity and resilience to climate change? Will it maintain, enhance and increase (rural and urban) tree cover and woodlands?

Situation now

8.4 Currently, Cheshire West and Chester has the following designations:

- 7 European Protected Sites of Natural Conservation Importance
- 28 SSSI's

- 477Local Wildlife Sites
- 6159 ha of woodland
- 31 BAP habitats (including 17 UK BAP priority habitats),
- 162 priority species, including 63 Cheshire Biodiversity Action Plan species (including 32 UK BAP priority species)
- 6 statutory Local Nature Reserves
- 36 non-statutory Local Nature Reserves
- 42% of the area designated Green Belt land

8.5 Cheshire West and Chester has seven sites, wholly or partially within the borough boundary, with European-level protection. The Council must consider the impacts of strategies, plans, policies and projects on these, but also on European sites in surrounding areas. As such the Council need to consider the likely environmental resource demands of development in our borough, such as on water supply and quality, energy use, recreation and waste production/disposal. All of these can put pressure on European sites outside our boundaries, especially when considered alongside other national, regional and local plans. A Habitats Regulation Assessment has been undertaken as part of the plan making process and will be published separately.

8.6 The majority of the biodiversity, flora and fauna in the borough is not designated. Playing fields, back gardens, railway verges, churchyards, street trees, watercourses and many other areas of green space all have a biodiversity role. These link together to form the green infrastructure network, and have just as important a role as the designated features.

8.7 This is not an exhaustive list. As part of the Cheshire West and Chester Biodiversity Audit, a system is being set up to identify and monitor new Local Wildlife Sites. This designation has already replaced Sites of Biological Interest. This will have some crossover with the list above, however, it will also include many new sites that may have had no specific designation previously.

8.8 The Ecological Network for Cheshire West and Chester (July 2016) has been developed which links areas of biodiversity importance at a broad landscape scale, taking account of the hierarchy of ecological designations.

Effect of existing policies on the current situation

8.9 Policy ENV4 in the Local Plan (Part One) safeguards biodiversity and geodiversity through the identification and protection of sites and / or features of international,national and local importance.

8.10 These policies have been in place since January 2015. These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Biodiversity, flora and fauna

Situation without the Local Plan (Part Two)

8.11 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. Policy ENV4 'Biodiversity and geodiversity' would safeguard biodiversity and geodiversity through the identification and protection of sites and / or features of international, national and local importance.

8.12 The proposed Local Plan (Part Two) policies provide additional protection of biodiversity and geodiversity in new development by requiring submission of Ecological Assessments to support development. They also set additional requirements such as aiming to deliver a net gain in biodiversity, creating new habitats and wildlife corridors, use of management plans for invasive species, and using native species in landscaping schemes (DM 44 'Protecting and enhancing the natural environment'. Policy DM 45 'Trees, woodlands and hedgerows' requires conservation, management and enhancement (where possible) of existing trees, woodlands, traditional orchards, and hedgerows.

Situation with the Local Plan

8.13 The Local Plan (Part Two) will affect biodiversity, flora and fauna in a number of ways. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

8.14 The appraisal shows that the general impact of the Plan is predominantly positive for biodiversity, flora and fauna and 8 policies are identified as having very positive effects. However, there are a significant number of policies that are identified to have negative impacts.

8.15 The key policy delivering very positive impacts is DM 44 'Protecting and enhancing the natural environment', which requires no net loss to natural assets and seeks a net gain, increasing the quality and quantity of habitats. The policy will promote effective management of the boroughs ecological and nature conservation and promotes opportunities for enhancement and creation of new habitats creating diversity in the borough.

8.16 Very positive impacts would also be delivered through policies relating to specific types of development that protect biodiversity and wildlife habitats and prevent negative impacts on ecology (DM 8 'Equestrian development' and DM 54 'Waste management facilities', DM 38 'Waterways and mooring facilities and M3 'Proposals for minerals working'). Also for policies requiring environmental improvements, enhancement of natural features and a positive contribution to the ecological network (DM 38 'Waterways and mooring facilities', DM 54 'Waste management facilities'). Very positive impacts would be delivered by protecting, enhancing and managing trees, woodlands, orchards and hedgerows (DM 45 'Trees, woodland and hedgerows'), requiring project level Habitats Regulations Assessment where required (M 3 'Proposals for minerals working'), maximising opportunities for restoration to improve or enhance habitats and biodiversity (M 5 'Restoration of minerals and oil and gas sites') and protecting disused rail corridors and rail lines for use as wildlife corridors (T 4 'Rail corridors').

8.17 Some negative impacts are identified when the policies are appraised individually, in relation to provision of employment land and land for other uses (CH 3, EP2 C-F and H, EP 4, EP 6, N 4, N 5, GBC 1 A and C, R 3) and in relation to regeneration areas (CH 2) as development of specific sites could impact on biodiversity and this is not specifically mentioned within the policies. Negative impacts are also identified in relation to policy DM 11 'Safeguarded areas around aerodromes' as the need to reduce birdstrike risk may prevent creation of new bird habitats in this area. Also, relating to transport (T 3 and T 5) as rail station improvements and car parking could potentially impact on biodiversity and this is not mentioned within the policies. However, when viewed as a whole, the policies relating to biodiversity should provide sufficient protection.

8.18 There was one policy, W 2 'Employment land provision in Winsford', which scored very negatively for biodiversity, flora and fauna. This is because the proposed allocations are greenfield and contain tree cover in parts and a pond. One site is also identified as a core area of the ecological network and as such, development of these sites is likely to result in degradation to wildlife habitats and biodiversity. The rest of the policies scored positively or were screened out.

Summary of impacts

8.19 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	The Plan seeks to meet the sustainability objectives for biodiversity, flora and fauna. Overall they will have a positive impact and set out a framework for ensuring the protection and management of biodiversity and geodiversity. Creating, enhancing and linking sites will help to form a resilient network of sites that should help the borough to adapt to a changing climate.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Local Plan on climate change and energy issues and emphasise the importance of these topics. Examples include the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2001, The Natural Environment and Rural Communities Act 2007, The Natural Choice White Paper, and the National Planning Policy Framework.
Long term	The effects of most of the policies on biodiversity, flora and fauna are likely to accrue over time. This should see the ecological network become more resilient. In the long term it is possible that the effect of climate change will see changes in the borough as habitats come under stress. This is likely to alter the pattern, and	Over the longer term national targets and legislation in relation to biodiversity, flora and fauna will still be in place and could be strengthened to have a greater effect.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
	potentially the viability, of some biodiversity across the borough.	
Areas likely to be significantly affected	All areas of the borough could be impacted, to varying degrees, by issues around the biodiversity, flora and fauna. However, the potential conflict between areas of possible growth, and areas of particular protection, could see the Mersey Estuary SPA/Ramsar site as particularly threatened.	
Permanent or temporary effects	The effects of the Plan in relation to biodiversity, flora and fauna are likely to be permanent in terms of increasing the quantity, quality, of biodiversity, as well as the interconnectivity and integration with urban areas. The potential and ability of the borough to adapt to climatic shifts impact on biodiversity.	
Secondary or indirect effects	The increase in habitats, particularly SUDs and street trees in urban areas, would help to reduce the negative impact of increased summer temperatures, particularly in urban areas. Similarly, increased greenery, and proximity to accessible wildlife areas and open space, can help to improve health, particularly mental health, which is a recognised problem within some areas of the borough. Improvements to the habitats and biodiversity could have an aesthetic impact on the borough, increasing its attractiveness as a tourist destination.	
Synergistic effects	The employment and site based policies could result in individually small losses of, or negative impacts on, environmentally valuable sites due to the level of development. Over time this could reduce the viability of sites, and weaken the ecological network. Other policies within the Plan should prevent this for the most valuable sites, although some impact may still be felt.	
Cumulative effects	Small losses of biodiversity, either habitats or species, could see a weakening of the ecological network. Eventually, coupled with the potential stresses of climate change, this could cause the network to alter irrevocably, or even fail. The policies within the Plan should help to prevent this, however the potential impacts of climate change are hard to predict at the local scale. Positive cumulative effects on biodiversity, flora and fauna are likely to occur as a result of a number of the Plan policies. These all help to protect and extend the ecological network, which will increase its resilience to threats and changes.	

Policy amendments

Amendments due to the SA of the Preferred Approach

8.20 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Reference added to policy CH 4 'University of Chester' to support development where there are no significant detrimental impacts on green infrastructure.
- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating to minimising and mitigating harm to landscape, nature conservation interests, the ecological network and sites of ecological importance and use of locally native species. Also providing details of requirements for ecological appraisal and incorporation of landscape features and appropriate boundary treatments, where relevant.
- Reference to enhancement of green infrastructure added to EP 3 'Stanlow special policy area'.
- Reference to the need to protect and enhance biodiversity added to policy EP 7 'Ellesmere Port historic canal port', N 1 'Northwich settlement area' and DM 43 'Water quality, supply and treatment'.
- Text added to policy W 1 'Winsford settlement area' to refer to opportunities for habitat creation and protection and enhancement of water quality.
- Policy DM 8 'Equestrian development' amended to address detrimental impact on surrounding biodiversity and wildlife habitats.
- Additional criteria added to policy DM 13 'Oulton Park' relating to biodiversity, environmental impacts, trees and landscape character.
- Amendments to policy T 1 'Local road network improvement schemes' and T 2 'A56 Hoole Road Corridor' to require minimisation of impact on biodiversity and include reference to policy DM 44 'Protecting and enhancing the natural environment'.
- Amendments to the explanation to policy T 3 'Railway stations' to refer to policy DM 44 'Protecting and enhancing the natural environment', which protects and promotes opportunities for habitat creation and enhancement.
- Explanation to policy DM 35 'Open space provision in new development' amended to highlight benefits of open space to ecology.
- Reference added to policy M 5 'Restoration of minerals sites' to maximisation of opportunities for restoration to improve or enhance habitats (and this section has been removed from policy M 4 'Proposals for exploration, appraisal or production of hydrocarbons', to avoid repetition).
- Policy DM 54 'Waste management facilities' amended to refer to the requirement to enhance biodiversity and green infrastructure wherever possible.
- Reference added to policy M 1 'Future sand and gravel working' to state that any proposals on the allocated site or Preferred Area would need to consider potential impacts on nearby Local Wildlife Site, SSSI, Ramsar site and SAC, for example in terms of groundwater, and provide mitigation measures if necessary, to avoid any significant detrimental impacts.
- Reference added to policy M 5 'Restoration of minerals and oil and gas sites' to maximising opportunities for restoration to improve habitats, biodiversity and landscape.

Amendments due to the SA of the initial Publication Draft Plan

- Change to CH 3 'Employment land provision in Chester' to remove the Bumpers Lane site. This site was identified in the sustainability appraisal of the site to have a negative impact on biodiversity.
- Reference to Green Infrastructure added to policy CH 4 'University of Chester' to ensure developments respect the natural environment.

- Amendment to policy N 3 'Meeting the outstanding housing requirement in Northwich' to identify the need to have regard to existing on site and adjacent Local Wildlife sites.
- Policy criteria amended within policy R 3 D 'Oaklands office park' to cross-refer to policy DM 44 'Protecting and enhancing the natural environment'.
- Policy T 2 'A56 Hoole Road Corridor' amended to include a bullet point to minimise impacts on biodiversity.

Mitigation and enhancement

8.21 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that the potential negative impacts of specific policies relating to employment development and development of particular sites or areas could be reduced by specifically referring to the provision, protection and enhancement of biodiversity, open space, landscaping and tree cover. However, it is not considered necessary to refer to each of these issues within each policy, as the plan must be read as a whole. There is also a recommendation that policy CH 2 'Chester regeneration areas' refers to protection of the existing open space within the site, however this open space was created as a temporary feature and general policies requiring provision of landscaping within sites should be sufficient to protect the overall level of habitat provision.

8.22 The appraisals for EP 2 C 'Former Booston oil depot' and EP 2 D 'Land at Hooton Park', EP 4 'Hooton Park', N 5 'Gadbrook Park' and GBC 1 C 'Dale Barracks' refer to the need to protect and link to nearby or on-site Local Wildlife Sites and other protected areas. The explanation to some of these policies refers to the need for protection of the SPA / Ramsar site and the potential need for project level HRA screening and some policies refer specifically to the need to integrate and enhance with surrounding ecological networks. The appraisal for EP 2 H 'Land off Stanney Mill Lane (north)' and EP 4 'Hooton Park' suggests that the policy should require extensive landscaping and boundary treatments, which would help to protect and enhance biodiversity. Policy EP 4 provides a link to Local Plan (Part One) policy ENV 2, which relates to landscape.

Monitoring

8.23 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to biodiversity, flora and fauna:

- The percentage area of land designated as sites of Special Scientific Interest (SSSI) within the local authority area in favourable condition.
- Number and total area of new statutory and non-statutory nature conservation sites.
- Number and total area of internationally and nationally designated nature conservation sites.
- Total amount of Open Space per 1,000 resident population (ha).

9 Water

Introduction

9.1 A growing population means that pressure on water resources is increasing, at the same time as climate change is making patterns of rainfall more unpredictable. The task of managing water resources and dealing with flooding is increasingly complex, with a number of key issues to take into account:

- The need to minimise risk of flooding from all sources and direct development to areas of lowest risk.
- Provision of sufficient water capacity to accommodate new growth and development, with water efficiency measures used to make the best use of existing resources.
- Minimise risk of water pollution arising from new development.
- Water courses provide valuable ecological habitats, landscape features, recreation / leisure resources and contribute to the provision of Green Infrastructure.

SA objective for water identified in the SA Scoping Report

9.2 The following sustainability objectives have been identified as the most relevant to the water topic.

	Objective	Sub objectives
SA objective 4	To minimise the risk of flooding.	Will it reduce the risk of flooding e.g. encourage the integration of mitigation measures such as SUDs into new development? Is new development directed towards areas of least risk, dependant on the compatibility of the proposed use?
SA objective 5	To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	Will the Plan protect, maintain and improve the quality of water resources? Will the Plan minimise the risk of pollution arising from new development? Will the Plan encourage water efficiency and promote the use of grey-water recycling / rainwater harvesting?

Situation now

9.3 The management of water resources includes the supply of clean water to households and businesses and the treatment and disposal of wastewater. These resources must be managed within environmental limits, protecting environmental quality locally and in neighbouring areas and regions. The avoidance of flood risk for properties and the protection of flood plains is also an issue that falls within this topic.

Water supply

9.4 Public water supply is managed at a strategic rather than a local level, based on water resource zones. Cheshire West and Chester's water supply is sourced over a wide area, from the Lake District to North Wales. Approximately two thirds of West Cheshire lies within United Utilities' Integrated Water Resource Zone (which serves 6.5 million people living in South Cumbria, Lancashire, Greater Manchester, Merseyside, most of Cheshire, and a small part of Derbyshire). The remaining third of West Cheshire, around Chester, is supplied by Dee Valley Water.

9.5 Through their Water Resources Management Plan, the water companies (United Utilities and Dee Valley Water) assess the level of future demand and supply to ensure that there is sufficient availability of water to meet current and proposed future needs. This work includes taking account of proposed levels of growth. United Utilities forecast for the Integrated Zone shows that a small supply deficit could occur from 2022/23 and that this deficit is expected to increase by 2034/35 (United Utilities, 2009). The most recent United Utilities Water Resource Management Plan (2015) forecasts that water available for use in the Integrated Resource Zone is expected to reduce by approximately 22 Ml/d between 2015/16 and 2019/20. No supply deficit is forecast, however, as delivery of additional groundwater sources by 2019/20 will support a surplus of over 90 Ml/d throughout the planning period (2015-2040). Continued investment and consideration for water use efficiency in existing and new developments is required to meet Water Resource Planning Guidelines and Government Aspirations.

9.6 Dee Valley Water have also assessed the available water resources in the area they supply, compared with forecast demand. Their most recent Water Resources Management Plan (2012) concludes that there is sufficient water resources available to meet demand over the next 25 years.

Wastewater treatment

9.7 United Utilities and Welsh Water deal with wastewater in the borough. There are a large number of wastewater treatment facilities within the borough, including those located along the Rivers Dee, Gowy and Weaver. The Water Cycle Study confirms that there is sufficient capacity at wastewater treatment works to 2015, but beyond that time, there may be the need for modelling work to assess the implications of growth on a number of wastewater treatment works. Through its Infrastructure Development Planning work, the Council will continue to work with utility providers to identify where and when any improvements to wastewater infrastructure are required to support proposed development.

Flood risk

9.8 A Strategic Flood Risk Assessment (SFRA) has been undertaken for the borough, with more detailed Area Flood Risk Assessments undertaken for Northwich and Winsford.

9.9 Most of the flood risk in the borough comes from rivers (fluvial flooding), although other sources are also significant. In the Ellesmere Port area, small isolated areas are subject to flood risk from drainage infrastructure and minor watercourses such as Rivacre Brook. The Stanlow industrial area is at risk of tidal flooding, although risk of direct flooding from the River Mersey is significantly reduced due to the presence of the Manchester Ship Canal. The Ince Marshes area is also considered to be at

a high risk of flooding as it was originally marshland that would flood naturally and is currently managed by canalised drains.

9.10 Some properties within Frodsham are considered to be under threat of flooding from the River Weaver, however it is mainly agricultural land at risk of flooding in this area.

9.11 In Northwich the most significant flood risk is caused by the Weaver, Dane and Peover Eye river catchments converging. The main flood risk is to properties to the south of the town centre and in Winnington, an industrial area to the north east of Northwich. Some sites within the Northwich Vision regeneration area are at risk of flooding and work has been undertaken to understand the nature of this risk through an Area Flood Risk Assessment Study and Mitigation Study for Northwich.

9.12 Winsford has been identified as an area that is at risk of flooding. The Winsford Area Flood Risk Assessment has investigated the flood risk in further detail, particularly in relation to proposed development areas. It provides a guide to possible mitigation and design methods to address any risk of flooding.

9.13 The tidal and fluvial River Dee puts parts of Chester at risk of flooding. The main area of flood risk affects parts of Chester city and the Sealand Basin area. The village of Farndon is also at risk from the fluvial River Dee.

9.14 Following the UK flood events of 2007, the Pitt Review of 2008 recommended that local authorities have greater responsibility for managing local flood risk. The Flood and Water Management Act 2010 is the vehicle for taking forward many of the recommendations of the Pitt Review. It requires the production of a Local Flood Risk Management Strategy to set out a clear vision to manage flood risk that reflects local circumstances such as the level of flood risk. A Preliminary Flood Risk Assessment was published in 2011. This is a summary of significant flood risks from local sources. It is based on readily available information on past flood events and the potential consequences of future floods. The study concludes that there have been no flooding events from local sources that are deemed to have had 'significant harmful consequences'. An analysis of data available on future flood risk has found that there could be flooding with adverse consequences as a result of surface water flooding. Modelling outputs provided by the Environment Agency indicate that up to 28,900 properties could be at risk from surface water flooding in a 0.5% (1 in 200) annual probability rainfall event. However, these properties are not in clusters, and therefore the scale of risk is not sufficient for Cheshire West and Chester to be considered a 'Flood Risk Area', reportable at European level.

9.15 The Council has developed a Local Flood Risk Management Strategy which sets out the local organisations with responsibility for flood risk in the area, partnership arrangements to ensure co-ordination between these, an assessment of the flood risk and plans and actions for managing the risk.

Water quality

9.16 The quality of many of the borough's rivers is at moderate or poor status, with high nitrate and phosphorus levels. There are particular issues in river catchments in Ellesmere Port and Northwich areas, where water quality is generally poor. This is due in part to discharges from wastewater treatment

works, but also pollutants from other sources such as agriculture, industry and urban run-off. Increasing wastewater discharges, coupled with reduced rainfall resulting from climate change, could make matters worse. It will be important to ensure that surface water run-off from new development does not exacerbate this problem.

9.17 Measures to separate clean and foul drainage, such as incorporating SUDs in new developments, offers significant potential to improve water quality in urban catchments. Such systems can also help to reduce the need for expensive new infrastructure provision as well as contributing to green infrastructure objectives.

Effect of existing policies on current situation

9.18 The Local Plan (Part One) sets out requirements relating to water within policy ENV1 Flood risk and water management. This policy seeks to reduce flood risk, promote water efficiency measures and protect and enhance water quality. This is done by following the sequential approach to determining the suitability of land for development and requiring Flood Risk Assessments where applicable. It also states that development proposals should comply with the Water Framework Directive, drainage should be designed to reduce surface water run-off rates and proposals should demonstrate that there is adequate wastewater infrastructure and water supply provision.

9.19 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

9.20 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply and policy ENV1 would help to reduce flood risk, promote water efficiency measures and protect and enhance water quality. However, the proposed Local Plan (Part Two) policies add extra detail and provide additional requirements to help to reduce the risk of flooding. The series of policies relating to flood risk and water management in the Local Plan (Part Two) include requirements for sites specific flood risk assessments and avoiding/reducing flood risk (DM 40), Sustainable Drainage Systems (DM 41), flood water storage and critical drainage areas (DM 42), and water quality, supply and treatment (DM 43).

9.21 The NPPF and accompanying practice guidance on Development and Flood Risk also provides guidance for water related planning issues and would be used either without, or in combination with the Local Plan (Part Two). It includes:

- the sequential test for development affecting flood risk;
- the scope of flood risk assessments and when they should be prepared; and
- managing surface water run off including the use of SUDs.

Situation with the Local Plan (Part Two)

9.22 The Local Plan (Part Two) will have a range of effects on the sustainability objectives for water, as summarised in this section. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

9.23 Overall the appraisal reveals that the Local Plan (Part Two) could have a mixed impact when assessed against the sustainability objectives for water. After the policies that have been screened out are taken away, of the remaining policies approximately half could have a positive impact and half could have a negative impact. Although a relatively high number of policies have been identified as having a negative impact when taken in isolation, overall the impact should be positive if the Plan is read as a whole.

9.24 The policies specifically relating to water have been appraised to have a very positive impact on water objectives. They are DM 41 'Sustainable Drainage Systems', DM 42 'Flood Water Storage' and DM 43 'Water quality, supply and treatment' and all aim to protect and enhance specific aspects of water quality and quantity or to prevent and deal with flood risk. Policy 37 'Recreational routeways' identifies the need to protect, enhance and extend canals and waterways and therefore has a very positive impact on this aspect of the water objective.

9.25 Policy DM 8 'Equine development' has a very positive impact as it specifically refers to the need to prevent flood risk and ensure adequate disposal of foul and surface water and animal waste. Policy DM 35 'Open space provision in new residential development' identifies in the explanation that open space can provide flood or water storage areas and it therefore has a very positive impact on water. Policy DM 54 'Waste management facilities' specifically identifies that hydrological characteristics should be protected and also has a very positive impact on water.

9.26 Several policies have slight positive impacts on water as the impact is more indirect, for example by promoting use of brownfield land, which is less likely to result in problems with run-off than use of greenfield land (e.g. Policy DM 19 'Proposals for residential development). Policy DM 32 refers to protection of controlled waters and management of risk from contamination, but does not refer specifically to protection of water quality. Policy DM 44 'Protecting and enhancing the natural environment' protects ecological networks, which can have an indirect impact on water by protecting sustainable water management systems and reducing the risk of pollution.

9.27 Some policies have slight positive impacts overall, as they protect or enhance some aspects of water, but may lead to additional development that could impact on waterways or flooding, for example policy CH 2 'Chester regeneration areas', which identifies that regard is taken to waterways and identifies the need for developments to take account of river ecology, although works near the river could increase pollution or risk of flooding and this is not specifically mentioned in the policy. Another example is policy DM 6 'New agricultural and forestry buildings', which identifies that adequate provision should be made for disposal of foul and surface water and animal wastes without risks to watercourses, but does not refer to flooding and could potentially increase flood risk. Other policies have slight positive impacts as

they support development on brownfield sites, in low flood risk areas (e.g. policy DM 1 'Development of previously developed land') or require site specific flood risk assessments and appropriate mitigation measures to deal with potential risk of flooding (e.g. policy R 2 'Meeting the outstanding housing requirement in Tattenhall').

9.28 Some policies have slight positive impacts as they positively address one very specific part of the water topic, but do not cover others, for example policy DM 4 'Sustainable construction' requires high levels of water efficiency.

9.29 No policies have very negative effects on water.

9.30 Some negative impacts are identified when the policies are appraised individually, in relation to most of the site-specific policies including those relating to employment land and allocations for other uses on greenfield sites where run-off could be increased, or where the sites are subject to flood risk. This includes policies CH 4, EP 2, EP 6, EP 7, N 4, W 2, R 3, T 1 and DM 13. Similar negative impacts on water are identified for the policies relating to specific areas (e.g. DM 14 'City and town centres' or types of sites (e.g. DM 36 'Provision for sport and recreation'), where flood risk and protection of water quality are not mentioned. However, when the policies are viewed as a whole, the policies relating to water should provide sufficient protection.

Summary of impacts

9.31 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium/ long term	In terms of water management, flood risk could be a potential short and medium term impact. The Plan aims to direct development away from areas at risk of flooding and to avoid adding to flood risk. Poor water quality in a current problem in some of the borough's water courses. The Plan requires that development protects surface water and groundwater through suitable pollution prevention measures. In the medium to long term, proposed development will contribute to pressures on water supply and wastewater	National planning policy guidance sets out a robust approach to ensuring that development is directed away from areas at risk of flooding, through the sequential test. This complements the approach set out in the Local Plan. Water quality objectives are set within the Environment Agency's River Basin Management Plans, and implementation of these plans alongside green infrastructure action plans should help to improve the status of the borough's water courses.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
	infrastructure. These impacts, particularly in relation to water supply, may be exacerbated by the effects of climate change which may make supply more unpredictable. The Plan recognises these effects and seeks to mitigate against them, by encouraging high standards of sustainable construction, including water efficiency measures and SuDS. The plan also requires provision of water supply, water drainage and wastewater infrastructure.	Increasingly rigorous Building Control standards will improve the water efficiency of new developments, which will help offset the overall increase in demand and increasing fluctuations in supply caused by climate change. Through their asset management plans and the Infrastructure Delivery Plan, utility companies will work in partnership with the Council to assess the need for additional water infrastructure and plan for it as appropriate.
Areas likely to be significantly affected	Some water related issues are borough wide, such as water supply and the need for demand management measures and sustainable urban drainage systems (SuDs). Other issues affect particular areas, for example, water quality which is classed as having a 'poor' ecological potential in certain water courses, notably around Ellesmere Port and Northwich. Water quality is affected by a range of issues, many of which are beyond the control of the planning system. However, where development is proposed, opportunities to improve water quality should be taken where possible in accordance with the Water Framework Directive objectives. Areas which are at risk of flooding and may be subject to development proposals include Chester town centre, Northwich town centre, and parts of Winsford and Ellesmere Port. Detailed area flood risk assessments have been undertaken for these areas to assess the risks in detail and identify appropriate mitigation measures. Flood risk assessments will be required in other areas which may be prone to flooding, where development is proposed The capacity of wastewater treatment facilities in particular locations may need to be assessed further to ensure that the needs of new development can be met without environmental harm. Potential issues may exist in Winsford, Ellesmere Port and Helsby.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Permanent or temporary effects	Issues connected to water resources are likely to change over time, due to variations in weather and climate change. Patterns of rainfall are changing and this has significant impacts on water supply, water quality, surface water and flooding. These changes may be difficult to predict and therefore ongoing monitoring and forecasting are important. New development will have a permanent effect in terms of demand for water, the need for wastewater disposal and impacts on surface water runoff. It is therefore important to ensure that appropriate mitigation measures are put in place from the outset. In areas subject to flood risk, development can have a permanent effect in terms of taking up capacity in the flood plain which could increase flooding in surrounding areas. It is therefore important to consider these issues carefully where development is proposed to ensure that environmental impacts are minimised through incorporation of the highest achievable standard of sustainable design.	
Secondary or indirect effects	Improvements to water quality in streams and rivers, which result from a combination of development and the implementation of other agencies' plans and programmes, could have positive benefits for ecology and habitats. Positive benefits for tourism, recreation and health could also occur. Protection of open spaces and habitats, and increasing tree and vegetation cover, can help to reduce the risk of flooding. Avoiding development which could exacerbate flooding, through careful location and the inclusion of measures such as SuDS to assist with surface water drainage, could help prevent harm to biodiversity, homes and businesses.	
Synergistic effects	No specific effects identified.	
Cumulative effects	The cumulative impact of development could result in the need for additional wastewater treatment capacity to avoid harm to receiving water courses. Partnership working with the utility companies and the Environment Agency should help to make sure the appropriate facilities can be put in place to support new development within environmental limits. Development or restoration of several mineral sites within a relatively small area could have a cumulative impact on flooding or water quality. This could be a synergistic impact depending upon the nature of the sites and impacts.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
	Water resource planning and management takes place on a wider geographical area than the local authority boundary. The Water Cycle Study recognises the potential cumulative impacts of growth in Cheshire West and neighbouring districts on the demand for water and wastewater treatment facilities. The study assessed the likely demand for water over a wider area, taking account of growth forecasts and population change, and found that there are no particular constraints in terms of supply in the short-medium term. Managing demand is still important, however, and proposed measures to increase water efficiency in new development will help to address this.	

Policy amendments

Amendments due to the SA of the Preferred Approach

9.32 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating to flood risk / flood minimisation and mitigation measures and sustainable drainage strategies, where relevant.
- Policy DM 8 'Equestrian development' amended to address flood risk and water pollution.
- Policy explanation in DM 35 'Open space provision in new development' amended to highlight benefits of open space to flood mitigation and encourage maximisation of these benefits.
- Policy DM 54 'Waste management facilities' amended to require protection of hydro-geological and hydrological characteristics.

Amendments due to the SA of the initial Publication Draft Plan

- Change to CH 3 'Employment land provision in Chester' to remove the Bumpers Lane site. This site was identified in the sustainability appraisal of the site to have a negative impact on water.
- Policy R 3 D 'Oaklands office park' amended to cross refer to policy DM 40 'Flood risk'.
- Policy T2 'A56 Hoole Road corridor' amended to include a bullet point requiring the inclusion of an appropriate flood risk and drainage strategy that will ensure there is no increased surface water flood risk as a result of the development and to provide a link to policy DM 41 'Sustainable Drainage Systems'.

Mitigation and enhancement

9.33 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggests that the potential negative impacts of policies relating to particular sites or areas of development could be reduced by specifically referring to minimisation of flood risk, sustainable drainage

systems and minimisation of runoff, protection of water resources and water quality. However, it is not considered necessary to refer to each of these issues within each policy, as the plan must be read as a whole and these issues are already covered by policy DM 40 'Development and flood risk', DM 41 'Sustainable Drainage Systems', DM 42 'Flood water storage' and DM 43 'Water quality, supply and treatment'.

9.34 The appraisal of policies T1 'Local road network improvement schemes' and T5 'Parking and access' suggests that the use of permeable surface materials could be considered, as a way of reducing runoff. Policy DM 41 already refers to the use of Sustainable Drainage Systems, and use of permeable materials should be considered as a result of this policy.

9.35 It is suggested within the appraisal of policy DM 36 'Provision for sport and recreation' that the policy could identify that recreation uses could be located on areas that have a high flood risk that would not otherwise be suitable for other development'. However, it is likely that this will be taken into account in the development of proposals for sites and does not need to be specifically referred to in the policy.

Monitoring

9.36 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to water:

- Number and percentage of relevant planning applications determined contrary to Environment Agency advice on flood risk grounds.
- Change in extent of flood risk area.
- Number and percentage of relevant planning applications determined contrary to Environment Agency advice on water quality grounds.
- Water quality / ecological status of rivers.
- Number of SUDs approved by the SUDs Approval Body (SAB).

10 Air

Introduction

10.1 Air quality is important for human health, vegetation and ecosystems. The major cause of air pollution and poor air quality is the emission of nitrogen oxides and particulate matter from vehicle exhausts. Serious health problems such as respiratory, cardiovascular illness and even premature death can also be associated with air pollution. The effects are most commonly felt by sensitive and vulnerable groups such as the infirm, people with asthma, children and the elderly.

10.2 The authority is required to assess and where necessary monitor the concentrations of key atmospheric pollutants, primarily those that represent a threat to human health, but also those thought to adversely affect vegetation. Where objectives are unlikely to be met, an Air Quality Management Area (AQMA) must be declared and an Air Quality Action Plan implemented to improve air quality.

SA objective for air identified in the SA Scoping Report

	SA objective	Sub objectives
SA objective 6	To protect air quality where it is of a high standard and to improve it elsewhere.	Will it improve or have an insignificant effect on local air quality, ensuring minimum impact on people's health? Will it encourage the use of clean technologies and working practises and a shift to more sustainable modes of transport?

Situation now

10.3 The local authority reviews local air quality in terms of the impacts of seven key pollutants against health based objectives. Where any of these objectives is exceeded there is a requirement to carry out a Detailed Assessment Progress Report and subsequently an AQMA may be designated.

10.4 There are four AQMAs in Cheshire West and Chester:

- A5032 (Whitby Road - Station Road), Ellesmere Port - 2005
- Chester City Centre - 2017 (expansion of Boughton AQMA)
- Fluin Lane, Frodsham - 2015
- Thornton le Moors - 2016

10.5 Thornton le Moors AQMA was declared due to exceedances of sulphur dioxide from industrial sources, while the other AQMAs were declared for NO_2 associated with vehicular traffic.

10.6 A key measure set out in the Air Quality Strategies is to ensure the planning system is used where possible to minimise the impact of new development and where possible reduce local air pollution.

10 Air

Effect of existing policies on current situation

10.7 The Local Plan (Part One) includes a policy requiring high quality design and sustainable construction (ENV 6), which will impact on air quality through incorporation of energy efficiency measures and measures to mitigate the effects of climate change. The criteria set out in policy STRAT 1 relating to sustainable development identify the need to mitigate the effects of climate change and protect the natural environment. It also highlights the need for development to be located in sustainable locations, therefore reducing the need for car travel.

10.8 Within the AQMAs the annual mean objective for NO_2 continues to be exceeded and they have been retained.

10.9 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

10.10 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. As such, through Policy STRAT 1 'Sustainable development', proposals would need to mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation and to locate new housing with good accessibility to shops and services and good connections to public transport. Policy STRAT 10 requires reduction in carbon emissions from transport and states that proposals should seek to maximise use of sustainable (low carbon) modes of transport. Through ENV 6 'High quality design and sustainable construction' requires incorporation of energy efficiency measures and providing for renewable energy generation. However, the proposed Local Plan (Part Two) policies provide additional requirements to help to reduce climate change and the risk of flooding.

10.11 The proposed Local Plan (Part Two) includes further detailed requirements. This includes policy DM 31 which requires that development does not give rise to significant adverse impacts on health or quality of life. It specifically sets out requirements in relation to AQMAs, that proposals within or adjacent to an AQMA must be designed to mitigate the impact of poor air quality on future occupiers, and requires an air quality assessment and appropriate mitigation with proposals that have potential for significant or unacceptable air quality impacts. The policy sets out requirements to protect residential amenity from developments likely to produce an odour. Several policies will also have indirect impact on air quality, for example through location of development and therefore impact on transport, infrastructure, sustainable construction and landscaping.

10.12 Without a Local Plan policy that can reflect the local circumstances, then there is no guarantee that existing AQMAs would have a chance to improve or that specific air quality issues in the borough would be addressed.

10.13 The NPPF supports the increased use of methods of sustainable transport, as well as a commitment to reducing carbon emissions with reference to mitigating for climate change. There is a strong possibility, with the introduction of emissions-free, or low-emission, transport and the increased uptake in communal transport, that air quality may improve regardless of the existence of the Plan. This would be left predominantly to market forces, and as such, would be dependent on the technology becoming available and affordable independent of any other controlling influences.

Situation with the Local Plan (Part Two)

10.14 The Local Plan (Part Two) will have a range of effects on air. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

10.15 Overall the appraisal reveals that the Local Plan Part Two could generally have a positive impact when assessed against the sustainability objectives for climate change and energy. Very positive impacts could occur through policy DM 31 'Air quality', which refers to policy SOC 5 in the Local Plan (Part One) and the requirement that development must not give rise to significant adverse impacts on health and quality of life from air pollution. The policy also requires that development within or adjacent to AQMAs must be designed to mitigate the impact of poor air quality on future occupiers and requires air quality assessments in specific circumstances and mitigation as necessary.

10.16 Very positive impacts are predicted for policy DM 1 'Development of previously developed land', which directs development to sustainable locations, therefore reducing the need for a car and reducing emissions. Also for policy DM 35 'Open space and new development', which requires open space to be on or close to new developments where possible, therefore reducing travel and by providing new open space and planting, which has the potential to protect or improve air quality. Policy DM 37 'Recreational routeways' and policy T 4 'Rail corridors' protect existing routes that allow for sustainable modes of travel, therefore helping to reduce car use and protect air quality. Policy DM 54 'Waste management facilities' encourages more sustainable modes of transport and promotes the management of waste close to its source, therefore helping to reduce impacts on air quality through transport emissions. It also refers to the need to protect and enhance air quality through use of clean technologies. Policy DM 4 'Sustainable construction' relates to sustainable construction and also requires energy efficiency, low carbon energy generation and reductions in CO_2 emissions, which will all help to protect air quality.

10.17 A large number of policies are likely to have a positive impact on air quality, but the impact is likely to be more indirect, or there will be some negative impacts of the policy as well as several positive impacts. For example, those policies that aim to direct development to more sustainable locations (e.g. CH 1, CH 2 and DM 9) or limit development in less accessible or countryside locations (e.g. DM 6, DM 7, DM 10, DM 19 and DM 25)) and those policies that refer to protection or enhancement of green spaces or landscaping (e.g. DM 10, DM 44 and DM 45).

10.18 The appraisal revealed that negative effects could occur in respect of several policies, but with only one policy resulting in very negative effects. Very negative effects could occur in respect of policy EP 3, which relates to Stanlow special policy area. This is because the location of the site means that it is likely that the majority of transport to and from the site is likely to be by road. The policy specifies that non-road and public transport facilities should be used where possible and this reduce impacts on air quality. However, development of the site could have a negative impact on Thornton-Le-Moors AQMA and Ellesmere Port AQMA.

10.19 Slight negative impacts are likely from several policies relating to employment and development sites for other uses (e.g. CH 3, CH 4, EP 2 B-C and E-H, EP 4, EP 5, EP 6, EP 7, GBC 1, GBC 1 A, N 4, N5, W 2, R 2, R 3, R 3 A, B, D, T 1 and M 1) as the additional development could increase use of resources and increase travel, therefore impacting on air quality. The policy relating to change of use of buildings to residential (DM 22) also scored negatively as it relates to change of use of existing buildings that could include isolated locations and could therefore increase car journeys and therefore increase emissions. These policies do not mention protection of air quality within the policies themselves, however when viewed as a whole, the policies relating to air quality should provide sufficient protection.

Summary of impacts

10.20 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	The Plan seeks to meet the sustainability objectives for air. Overall they will have a positive impact, reducing the effects of growth based emissions, as well as creating and enhancing green infrastructure.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on air issues and emphasise the importance of these topics. Examples include the Air Quality Strategy 2007, and the National Planning Policy Framework.
Long term	The effects of most of the policies on air are likely to be more prominent in the long term.	Over the longer term national targets and legislation in relation to air will still be in place and could be strengthened to have a greater effect.
Areas likely to be significantly affected	All areas of the borough could be impacted, however, specific areas of concern would be the Air Quality Management Areas. Currently there are four in the borough; in Chester, Ellesmere Port, Frodsham and Thornton-le-Moors.	
Permanent or temporary effects	As the effect on air is dependent on the scale, location and form of development, it is difficult to accurately determine the permanency of effects. The greatest impact	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
	on air quality would be from reduced traffic emissions. This is mainly influenced by processes outside the planning system.	
Secondary or indirect effects	Improved air quality would see a reduction in air pollution and the associated problems to health, biodiversity, and buildings.	
Synergistic effects	The Plan could, as a result of the proposed development areas and sites, result in an increase in car travel. This could see, assuming no chances to the nature and level of pollution produced by traffic, a worsening of air quality across the borough, but particularly in urban areas. Whilst the policies within the Plan should act to help reduce the impact, planning can only have an indirect effect on the levels and patterns of traffic.	
Cumulative effects	An increase in car travel, could see, assuming no chances to the nature and level of pollution produced by traffic, a worsening of air quality across the borough, particularly in urban areas. Whilst the policies within the Plan should act to help reduce the impact, planning can only have an indirect effect on the levels and patterns of traffic.	

Policy amendments

Amendments due to the SA of the Preferred Approach

10.21 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Reference to air quality added to policy CH 1 'Chester settlement area'.
- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating to air quality, use of non-road and public transport facilities, requirement for transport assessments and provision of landscaping, where relevant.
- Policy N 2 'Northwich regeneration areas' amended to add reference to promotion of safe walking and cycling routes and minimisation of impact of traffic.
- Reference added within Policy M 4 'Proposals for exploration, appraisal or production of hydrocarbons' to control and minimisation of gas emissions using best available technology, to replace reference to greenhouse gasses and fugitive emissions. Text added to the explanation stating that the government aim to secure a transition to a lower carbon future, while recognising that there needs to be a mix of energy sources.
- Policy DM 4 'Sustainable construction' amended to refer to reducing CO_2 emissions.
- Additional criteria added to policy DM 13 'Oulton Park' relating to impacts on air quality, sustainable transport and traffic congestion.

- Policy DM 26 'Specialist accommodation' strengthened in relation to locating new developments in sustainable locations to reduce car travel and associated emissions.
- Policy explanation to policy DM 36 'Provision for sport and recreation' amended to highlight that support for new sports facilities will be subject to them being appropriately located and accessible by a range of transport modes.

Amendments due to the SA of the initial Publication Draft Plan

- Detail added to air quality criterion in policy CH 1 'Chester settlement area', to refer to Chester city-wide air quality management area and text added to the explanation to refer to policy DM 31 'Air quality'.
- Text added to the explanation to policy CH 3 'Employment land provision in Chester' to refer to the air quality management area.
- Bullet point added to policy EP 1 'Ellesmere Port settlement area' to refer to air quality impacts.
- Explanation to EP 1 'Ellesmere Port' and EP 2 'Employment land provision in Ellesmere Port' amended to refer to AQMA.
- Policy DM 26 amended so that the requirement for developments to be well located in relation to a range of existing services and facilities and with good access to public transport applies to all types of specialist accommodation.
- Text added to policy DM 54 'Waste management facilities' to the need to protect air quality and enhance where possible through the use of clean technologies.

Mitigation and enhancement

10.22 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that the potential negative impacts of specific policies relating to employment development and development of particular sites or areas on climate change and energy could be reduced by specifically referring to protection of air quality, prevention of impacts on AQMAs, energy efficiency and promotion of sustainable modes of transport and alternatives to the private car. However, it is not considered necessary to refer to each of these issues within each policy, as the plan must be read as a whole and these issues are covered by policy ENV 6 'High quality design and sustainable construction' and policy STRAT 10 'Transport and accessibility' in the Local Plan (Part One) and policies DM 4 'Sustainable construction' and DM 31 'Air quality' in the Local Plan (Part Two).

10.23 . The mitigation measures suggested for policy EP 7 'Ellesmere Port historic canal port' suggested referring to the need to improve links to and from Ellesmere Port and the wider area, particularly for pedestrians, cyclists and by public transport, as a major tourist and commercial facility (as promoted by the policy), is likely to attract visitors from further afield. However, providing links to Ellesmere Port would therefor provide links beyond this via the train station,bus routes and existing cycle network.

Monitoring

10.24 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to air:

- Number and extent of AQMAs.
- Number of tonnes of NOx emitted annually from road transport.
- Number of tonnes of PM10 emitted annually from road transport.
- Annual average nitrogen dioxide concentration in AQMAs (ug/^{m3}).

11 Land and resources

Introduction

11.1 Land and resources covers designations of land, soil quality, agricultural land and natural resources including minerals.

SA objective for land resources identified in the SA Scoping Report

11.2 The following sustainability objectives have been identified as the most relevant to the land and resources topic:

	Objective	Sub objective
SA objective 7	To reduce the consumption of natural resources.	Will it result in the prudent use of natural resources? Will it promote the use of secondary/recycled aggregates?
SA objective 8	To protect land and soil quality.	Will it impact on extent and quality of soils?
SA objective 9	To optimise the re-use of previously developed land and buildings.	Will it promote development on brownfield land?

Situation now

11.3 The North Cheshire Green Belt covers 42% of the land area (39,230 hectares) of the borough and surrounds much of the area around the city of Chester and extends to Ellesmere Port and across to Northwich.

11.4 The percentage of new dwellings built on previously developed land decreased from 88% in 2010/11 to 49% (and 2% on sites of a mix of greenfield and previously developed land) in 2016/17. The percentage of employment floorspace on previously developed land has decreased from 74% in 2010/11 to 39% in 2016/17. This indicates a reduction in availability of brownfield land and the area of vacant and derelict land in the borough decreased between 2007 (871 ha) and 2012 (849 ha). The change is also partly due to the more restrictive policies on greenfield land and their legacy, which aimed to encourage regeneration.

11.5 Agricultural land quality across Cheshire West and Chester is generally good, with 70% being of Grade 3 or above. Soils in the borough are predominantly slow permeable loams and clays although the Sandstone Ridge (running down the eastern part of the borough) is characterised by freely draining loamy and sandy soils. The marshland/coastal flats near the areas of Frodsham, Helsby, Neston and Parkgate are naturally wet loamy and clay soils.

11.6 The number of active minerals sites within the borough has reduced significantly in recent years. In 2016, there were four permitted aggregate sites within Cheshire West and Chester supplying sand and gravel, of which three sites were active (Crown Farm Quarry in Delamere, Forest Hill in Sandiway and Town Farm Quarry in Kingsley). This includes one site recorded as mothballed in 2015 but resumed extraction in June 2016. Cheshire West and Chester is a key supplier of high quality sand and gravel in the North West; material is exported to neighbouring mineral planning authorities as well as to destinations further afield. In 2009, 40 per cent of material sold from the North West was from sites within Cheshire. Total amounts exported to areas in the North West have been declining slightly since 2012/13 but increased in 2016.

Effect of existing policies on current situation

11.7 The Local Plan (Part One) has several policies within it that relate to land and resources. Policy STRAT 1 requires new development to protect, enhance and improve the natural environment whilst enhancing and restoring degraded and despoiled land. It also encourages the use and redevelopment of previously developed land and states that proposals should minimise the loss of greenfield and high grade agricultural land and ensure the prudent use of natural resources.

11.8 Policy STRAT 9 sets out additional restrictions relating to Green belt and countryside, ENV 2 protects landscape and ENV 6 requires that developments make the best use of high quality materials and incorporate energy efficiency measures. Policy ENV 7 supports alternative energy supplies and ENV 8 includes the waste hierarchy, which identifies the potential for recycling and energy generation from waste. Policy ENV 9 supports proposals enabling the use of secondary and recycled mineral resources and requires the sustainable and prudent use of all natural mineral resources.

11.9 Over the last few years, promotion of the use of previously developed land has worked well and a high percentage of new residential and employment floorspace in the past has been on previously developed land. However, the availability of previously developed land is reducing and this is having an impact on levels of permissions on previously developed land. The brownfield register will help to identify and promote redevelopment of these sites.

11.10 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

11.11 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. One of the key Local Plan (Part One) policies is STRAT 1 'Sustainable development', which promotes enhancement and restoration of degraded and despoiled land, encouragement of the use and redevelopment of previously developed land and the prudent use of natural finite resources whilst promoting the re-use, recovery and recycling of materials. Policy ENV 6 'High quality design and sustainable construction', requires development to make the best use of high quality materials and policy ENV 8 'Managing waste' identifies the need to promote waste minimisation

and supports recycling. Policy ENV 9 'Minerals supply and safeguarding' also safeguards natural resources and supports use of secondary and recycled mineral resources.

11.12 The proposed Local Plan (Part Two) policies provide additional detail and protection within the set of policies relating to land and resources.

11.13 Policy DM 1 supports the re-use and redevelopment of previously developed land in sustainable locations, and sets out circumstances under which redevelopment of previously developed land in the countryside, outside of identified settlements, will be permitted. It also requires that development must be of an appropriate mix of uses an density whilst fully respecting existing character and layout of the surrounding area.

11.14 The policies defining the settlement areas (CH 1, EP 1, N 1, W 1), key service centres and local service centres (R 1) should encourage suitable levels of development within these areas and therefore encourage use of previously developed land and protection of the countryside and Green Belt.

11.15 Several policies will impact on landscape, either directly or indirectly (GBC 2, GBC 3, DM 44 and DM 45). Policy DM 44 requires that soil resources are protected and used sustainably, including minimising the loss of high grade agricultural land, in line with Local Plan (Part One) policy STRAT1. Policy DM 32 relates to land contamination and instability.

11.16 Policy DM 4 relates to sustainable construction and requires new developments to achieve the highest level of energy and water efficiency, to demonstrate how energy requirements have been reduced and use renewable and low carbon energy technologies to reduce required energy on-site. Policy DM 6 requires that any proposals involving production or use of brine and salt must ensure sustainable use of this resource.

11.17 The policies within the Local Plan (Part Two) provide specific detailed protection for land and specify how efficiency in use of resources should be achieved. Without this there would still be a general level of protection for land and a general requirement for efficiency in use of resources, but details would not be provided of how this should be achieved.

Situation with the Local Plan (Part Two)

11.18 The Local Plan (Part Two) will have a range of effects on land and resources. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

11.19 Overall the appraisal finds that the Plan could generally have a positive impact when assessed against the sustainability objectives for land and resources, although there are a significant number of policies that scored negatively.

11.20 Several policies scored very positively, including policies that relate to settlement areas and draw the boundary around existing urban areas, support regeneration of previously developed land and support re-use of buildings (EP 1 'Ellesmere Port settlement area' and N 1 'Northwich settlement area') and policies that relate specifically to regeneration areas and therefore promote use of previously developed land (N 2). Some policies that at involve safeguarding land for the most appropriate use, re-using previously developed land and supporting sustainable modes of travel therefore reducing consumption of resources also scored very positively (T 3 'Railway stations' and T 4 'Rail corridors'). Policy DM 1 'Development of previously developed land' specifically directs development to identified settlements on previously developed land and also scores very positively.

11.21 Policy M 5 'Restoration of minerals and oil and gas sites' scores very positively as it requires the amount of land affected by mineral working at any one time to be minimised and it also specifically considers soil and land quality by requiring maximisation of opportunities to improve or enhance agricultural land quality.

11.22 Policies relating to open space (DM 35) and protecting the natural environment (DM 44) also scored very positively as protecting and enhancing open space and ecological areas will result in protection of greenfield areas, prudent use of natural resources and protection of soil quality.

11.23 Policy DM 52 'Solar energy' and DM 54 'Waste management facilities' score very positively as they encourage use of previously developed land where possible, minimisation of use of high quality agricultural land and DM 52 also requires reinstatement to previous use, therefore minimising degradation of soil quality. Policy DM 55 'Sites for replacement household waste recycling facilities' also scores very positively as it requires the use of previously developed land and household waste recycling will help to achieve prudent use of natural resources.

11.24 A large number of policies scored positively because they generally promote use of previously developed land or buildings, but may also include some greenfield sites, or because redevelopment of the site may improve soil quality through remediation (e.g. CH1, CH 2, CH 4, EP 2 B, EP 5, EP 7, N 3, W 1, GBC 1, DM 7 and DM 8).

11.25 Several policies scored positively as they limit development in the countryside, therefore helping to protect resources and soil quality (e.g. DM 3, DM 9 and DM 10). Policy DM 4 'Sustainable construction' specifically encourages the use of sustainable construction techniques that promote the reuse and recycling of building materials and maximise opportunities for recycling, to help reduce the consumption of natural resources.

11.26 Three policies scored very negatively in relation to land and resources. Policy W 2 relates to employment land provision in Winsford, policy R 3 relates to employment land provision in the rural area and policy M 7 relates to industrial sand proposals. They all scored very negatively due to their potential use of greenfield land and because they do not mention use of previously developed land or efficiency in use of resources. When the plan is viewed as a whole, the policies relating to land and resources would provide additional protection, but there would still be an impact due to use of greenfield land.

11.27 Several policies scored negatively in relation to land and resources. These policies generally relate to employment land provision or development of specific sites, types of development or transport projects and the impact is mainly due to the potential use of greenfield land and use of resources. Policies relating to conservation areas, listed buildings and non-designated heritage assets (DM 46-48) also scored negatively due to the potential restrictions on re-use of buildings on heritage grounds.

Summary of impacts

11.28 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	The Plan seek to meet the sustainability objectives for land and resources. Overall they will have a positive impact, prioritising the use of previously developed land and efficiency in use of resources. However, some greenfield sites are proposed for specific uses.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on land and resource issues and emphasise the importance of these topics. Examples include the National Planning Policy Framework.
Long term	The effects of most of the policies on land and resources are likely to be more prominent in the long term. The positive effects of taking steps to improve efficiency in use of resources should continue to be seen over the longer term.	
Areas likely to be significantly affected	Greenfield sites identified within the Plan for development are all likely to have a negative impact, unless significant mitigation occurs through the design stage. The Plan should see a minimum number of sites developed in the open countryside.	
Permanent or temporary effects	Use of land and resources is a permanent loss.	
Secondary or indirect effects	An increase in growth would see an increase in demand for land and resources. This would see an increase in production, and transportation, both within and into the borough. This may put strain on supplies, facilities, and infrastructure. Increased consumption of natural resources could increase emissions and exacerbate climate change.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Synergistic effects	None identified.	
Cumulative effects	None identified.	

Policy amendments

Amendments due to the SA of the Preferred Approach

11.29 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Policy DM 4 'Sustainable construction' amended to encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials and maximise opportunities for recycling and composting of waste.
- Amendment made to criteria within policy DM 54 'Waste management facilities' to require protection of hydro-geological, hydrological and soil permeability characteristics.
- Policy M 5 'Restoration of minerals and oil and gas sites' amended to include reference to agricultural land quality.

Amendments due to the SA of the initial Publication Draft Plan

- No amendments undertaken at this stage.

Mitigation and enhancement

11.30 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that the potential negative impacts of specific policies relating to employment development and development of particular sites or areas could be reduced by specifically referring to promotion of development of previously developed land on sites and protection of greenfield areas, encouragement of sustainable means of transport, sustainable construction methods and requiring protection of soils and provision of landscaping. However, it is not considered necessary to refer to each of these issues within each policy, as the plan must be read as a whole and these issues are dealt with through other policies including policy STRAT 1, ENV 6, ENV 8 and ENV 9 in the Local Plan (Part One). Also policies CH1, EP 1, N 1, W 1, R1 (encouraging use of previously developed land), policies GBC 2, GBC 3, DM 44 and DM 45 (protecting landscape and soil resources) and policy DM 4 and DM 6 (relating to sustainable use of resources).

11.31 The mitigation to policy M 1 'Future sand and gravel working' suggests that the policy could specifically refer to restoration works, in order to ensure that protection of land and soil quality is considered from the outset. However, this is covered within policy M 5 'Restoration of minerals and oil and gas sites'.

11.32 For policy DM 48 'Non-designated heritage assets' it is suggested that the consideration of whether it may be preferable for heritage assets to be adapted for re-use rather than standing vacant could be included within the policy.

Monitoring

11.33 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to land and resources:

- Supply of primary land-won aggregate sand and gravel.
- Sales of primary land-won aggregate sand and gravel.
- Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources.
- Amount of Best and Most Versatile Agricultural land.
- Percentage of new and converted dwellings built on previously developed land.
- Percentage of employment development completed on previously developed land in a sustainable location (ha).

12 Waste

Introduction

12.1 Households, commerce and industry in the UK all produce waste. The UK Government's objective for waste is to protect human health and the environment by producing less waste and using it as a resource wherever possible. The sustainable management of waste is driven by the waste hierarchy (prevention; preparing for re-use; recycling; other recovery and disposal).

12.2 It is important that waste is managed in accordance with the waste hierarchy as:

- there is a need to reduce the amount of waste we produce overall and to decouple the growth of waste from economic growth;
- landfill should be a last resort for waste disposal;
- sustainable waste management is an important part of tackling climate change and reducing greenhouse gas emissions;
- energy from residual waste can have a role in meeting our energy needs to reduce reliance on fossil fuels and to deliver renewable energy; and
- there are economic growth opportunities from managing waste more sustainably and the waste industry is central to creating a green economy.

12.3 The key sustainability issues associated with the management of waste include:

- the timely provision of new management facilities to meet the needs of their communities, in particular the provision of alternatives to landfill for the disposal of residual waste;
- the amount of waste produced in the first place (waste prevention);
- ensuring as much waste as possible that is produced is re-used and recycled;
- recovering energy from residual waste; and
- fly tipping.

SA objective for waste identified in the SA Scoping Report

12.4 The following sustainability objective has been identified as the most relevant to the waste topic:

12 Waste

	Objective	Sub objective
SA objective 10	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill.	Will it encourage a reduction in the amount of waste produced? Will it encourage increased recycling and composting and achieve the diversion targets for waste away from landfill? Will it result in new or enhanced waste management facilities to meet the waste management needs of the area? Will it result in improvement in the management of fly tipping and reduction in the number of incidences of fly tipping?

Situation now

12.5 The Council's 'Waste Needs Assessment' was updated in 2016. This sets out how much waste is produced now and how much is likely to arise in the future. The local authority has to plan for the management of all types of waste: local authority collected waste; commercial and industrial; construction, demolition, excavation wastes; hazardous; agricultural; and low level radioactive wastes. In 2013-14 Cheshire West and Chester produced a total of 967,000 tonnes of waste requiring management. This has increased from an estimated total of 750,000 tonnes in 2012-12 and 683,000 in 2012-13. This is reflective of increased levels of waste from all streams being managed in recent years, a trend which is anticipate to continue linked to forecasted growth in population and predicted changes in local economy favouring the type of businesses that are likely to generate higher levels of waste.

12.6 Waste management provision in the borough has been focused on traditional waste management techniques, with over 40% of local authority collected waste sent to landfill between 2010/11 to 2013/14. This, however, has reduced significantly in recent years and in 2015/16 only 2.93% of local authority collected waste was landfilled. Recycling and composting rates of local authority collected waste has been steadily rising from 48.09% in 2010/22 to 57.67% in 2015/16. There are two nationally significant hazardous waste management sites in the borough: the Cleanaway High Temperature Incinerator in Ellesmere Port and the Minosus Deep Storage facility at the Winsford Rock Salt Mine.

12.7 There are currently several proposals for new types of waste management facility in the borough which are at different stages in the planning and development process, including some that have planning permission or ministerial consents but are not operational. These proposals include the Ince Park Refuse Derived Fuel Plant (35MW) and Resource Recovery Park, Kinderton Lodge waste facility, a bio-energy facility at Lostock Works and the Brunner Mond Sustainable Energy Plant (60MW). Several of these are large scale regionally significant waste facilities with energy generating capacity.

12.8 The movement and management of waste does not respect administrative boundaries and is contract and market driven. The borough currently exports waste for management but equally waste also comes in for management. Analysis of the movements in and out of the borough taken from waste site return data from the Environment Agency for 2013 suggests that Cheshire West and Chester is a

net importer. Should the major waste management facilities currently planned gain consent and come into operation, the amounts of waste managed in the borough will increase further.

12.9 The borough's Low Carbon and Renewable Energy study identifies the potential that biomass and energy from waste could have in contributing to meeting the need to provide some of the borough's energy needs from renewable sources. There is currently a growing interest in securing energy recovery from waste in the context of its use as a fuel and the contributions waste can make to meeting future energy demands and national energy policy. Existing operational capacity for energy from waste facilities is 100,000 tonnes per annum and there is consented capacity of 1,320,000 tonnes per annum that is not yet operational.

12.10 The waste industry is growing. Nationally and regionally it is recognised that there are economic benefits derived from managing waste sustainably and opportunities for economic growth. The Government Review of Waste Policy 2011 states that nationally the waste sector is valued at over £11 billion and is expected to grow by approximately 3-4% a year for the next few years. The recyclate market is currently a growing sector with the potential to provide economic benefits to the local and national economy.

Effect of existing policies on current situation

12.11 Local Plan (Part One) policy ENV 8 relates to managing waste. It sets out the waste hierarchy and explains how the waste management needs of the borough will be met. It sets general criteria to assess development and explains how the need for waste sites will be monitored. It also states that specific sites for new waste facilities will be allocated as required, but does not allocate the sites.

12.12 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

12.13 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. The key Local Plan (Part One) policy is ENV 8 'Managing waste' which makes provision for Cheshire West and Chester to deal with all types of waste generated in the borough. It promotes management of waste in line with the waste hierarchy and supports provision of sites for new waste management facilities whilst safeguarding existing landfill capacity and waste management facilities in appropriate locations. Local Plan (Part One) policy STRAT 1 'Sustainable development' promotes the prudent use of natural finite resources and the re-use, recovery and recycling of materials.

12.14 The proposed Local Plan (Part Two) includes two policies relating specifically to managing waste. Policy DM 54 sets requirements for proposals for development of waste management facilities through a detailed list of principles. These principles include the desirability of locating facilities on existing industrial or degraded areas, close to existing waste management facilities and locating proposals for biomass plants close to existing or potential users of heat outputs. Policy DM 55 sets out criteria that a site for a Household Waste Recycling Centre is required to meet. The Local Plan (Part One)

policies alone would not provide the detailed list of principles or identify the allocated site for a household waste recycling facility.

Situation with the Local Plan (Part Two)

12.15 The Local Plan (Part Two) will have a range of effects on waste. Most of the policies are screened out, but 14 will have a slightly positive impact, three will have a slightly negative impact and three will have a very positive impact. No policies were identified to have a major negative impact on waste.

12.16 The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

12.17 The policies with a very positive impact were the waste policies (DM 54 and DM 55), which support proposals for waste management and for new household waste recycling facilities where they meet set criteria. Policy EP 6 also scores very positively as it relates to Ince Park, which is safeguarded for a multi-modal resource recovery park and energy from waste facility for use in connection with the recycling, recovery and reprocessing of waste materials.

12.18 The policies with a slight positive impact are a mix of different types of policies, including Stanlow Special Policy Area (EP 3). This has a positive impact as the uses within Stanlow include some waste operations and the policy states that proposals should be complementary to existing operations and proposed development and should not conflict with the continuing operation of existing businesses, the development of future waste uses in this area may also be permitted by the policy, subject to certain criteria. Policy GBC 1 E relates to Urenco, which deals with radioactive waste and the policy supports the principle of further related development on the site. By safeguarding the rail sidings and wharf at Ince Resource Recovery Park, policy M 8 'Minerals infrastructure' supports opportunities for sustainable waste management. It also safeguards opportunities for aggregate recycling, which should contribute to reducing the amount of waste sent to landfill. Other policies with a slightly positive impact are DM 1, DM 4, DM 5, DM 6, DM 27, DM 28, DM 29, DM 37, DM 41 and DM 43. Some of these policies refer specifically to waste, for example in terms of provision of bins to prevent fly tipping.

12.19 The policies that may have a slight negative impact are: DM 11 'Safeguarded areas around aerodromes', which may impact on the location of facilities and prevent development of certain types of waste facility given associated risk of attracting birds; policy DM 33 'New or extensions to hazardous installations', which permits proposals for underground hazardous waste storage or containment but includes criteria that might make it more difficult to bring forward developments; and policy DM 40 'Development and flood risk', which omits improvements to water efficiency, which could lead to a reduction in the production of waste.

Summary of impacts

12.20 This table draws out the overall impact dimensions of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	The Plan seek to meet the sustainability objectives for waste. Overall they will have a positive impact and set out a framework for provision of sufficient and high quality waste management facilities.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on waste issues and emphasise the importance of these topics. They include the National Planning Policy Framework.
Long term	The effects of most of the policies on waste are likely to be more prominent in the long term, as waste management facilities come forward.	Over the longer term national targets and legislation in relation to waste will still be in place and could be strengthened to have a greater effect.
Areas likely to be significantly affected	The criteria for assessment of proposals for waste facilities will apply to the whole borough, but their use will depend on the areas in which proposals come forward. The household waste site allocation is located at Bumpers Lane in Chester and will impact on this site and the surrounding area.	
Permanent or temporary effects	The majority of impacts arising from the Plan in relation to waste are likely to be permanent, particularly if energy-from-waste power generation comes forward within the borough. The impact of new waste recycling sites is likely to be temporary.	
Secondary or indirect effects	None identified.	
Synergistic effects	None identified.	
Cumulative effects	None identified.	

Policy amendments

Amendments due to the SA of the Preferred Approach

12.21 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Requirement added to policy DM 28 'Houses in multiple occupation' to provide adequate recycling facilities.
- Reference to providing additional public rights of way with furniture such as bins added to policy DM 37 'Recreational routeways'.
- Policy DM 4 'Sustainable construction' amended to encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials and maximise opportunities for recycling and composting of waste.

Amendments due to the SA of the initial Publication Draft Plan

- No amendments undertaken at this stage.

Mitigation and enhancement

12.22 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that policy DM 40 'Development and flood risk' promotes water efficiency, to reduce production of waste. However, water efficiency is covered by policy DM 4 'Sustainable construction'. No further mitigation measures were suggested.

Monitoring

12.23 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to waste:

- Local Authority collected waste.
- Kilogrammes of household waste collected per head.
- Total amount of commercial and industrial waste.
- Percentage of local authority collected waste landfilled.
- Amount of commercial and industrial waste sent for energy recovery/landfill/treatment (estimated).
- Percentage of local authority waste recycled and composted.
- Percentage of local authority waste sent for energy recovery.
- Capacity of waste management facilities in CWaC (existing facilities).
- Waste imports to CWaC and exports from CWaC.

13 Cultural heritage and landscape

Introduction

13.1 The borough's historic environment is an important asset of local, regional and in some instances national significance. It should be enjoyed and conserved for the quality of life it can bring to present and future generations. Listed buildings, conservation areas, scheduled monuments and local assets such as historic landscapes and locally important buildings are all valuable to the authority's historic built environment. Chester is an important historic city both nationally and locally. It has a wealth of heritage assets, spanning a range of ages and styles that make a significant contribution to the character of its townscape.

13.2 Cheshire West and Chester contains a diverse range of landscapes, each important for giving a place its unique local identity. Landscape has social, economic and environmental value, attracting business and tourism and contributing to a sense of identity and wellbeing. Understanding the character of the borough's landscapes is important to ensure that future change protects and enhances the important historic assets that make the area distinct.

13.3 Open space plays a key role in creating strong, prosperous communities and designing places that provide present and future generations with a decent quality of life. Whilst the borough already has a good variety of open space, sport and recreation facilities, it is necessary to ensure these are accessible and meet identified local needs.

13.4 The key sustainability issues associated with this topic are:

- preserving and enhancing the borough's designated and non-designated historic environment resource;
- protecting and enhancing Chester and its heritage assets;
- enhancing and managing the character and appearance of the borough's landscape; and
- ensuring the provision of open space to meet identified needs and deficiencies.

SA objectives for cultural heritage and landscape identified in the SA Scoping Report

13.5 The following sustainability objectives have been identified as the most relevant to this topic:

	Objective	Sub objectives
SA objective 11	To preserve and enhance sites, features, areas and settings or archaeological, historical and cultural assets.	Will it ensure the continued protection and enhancement of physical sites and areas of importance to cultural and historical heritage, including the setting character of Chester? Will it protect and enhance the number and area of RIGS?

	Objective	Sub objectives
SA Objective 12	To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	Will it protect and reinforce the borough's landscapes and the natural, cultural and historic elements which make them distinct? Will it increase the provision of open space?

Situation now

13.6 Listed buildings, scheduled monuments and conservation areas are the key formally designated built heritage features located in Cheshire West and Chester. In 2016, there were a total of 2,508 listed buildings entries, 118 scheduled monuments and 96 conservation areas (2011/12) distributed throughout the borough. Although many of these sites are located within and around Chester city centre, the whole district has a rich and varied heritage. International, national and local programmes together provide a framework for the protection and conservation of these features.

13.7 Locally important heritage assets are recorded on the Cheshire Historic Environment Record. This records all known archaeological sites and finds, historic buildings and landscapes in Cheshire. Locally important, non-listed buildings help to maintain a sense of local distinctiveness and identity. There are 1,313 locally important buildings in Cheshire West and Chester (2016).

13.8 Cheshire West and Chester has 28 entries on the Heritage at Risk Register (2015) compiled by English Heritage. These comprise 13 listed buildings and 12 scheduled monuments, although the register only includes Grade I and II* listed building entries, and three Conservation Areas. Chester in particular is currently experiencing a number of challenges for its future and is coming under pressure from retail, business and other development needs. The Chester Historic Characterisation Study provides a greater understanding of the city's character and its capacity to accommodate future development and change.

13.9 There are 53 different landscape character areas across Cheshire (2016), with a diverse range from coastal to sandstone ridges located in Cheshire West and Chester. There are also 12 historic landscape character groups. A number of parishes within the borough have completed Village Design Statements. These documents detail the local character and features that make these areas distinct, setting out guidelines for new development.

13.10 Cheshire West and Chester Open Space Study (2016-2030) sets out strategic options and policy recommendations for open space within the borough based on assessment of needs and deficiencies.

Effect of existing policies on current situation

13.11 The Local Plan (Part One) includes several policies that help to conserve and protect the historic built environment, landscape character and open space. They include: policy STRAT 1, which identifies the need for new development to protect, enhance and improve the natural and historic environment;

ENV 2 which states that landscape character and local distinctiveness will be protected and enhanced; and ENV 5 which requires development to safeguard or enhance designated and non-designated heritage assets and respect and respond positively to designated heritage assets and their setting and ensure that the unique archaeological and historic character of Chester is protected or enhanced. Some of the area specific policies also provide protection, for example STRAT 3 identifies the importance of chester as a historic walled city and development should be compatible with the conservation or enhancement of the city, STRAT 4 notes the importance of proposals at the historic canal port complementing the adjoining conservation area and STRAT 8 states that development in the rural area should be appropriate in scale and design to conserve each settlement's character and setting.

13.12 Other policies will also have an indirect impact on landscape, for example ENV 3 Green Infrastructure and ENV 4 biodiversity and geodiversity.

13.13 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

13.14 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. One of the key Local Plan (Part One) policies is ENV 2 'Landscape' which requires protection and, where ever possible, enhancement to landscape character and local distinctiveness. Policy ENV 5 'Historic environment' sets out that the Local Plan will protect the borough's unique and significant heritage assets and their setting, and requires that development safeguards and enhances both designated and non-designated heritage assets, character and setting. Protection of Chester's unique archaeological and historic character and its setting is covered in Policy ENV 5 and STRAT 3 'Chester'. Local Plan (Part One) policy ENV 6 'High quality design and sustainable construction' requires that development respects local character and sense of place and is sympathetic to heritage, environmental and landscape assets. Protection of open space through Local Plan (Part One) policy SOC 6 'Open space, sport and recreation' and supporting creation, enhancement and management of a network of green infrastructure in policy ENV 3 'Green Infrastructure' will also contribute to protecting and enhancing the character and distinctiveness of landscapes and the built and natural environment.

13.15 The proposed Local Plan (Part Two) policies provide additional detail and protection within the set of policies relating to historic environment and landscape.

13.16 Policy DM 45 provides details about protection and enhancement of trees, woodland and hedgerows. Policy GBC 2 supports protection of landscape in the countryside. There will also be a more indirect impact on landscape through policy DM 44 which relates to protection of the natural environment.

13.17 Policy DM 46 relates to development in conservation areas and sets out specific criteria to be taken into account and lists proposals that will not be permitted, such as demolition of non-listed buildings which make a positive contribution to the character or appearance of the conservation area. Policy DM 47 provides details about what is required or will be prevented in relation to listed buildings and

policy DM 42 specifically seeks to safeguard or enhance non-designated heritage assets. Policy DM 49 protects registered landscapes, including parks and gardens and battlefields and DM 50 protects archaeology and provides information about requirements for archaeological assessments and the use of conditions where necessary. Policy CH 6 provides details of protection of key views, landmarks and gateways in Chester and the historic skyline.

13.18 Cultural heritage is also covered within several of the area-specific policies which mention the importance of protecting significant heritage assets, for example in Chester city centre (CH 5), Chester conservation areas (CH 6), Ellesmere Port historic canal port (EP 7) and Northwich conservation area (N 5).

13.19 Policy DM 39 sets out requirements relating to culture and public art.

13.20 The policies within the Local Plan (Part Two) provide specific detailed protection for cultural heritage and landscape features. Without this there would still be a general level of protection for cultural heritage and landscape, but the requirements for planning application submissions and level of detail of requirements for specific heritage features or landscape would not be provided.

Situation with the Local Plan (Part Two)

13.21 The Local Plan (Part Two) will have a range of effects on the sustainability objectives for climate change and energy. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

13.22 Overall the appraisal reveals that the Local Plan (Part Two) could generally have a positive impact when assessed against the sustainability objectives for cultural heritage and landscape.

13.23 Very positive impacts could occur in relation to 17 different policies. This includes policies specifically relating to protection of landscape and settlement gaps (GBC 2 and GBC 3), key views in Chester (CH 6) and protection of conservation areas (N 6 and DM 46) and registered parks, gardens and battlefields (DM 49). There are also very positive impacts resulting from protection of landscape within policies for specific types of development, such as rural diversification, equestrian, wind and solar (e.g. DM 7, DM 8, DM 51 and DM 52) and protection of cultural heritage within the shopfronts and advertisements policies (DM 16 and DM 17). Very positive scores also result from restoration of minerals and oil and gas sites (M 5), protection of open space, recreational routeways and waterways and mooring facilities (DM 35, DM 37 and DM 38) and promotion of development of previously developed land, and therefore protection of greenfield land (DM 1).

13.24 Slight negative impacts are anticipated for those policies that relate to the development of specific areas or sites (CH 3, EP 2 D, EP 3, EP 4, EP 6, W 2, R 3, M 1) due to the potential impact on landscape or cultural heritage and because this is not protected specifically within the policy. Negative impacts are also identified in relation to the transport policies relating to local road network improvement schemes (T 1), railway stations (T 3) and parking and access (T 5). This is because the schemes, such as Chester Western Relief Road could have a negative impact on landscape or heritage assets depending

upon the exact route, although reducing traffic in the city centre could help to protect heritage assets within the centre of Chester. Rail stations may also be heritage assets themselves and potential impacts on their heritage value is not considered within the policy. Requirements within the parking policy for gateways, visibility splays and access to and around sites could impact on landscape or cultural heritage.

13.25 The majority of the policies scored positively or were screened out and there were no policies that were considered to have very negative impacts on cultural heritage or landscape.

Summary of impacts

13.26 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	The Plan policies seek to meet the sustainability objectives for cultural heritage and landscape and should have a positive impact overall. They should provide an effective framework to conserve, manage and enhance the borough's heritage assets, landscapes, open spaces and local distinctiveness over the period of the Plan.	The situation with the implementation of the Plan alongside existing plans and programmes will be very positive in terms of landscape character, local distinctiveness, open space and heritage assets in most parts of the borough. The NPPF, Landscape Character Assessment and local documents such as village design statements and conservation area appraisals for example will help to ensure that these are protected. In Chester, further support is provided by the Chester Characterisation Study, which will ensure the city's heritage is addressed in future development proposals. Whilst the NPPF sets out how great importance is attached to Green Belts and encourages the re-use of previously developed land, it also sets out how the Government is committed to securing economic growth and boosting significantly the supply of housing through the planning system.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Long term	The positive effects achieved in the short/medium term should continue to be beneficial over the longer term. The effects will generally be more prominent in the medium to long term. The importance of protecting, enhancing and managing places, landscapes and assets of heritage value is well recognised and these features should be well managed into the future. To ensure further local positive impacts occur new policies may be needed after the lifetime of the Plan.	Emerging plans, programmes and strategies continue to recognise the value of proactive management of places, landscapes and assets of heritage value. There may be potential issues around Chester if further growth is promoted through sub-regional or national strategies, as this could create more need for additional greenfield / Green Belt sites.
Areas likely to be significantly affected	All parts of the borough would benefit from the effective protection and enhancement of landscape character and the contribution it makes to local distinctiveness. Ensuring the protection of heritage assets would be beneficial in all parts of the borough where these features occur, particularly in Chester. The historic character and setting of Chester could be affected by potential releases of land from the Green Belt around the city, although this would be dependant on the scale, location and phasing of any changes.	
Permanent or temporary effects	The impacts on cultural heritage and landscape are likely to be permanent. Beneficial effects in terms of conserving, managing and enhancing the borough's heritage assets, landscapes, open spaces and local distinctiveness are also likely to be permanent, but could be altered through future development proposals.	
Secondary or indirect effects	Development in specific areas or on specific sites identified in the Plan could have an indirect negative impact on the character on settlements and landscapes in other parts of borough if not appropriately managed, whilst any subsequent reduction in air quality or rise in air pollution could damage heritage assets. Enhancement of heritage features through tourist development could promote wider understanding and appreciation of the wider heritage resource which could have positive benefits for its maintenance.	
Synergistic effects	There is the potential for new development within and around Chester to have a harmful impact of the city's character. This could in turn have a negative impact on quality of life, local identity and erode cultural heritage assets. This could also be an in issue in other areas of the borough where local character makes them particularly sensitive to future change.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Cumulative effects	Overall the Plan should give rise to positive cumulative effects in terms of local distinctiveness and sense of place, protecting and enhancing landscape character and heritage assets in they are applied. Effective policies are important for Chester to protect the city's important historic character against the potential effects of new development.	

Policy amendments

Amendments due to the SA of the Preferred Approach

13.27 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Reference added to policy CH 4 'University of Chester' to support development where there are no significant detrimental impacts on local heritage.
- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating to mitigating harm to landscape, protection and incorporation of landscape features, consideration of landscape character, protection of landscape features, contribution to visual appearance of M53 and Shropshire Union Canal corridor, consideration of heritage assets and their setting, siting, scale, design, materials and prevention of adverse impacts on heritage assets where relevant.
- Reference to protection and enhancement of heritage assets added to policy W 1.
- Amendments made to GBC 2 'Protection of landscape' to make protection of Areas of Special County Value more commensurate with their status as local designations by restricting development that would unacceptably harm the ASCV and requiring enhancement wherever possible.
- Reference added to policy M 5 to maximise opportunities for restoration to improve or enhance landscape.
- Policy T 1 'Local road network improvement schemes' amended to include criteria requiring structure landscaping to mitigate adverse visual impacts.
- Explanation to policy T 3 'Railway stations' and policy T 4 'Rail corridors' amended to include reference to policy ENV 5 'Historic environment', which protects heritage assets and the character and setting of areas of significance.
- Policy DM 8 'Equestrian development' amended to ensure that proposals utilise existing rural buildings.
- Policy DM 9 'Visitor accommodation' explanatory text amended to provide further explanation in relation to cultural heritage and landscape and refer to relevant policies.
- Policy DM 15 'District and local retain centres' amended to ensure compliance with ENV 5 and ENV 6 in the Local Plan (Part One) in relation to cultural heritage and landscape.
- Policy DM 26 'Specialist accommodation' strengthened in relation to proposals for extra care villages in the countryside.

- Policy DM 27 'Student accommodation' explanatory text amended to refer to the character and environment of the local area.
- Reference added to policy DM 52 'Solar energy' to the need for associated development to minimise landscape impact whilst ensuring there is no risk to public safety.

Amendments due to the SA of the initial Publication Draft Plan

- Reference to built heritage added to policy CH 4 'University of Chester', to ensure developments respect the natural environment.
- Policy R 2 'Meeting the outstanding housing requirement in Tattenhall' amended to refer to landscaping and explanatory text changed to highlight the likely need for an archaeological programme of works.
- Text added to the explanatory text to policy DM 47 'Listed buildings' to address the issues of adaptation of listed buildings to provide disabled access.

Mitigation and enhancement

13.28 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that the potential negative impacts of specific policies relating to employment development and development of particular sites or areas could be reduced by specifically referring to protection of landscape and cultural heritage. However, it is not considered necessary to refer to each of these issues within each policy, as the plan must be read as a whole and these issues are dealt with through other policies including policies ENV 2, ENV 5 and STRAT 3 in the Local Plan (Part One) and policies GBC 2, DM 42, DM 44-47 and DM 50.

13.29 The mitigation to policy EP 2 D 'Land at Hooton Park' suggests that the policy should require protection and enhancement of the setting of Hooton Hangars, unless sufficiently covered by other policies within the plan. The mitigation to policy T 3 'Rail stations' suggests that the policy could consider and encourage protection of the potential contribution historic railway stations can make to local character and distinctiveness.

Monitoring

13.30 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to cultural heritage and landscape:

- Number of heritage assets (listed buildings, scheduled monuments, conservation areas) identified 'at risk' on the Heritage at Risk register.
- Total number of heritage assets (listed buildings, scheduled monuments, conservation areas).
- Number and area of RIGS.
- Number of designated Local Green Space sites within made Neighbourhood Plans.
- Number of Green Flag awarded open spaces.

14 Population and human health

Introduction

14.1 The planning system has an important role in facilitating social interaction and creating healthy, inclusive communities. It can support the development of social, recreational and cultural facilities and services and access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of local communities.

14.2 Key sustainability issues identified in the scoping report were the need to:

- improve current areas of deprivation and tackle fuel poverty;
- promote a healthy society; and
- address the changing population structure in the borough, particularly the threat of an ageing population.

14.3 The level of development that is planned for during the Local Plan period will have an effect on addressing or off-setting some of these sustainability issues and this has already been set in the Local Plan (Part One). The scale and mix of new housing development that the local population will need over the Plan period will be identified and the effect on future demographic trends will be considered.

14.4 Health is wider than an individual's physical health. It is the state of complete physical, mental and social well-being. It is determined by a number of factors on which the Plan will impact. Authors Dahlegren and Whitehead have developed a model of health determinants that is now widely adopted in looking at the impacts of new policy and procedures. The determinants of health include:

- An individuals age, genetics and sex.
- An individuals behaviour and lifestyle choices such as smoking, drinking, diet and exercise levels.
- Social and community influences and networks.
- Wider socio-economic, cultural and environmental factors including living and working conditions such quality of housing, type of job, level of income, access to training and employment opportunities as well as access to services and amenities and quality of the environment.

14.5 Given that the Plan is a land use planning document there are some health factors upon which it can have a greater impact than others. It must work alongside other strategies and policies to deliver the priorities for health identified in the borough. The Joint Strategic Needs Assessment has been used to inform the baseline for health and the impacts of the Plan.

14.6 The types of policies in a Local Plan that can have an impact upon human health include:

- Natural environment: changes to the natural environment can have a positive and negative impact on health and well being depending on the nature of the change.
- Climate change and energy: cleaner energy sources and reduction of CO_2 will contribute to health through combating global warming and improvements in air quality. Negative impacts include visual intrusion, noise and traffic from energy installations.

- Transport: positive impacts from improvements in public transport, proposals to reduce traffic volumes and encouraging walking and cycling. Negative impacts from large transport infrastructure proposals for some communities but benefits for those if it diverts the routes.
- Economic development and employment: increased employment is positive for health. Job security and quality is also important. Increased income is good for individual's circumstances and health and can have direct impacts on reducing overall income disparity and inequality in an area. Improvements to individual's skills through training is positive for health and well being.
- Design: improvement to built environment can reduce fear of crime and reduce specific risks associated with poor environment with positive impact on health and well being.
- Green infrastructure and open space: Improvements to green and blue infrastructure provision including improved access to space for sports and recreation and increasing opportunities for walking and cycling will have positive impacts on health and well being.
- Infrastructure and services: developing new services and widening people's access to goods will have a positive impact on health and well-being.

SA objective for population and human health

14.7 The following sustainability objective has been identified as the most relevant to population and human health:

	SA objective	Sub objectives
SA objective 13	Improve health and social inclusion, whilst reducing inequality, and valuing diversity and equality	Will it improve the health, or access to health facilities, particularly in those areas identified as in need? Will it improve the access to services especially in rural areas? Will it reduce the poverty gap? Will it improve social inclusion and access to services in both rural and urban areas?

Situation now

14.8 The borough has a population of approximately 335,700 (2016) equating to roughly 0.5% of the UK total population. There is an ageing population and decreasing death rate. Population density is comparatively low, reflecting the rural nature of the area. Fuel poverty in the borough is below the North West average but has increased by almost 4% since 2007. Whilst the borough scores comparatively well on the Index of Multiple Deprivation this masks some areas of severe deprivation - the borough has three LSOA ranked in the 2% most deprived in England (one in Winsford Over and Verdin Ward, one in Lache ward and one in Winsford Wharton ward). 36 areas (lower super output areas) are within the bottom 20% nationally. Specifically in terms of health, some areas have a high proportion of the population with a limiting long term illness.

14.9 Population trends suggest that there is an ageing population which in the future will place an additional strain on health infrastructure, community facilities and future housing requirements. There is a falling death rate and increasing life expectancy which will result in a gradually increasing population.

14.10 The Housing Requirement Background Paper contains baseline evidence on population, household and labour supply forecasts for the borough and each of the five spatial areas.

Effect of existing policies on current situation

14.11 The Local Plan (Part One) has several policies within it that relate to population and human health. All of the policies relating to development, location of development, transport, economic development and affordable housing will have either a direct, or indirect impact on the population. As the provision of housing, jobs and access to jobs and facilities will impact on the population levels and quality of life.

14.12 The main policy relating to health is SOC 5, which sets out criteria to meet the health and well-being needs of residents, for example provision of health facilities and promoting safe and accessible environments. Other policies will have an indirect impact on health, for example those relating to transport (STRAT 10) and open space, sport and recreation (SOC 6).

14.13 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

14.14 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. Local Plan (Part One) policy SOC 5 'Health and wellbeing' supports new and improved health facilities across the borough and proposals that work to reduce poverty and deprivation, particularly in areas of identified need. It does not allow development that gives rise to significant adverse impacts on health and quality of life. STRAT 1 'Sustainable development' supports regeneration in the most deprived areas of the borough and ensures those reliant on non-car modes of transport can access jobs and services. Policy STRAT 8 'Rural area' supports retention of rural shops and community facilities and the provision of new facilities (of appropriate scale) in the rural area.

14.15 The proposed Local Plan (Part Two) policies provide specific policies that would contribute to health and well-being (DM 29 - DM 34).

14.16 Policy DM 29 sets specific requirements for new developments, which will be expected to show how health implications of new development have been considered and negative impacts mitigated. The policy does not permit development that would give rise to significant adverse effects on health and wellbeing.

14.17 Policy DM 30 sets acceptable noise limits and policy DM 32 requires that development on unstable or contaminated land must be supported by a relevant assessment and sets requirements for proposals on or near landfill sites.

14.18 Policy DM 31 requires that new development does not give rise to significant adverse impacts on health and quality of life from air pollution. It specifically requires an air quality assessment with developments that have potential for significant air quality impacts, and requires appropriate mitigation where there is an unacceptable impact on air quality. The policy requires residential amenity is protected from the impacts of development likely to produce an odour. Without the Local Plan (Part Two) there would not be these detailed requirements.

14.19 There are also several policies that would have an indirect impact on health, such as policies relating to open space, sport and recreation and water quality, supply and treatment. There are also policies that would impact on risk to health such as policies relating to development and flood risk.

14.20 There are no policies that relate directly to population, but the policies relating to location of development, economic development and affordable housing will have an impact on population.

Situation with the Local Plan (Part Two)

14.21 The Local Plan (Part Two) will have a range of effects on population and human health. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

14.22 Overall the appraisal finds that the Plan could generally have a positive impact when assessed against the sustainability objectives for population and human health. The majority of policies scored positively and 17 policies scored very positively.

14.23 The policies that scored very positively include those relating to health, noise, air quality, land contamination and new hazardous installations (DM 29-33), which would have a direct impact on health. Policies that would have a very positive, but more indirect impact on health including those relating to development of previously developed land and remediation of contamination (DM 1). Also those relating to open space (DM 35), recreational routeways (DM 37) and culture and community facilities (DM 39), which would have a very positive impact in terms of provision of spaces for walking, cycling, outdoor sport and recreation and the associated impact on health and wellbeing.

14.24 Some of the area or site based policies (EP 1, N 2, R 2, GBC 1 and GBC 1 B) also score very positively as they concentrate development within accessible, sustainable areas, therefore contributing to social inclusion and providing opportunities for walking or cycling, or they refer specifically to a health benefit, for example support to the public services hub which will provide health facilities in policy EP 1.

14.25 Some of the minerals policies also score very positively as they refer to criteria that protect health, for example ensuring odour, dust or particle emissions, noise, vibrations and illumination levels are controlled and mitigated (M 3 and M 7) and refer to opportunities for provision of public space and recreation facilities (M 5).

14.26 Only 13 policies scored negatively in the appraisal and no policies scored very negatively. Some of these are site or general location-based policies (EP 2 A, D, F, EP 4, EP 5, R 3 C, GBC 1 D, DM 22 and DM 55) that scored negatively due to location within hazard zones (although there is text in the policy stating that the use and design of buildings should be consistent with their location in a hazard consultation zone) and / or due to their relatively isolated location, which means they will predominantly accessed by car and are some distance from main residential areas so health facilities cannot be easily accessed from the site and it will not assist in developing social integration or community cohesion.

14.27 Policy T 1 'Local road network improvements' also scored negatively, as the although and improved road network will increase access to facilities and services, the policy does not specifically consider how or where increased access will be achieved in order to address the poverty gap and inequality. There is also the risk that road improvement schemes could form barriers, preventing localised access from one side of the road to the other.

14.28 Policy DM 47 relates to listed buildings and also scores negatively as use of listed buildings for public services may be restricted due to accessibility and conservation interests, although the policy states that alterations to improve disabled accessibility may be allowed in specific circumstances.

14.29 The other policies all scored positively or were screened out.

Summary of impacts

14.30 This table draws out the overall impact dimensions of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	Policy DM14 providing a mix of housing will have a positive effect in the short-term.	The Plan will support the aims of the Council's regeneration initiatives.
Long term	Significant beneficial effects are identified in the long term as the Plan seek to address protect health and improve wellbeing by preventing negative impacts and improving indirect health benefits such as open space and provision for walking and cycling.	The long term cumulative effects with other plans and programmes will be positive.
Areas likely to be significantly affected	The policies within the Plan apply borough-wide. Local impacts could be identified in areas of deprivation.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Permanent or temporary effects	The majority of the effects arising from the Plan will be permanent as they set the context for future land-use change and development in the borough.	
Secondary or indirect effects	Provision of recreational facilities and opportunities for improved access to green space and the countryside could have an indirect positive effect on health and well-being. Policies relating to sustainable travel could have positive secondary effects on health and well-being.	
Synergistic effects	At this stage there are no synergistic effects identified.	
Cumulative effects	The combined effect is to direct future development to the main centres, as the most sustainable and accessible locations. This would have a positive effect in maintaining and enhancing the vitality of existing settlements and access to services.	

Policy amendments

Amendments due to the SA of the Preferred Approach

14.31 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating to ensuring use and design are consistent with hazard zones and residential amenity, sustainable transport and appropriate access.
- Policy N 2 'Northwich regeneration areas' amended to add a requirement that regeneration areas must promote safe walking and cycling routes and to add the need to improve linkages with rivers, countryside and other regeneration initiatives. Reference added to medical facilities in the Winnington Works scheme to address the issue of provision of community infrastructure.
- Explanation to policy T 2 'A56 Hoole Road Corridor' amended to specifically refer to the provision of access to the Chester Millennium Gateway.
- Explanatory text to policy T 3 'Railway station's amended to include reference to policy SOC 5 'Health and wellbeing' in the Local Plan (Part One).
- Reference to opportunities for community use added to policy M 5 'restoration of minerals sites (and removed from policy M 4). Text also added to explanation to state that community safety should be considered and dealt with in proposals involving new amenity uses or links to the public right of way network.
- Additional criteria added to policy DM 13 'Oulton Park' relating to impacts on noise.
- Policy DM 24 ' Rural exception sites' strengthened in relation to local connections, to help improve social inclusion.
- Policy DM 26 'Specialist accommodation' strengthened in relation to proposals for extra care villages int he countryside and locating new developments in sustainable locations.
- Specific reference to hot food takeaways removed from policy DM 29 'Health impacts of new development' due to potential negative impact on economic development.

- Policy explanation to DM 36 'Provision for sport and recreation' amended to highlight that support for new sports facilities will be subject to them being appropriately located and accessible by a range of transport modes.
- Policy DM 43 'Water quality, supply and treatment' amended to include links between water quality, quantity and treatment and health and wellbeing.

Amendments due to the SA of the initial Publication Draft Plan

- Policy EP 2 A 'Land at Encirc Glass' amended to cross-reference to the policies on hazardous installations.
- Explanation to policy DM 37 'Recreational routeways' amended to refer to enhancing community safety along existing routes.
- Text added to the explanatory text to policy DM 47 'Listed bulidings' to address the issue of adaptation of listed buildings to provide disabled access.

Mitigation and enhancement

14.32 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that some of the potential negative impacts of specific policies relating to sites or locations could be reduced by specifically referring to hazard zones and consultation with the Health and Safety Executive or referring to promotion of safe active travel to and around the site. The mitigation for policy T 1 suggest greater consideration of how areas could be better connected in order to better address the poverty gap and equality in access to services. However, it is not considered necessary to refer to these issues within each policy, as the plan must be read as a whole and these issues are covered by policy DM 34 'Development in the vicinity of hazardous installations' and policy STRAT 1 in the Local Plan (Part One), which relates to accessibility of jobs and services.

Monitoring

14.33 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to population and human health:

- Number of LSOAs in the bottom 20 percent of the indicators of multiple deprivation.
- Number of households in fuel poverty.
- Household composition and size.
- Number and type of new health facilities.
- Number of borough residents in employment.

15 Housing

Introduction

15.1 The provision of quality housing for all is a key policy aspiration, which may be achieved through a combination of providing new housing and improving existing stock. There are a wide range of sustainability issues to take into account in relation to housing, which are covered through various chapters of the SA report:

- the need to meet identified needs for housing, for different groups in the community including affordable housing, housing for the elderly, Gypsy and Traveller sites and student accommodation;
- the energy and materials used in construction of new properties (or renovation of old);
- the long term performance of housing in terms of energy efficiency and water use;
- the impacts of a lack of housing or substandard housing on human health and well-being;
- the potential for housing construction to stimulate economic growth and contribute to regeneration initiatives;
- the need for land for new housing, which may be greenfield or previously developed and could have existing environmental value.

SA objective for housing identified in the SA Scoping Report

15.2 A number of sustainability objectives are relevant to the issues listed above, but the following objective is specific to the housing topic:

	SA objective	Sub objectives
SA objective 14	To provide sufficient housing to meet identified needs including affordable housing, and specialist groups.	Will the housing meet relevant accessibility standards? Does the housing meet identified needs?

Situation now

15.3 The Local Plan (Part One) states that 22,000 new dwellings will be delivered over the plan period of 2010-2030. This equates to an annual net requirement of 1,100 dwellings. The net housing completions for 2015 – 2016 is 1,769 dwellings, exceeding this requirement by 669 units. The level of net housing completions has increased annually since 2013, and the 2015-2016 monitoring period exceeds the previous years completions by 203 dwellings (gross) and 198 dwellings (net).

15.4 There is a requirement for 6,600 affordable homes by 2030 (based upon up to 30% of 22,000 net additional dwellings). The gross number of affordable housing completions across the borough in 2015/16 was 478 units. This was lower than the level of affordable homes completed during 2014/15 (572 units) but is greater when compared to the level of affordable homes completed annually since

2010/2011, and brings the total affordable dwelling completions since to start of the Plan period to 2,048 (gross).

15.5 The ratio of median house price to median earnings by area for 2011-15 in Cheshire West and Chester is 7.13 which is below the England average of 7.49 (CWAC Economic Dashboard June 2016). It is calculated that 6.9% of households are in housing need for a variety of reasons. Housing need can contribute to wider problems such as overcrowding and health problems.

15.6 Particular groups have been identified in the SHMA (2012) as having needs which must be addressed. The population is ageing, the proportion of older people is expected to increase from 24.5% of the population in 2009 to 32% by 2031. It is increasingly important that their needs are fully considered and planned for as part of the provision of new housing and the improvement and adaptation of existing stock.

15.7 A high proportion of new housing has been built on previously developed land, between 2008-2011 the annual average was 88%. This has decreased in recent years: in 2014-15, 56% of new dwellings were built on previously developed land (and 17% on sites comprising a mix of greenfield and previously developed land) and in 2015-16, 61% were built on previously developed land (with 10% on sites of mixed greenfield and previously developed land) and in 2016-17, 49% were built on previously developed land (and 2% on a mix of greenfield and previously developed land). The scope for development on brownfield land in sustainable locations is not infinite and is strongly related to market conditions, as often these sites are more expensive to develop.

15.8 The National Planning Policy Framework (NPPF) requires Local Plans to fully provide for market and affordable housing needs in the area. The NPPF takes a more positive stance towards development than previous government guidance. This may have advantages in terms of the overall number of houses that are built, but is likely to result in more development on greenfield sites. Identification of an annual supply of deliverable sites sufficient to provide five years worth of housing against their requirements (with an additional buffer to ensure choice and competition in the market) is required. The five year housing land supply position in Cheshire West and Chester as at 1 April 2017 is 7.82 years.

Effect of existing policies on current situation

15.9 The Local Plan (Part One) has several policies within it that relate to housing. Policy STRAT 1 sets out the need to provide for mixed use developments and locate new housing in accessible locations. Policies SOC 1 - 4 relate specifically to housing or provision of accommodation for specialist groups. Policy SOC 1 requires the delivery of affordable housing and sets requirements for levels of affordable housing. Policy SOC 2 relates to rural exception sites and states that schemes for 100% affordable housing may be permitted on small sites which would not otherwise be appropriate for housing, including those in Green Belt. Policy SOC 3 sets out requirements relating to housing mix and type and policy SOC 4 states that the Council will work with its partners to ensure appropriate provision for Gypsies, Travellers and Travelling Showpersons and sets out criteria for the assessment of proposals for such uses.

15.10 The policies relating to the location of development (STRAT 2 - 8) also have an impact on the location of new housing.

15.11 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

15.12 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. Local Plan (Part One) policy STRAT 2 'Strategic development' sets out the level and approach to locating new development to meet future needs, and strategic sites for housing development are identified in STRAT 3 'Chester' and STRAT 4 'Ellesmere Port'. Local Plan (Part One) policies SOC 1 'Delivering affordable housing', SOC 2 'Rural exception sites', SOC 3 'Housing mix and types' and SOC 4 'Gypsy and Traveller and Travelling Showpersons accommodation' are the key policies that support provision of housing to meet identified need, including affordable housing, housing for specialist groups and an appropriate mix of housing types, tenures and sizes of housing.

15.13 The proposed Local Plan (Part Two) provides specific policies that would contribute to the achievement of housing objectives. The policies with the greatest direct impact would be DM 19 - DM 28, and policies N 3 and R 2 set out how the outstanding housing requirements in Northwich and Tattenhall will be met.

15.14 Policy DM 19 relates to proposals for residential development and policy DM 20 relates to mix and type of new housing development and identifies what mix new developments should provide. Policy DM 21 sets out criteria relating to the development of extensions and new outbuildings, annexes or replacement dwellings within a residential curtilage, and DM 22 identifies criteria for change of use of buildings to residential. Policy DM 23 sets out requirements for delivering affordable housing and how this should be provided. Policy DM 24 relates to rural exception sties and explains the circumstances under which they will be permitted, and DM 25 sets criteria relating to essential rural workers dwellings. Policy DM 26 sets requirements for specialist accommodation including extra care / age restricted and hostels. Policy DM 27 relates specifically to student accommodation and identifies the circumstances under which provision of purpose-built student accommodation will be supported, and policy DM 28 identifies when the change of use from a dwelling to a House in Multiple Occupation will be permitted.

15.15 Generally, the overall housing requirements are set in the Local Plan (Part One), but the Local Plan (Part Two) policies provide additional details and more specific requirements relating to particular types of residential development.

15.16 There are also several other policies that will have indirect impact on housing, for example the settlement area, key service centre and local service centre policies will help to direct the location of housing.

Situation with the Local Plan (Part Two)

15.17 The Local Plan (Part Two) will have a range of effects on housing. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

15.18 A large number of policies (over 60) are screened out, as they will not have a significant direct impact on housing.

15.19 Overall the appraisal finds a mix of impact on housing, with around the same number of policies with positive impacts as policies with negative impacts.

15.20 Two policies scored very positively - policy N 3 and policy DM 26. Policy N 3 relates to the housing requirement in Northwich and allocates housing sites to meet the outstanding housing requirement in the Local Plan (Part One). Policy DM 26 supports the development of specialist accommodation in suitable locations. It also states that where appropriate, a mix of accommodation should be provided, including accessible, adaptable and special care residential units. This should therefore help to provide housing for specialist groups and housing that meets relevant accessibility standards.

15.21 The policies that score slightly positively are those relating to the settlement areas (CH 1, EP 1, N 1, W 1), development in the rural area (R 1), commercial sites in the Green Belt (GBC 1) and development of previously developed land (DM 1), which all support development, including housing development and which promote development in accessible locations.

15.22 Other policies that score positively include those that would improve access to or design of residential developments (e.g. T 1, T 5) or support residential development in specific areas (e.g. DM 14 'Town centres'), in specific circumstances (DM 19, DM 22), or specific types of residential development (DM 23, DM 24, DM 25, DM 27 and DM 28).

15.23 The policies that scored negatively were those that could restrict provision of housing, for example due to protection of key views (CH 6) protection of countryside and landscape (GBC 2) or mineral safeguarding areas (M 2) or protection of employment land (DM 5). Also those that could increase cost of housing, for example due to promotion of development of previously developed land (DM 1) and policies relating to design, sustainable construction, ICT, noise and SuDS (DM 3, DM 4, DM 18, DM 30 and DM 41).

Summary of impacts

15.24 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

15 Housing

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium/ long term	The Plan should help to meet the overall housing target set in the Local Plan (Part One)and the requirements for different groups in the community over the short, medium and long term. Impacts will increase over time as more development schemes come forward through the planning process. Impacts will vary geographically over time, probably reflecting the locations which are most favourable to development and the market, rather than those where needs are greatest. The Plan encourages the provision of homes built to nationally recognised standards, an impact which is likely to be felt most strongly in the medium to long term.	Combined with the pro development approach in the National Planning Policy Framework, the Local Plan should help to meet the identified housing needs for different groups. The NPPF may have the effect of encouraging development where the market would prefer to provide it, which may not always coincide with meeting identified needs. Combined with tighter building regulations, the plan should assist in encouraging higher quality design and sustainable construction over the medium to long term.
Areas likely to be significantly affected	Housing need is spread across the borough and the housing related policies in the Local Plan (Part Two) cover the whole borough.	
Permanent or temporary effects	Effects will be permanent.	
Secondary or indirect effects	Secondary effects should include economic benefits of housing construction, improvements to health and wellbeing resulting from improved housing and reduced overcrowding. More housing provided specifically to meet the needs of the elderly should enable people to stay in their own homes and live independently for longer.	
Synergistic effects	None identified.	
Cumulative effects	The development of a number of schemes, of a range of sizes, house types and tenures, in different locations, should start to address the overall housing need, across the sub region as well as within the borough.	

Policy amendments

Amendments due to the SA of the Preferred Approach

15.25 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Policy DM 26 'Specialist accommodation' strengthened in relation to local connections, to help improve social inclusion.

Amendments due to the SA of the initial Publication Draft Plan

- No amendments undertaken at this stage.

Mitigation and enhancement

15.26 It is difficult to mitigate the impacts of those policies that scored negatively in relation to housing as they are due to restrictions on provision of housing through provision of other uses or through protection of other factors such as landscape, biodiversity, or impacts on residential amenity. Improving the scoring for housing would result in reduced provision of other uses e.g. employment or would reduce the effectiveness of the policies so cannot be undertaken.

15.27 Some policies scored negatively for housing as they increased the potential cost of housing, for example due to the need for site specific floor risk assessments, sustainable construction or parking and access. It is not possible to mitigate these impacts as they would require the removal of the policy, which is not feasible as it would prevent the benefits provided by the policies.

Monitoring

15.28 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to housing:

- Number of affordable housing completions in monitoring year.
- Number of extra care schemes approved and number of older persons dwellings provided.
- Number of vacant dwellings and unfit dwellings.
- Provision of sites / pitches for Gypsies and Travellers and Travelling Showpersons accommodation.
- Number of net dwelling completions each year.
- Provision of mix of housing as part of developments.

16 Community safety

Introduction

16.1 Safe and healthy neighbourhoods are fundamental to the economic, social and environmental well-being of the community. The perception of crime can be as difficult a problem as actual crime. Proactive measures, such as appropriate design, can have a significant impact on both problems.

16.2 The number of people killed or seriously injured on roads in Cheshire West and Chester is higher than the national average. Measures are in place that, it is hoped, will lead to a reduction in these figures. Any instance of people being killed or seriously injured on our roads is unacceptable, particularly as many of these injuries are preventable.

SA objective for community safety identified in the SA Scoping Report

16.3 The following sustainability objective has been identified as the most relevant to the Community Safety topic:

	SA objective	Sub objectives
SA objective 15	To create a safe environment to live in and reduce the fear of crime.	Will it reduce opportunities for crime and therefore, levels of crime? Will it affect the fear of crime and feelings of safety? Will it improve road safety and reduce the number of people killed and seriously injured on the roads?

Situation now

16.4 Crime in the borough is represented by statistics on the number of domestic burglaries and the violent crimes. There are difficulties in drawing comparisons to national averages and changes to available indicators, however, trends suggest that both domestic burglaries and violent crimes within Cheshire West and Chester have overall declined since 2011/12 despite an increase experienced in 2013/14.

16.5 Crime is not a particular problem in Cheshire West and Chester, however, a disproportionately high percentage of residents remain worried about becoming a victim of crime. This highlights a need to improve confidence in communities. Consideration of crime reduction measures at all stages of the planning process has a demonstrable positive impact on levels of crime and anti-social behaviour and should form a key consideration in the design and layout of new development.

16.6 The numbers of people Killed or Seriously Injured (KSI) on the roads in Cheshire West and Chester is reducing yearly, from 280 in 2005, to 186 in 2010, to 136 in 2013. The numbers of under 16's KSI experienced yearly reduction from 25 in 2005 to 11 in 2010 and 9 in 2014, but saw slight rise to 15 in 2013. This is an indication that existing measures are having some effect, although it is difficult to separate what effect planning policies have had.

The effect of existing policies on the current situation

16.7 The Local Plan (Part One) has two main policies that relate to community safety. Policy SOC 5 states that proposals will be supported that promote safe and accessible environments. Policy ENV 6 relates to high quality design and states that development should promote safe, secure environments and access routes.

16.8 Policy STRAT 10 relates to transport and accessibility and states that development should contribute to safer and secure transport.

16.9 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

16.10 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. Local Plan (Part One) policy ENV 6 'High quality design and sustainable construction' requires that development should promote safe, secure environments and access routes, and policy SOC 5 'Health and well-being' also promotes safe and accessible environments and developments. Policy STRAT 10 'Transport and accessibility' states that development and transport infrastructure should contribute to safer and secure transport and that additional traffic must be accommodated safely and satisfactorily within existing or proposed highway network. Safety is also covered in Policy ENV 7 'Alternative energy supplies' which requires that proposals for renewable energy proposals do not have unacceptable impacts on the safety of aircraft operations, and policy ENV 1 'Flood risk and water management' which seeks to reduce flood risk and direct development away from areas at highest flood risk.

16.11 The proposed Local Plan (Part Two) policies provide additional details relating to specific factors that will contribute to community safety.

16.12 Policy T 5 relates to parking and access and identifies that proposals should allow for access to and movement within the site in a safe and effective manner, setting out criteria including the avoidance of any unacceptable impacts on amenity or road safety and making provision for safe access into a site.

16.13 Protection of health will also contribute to community safety and as such the policies relating to health and well-being provide additional information (DM 29, DM 30, DM 32 and DM 31). Policy DM 32 is particularly important as it aims to prevent issues relating to ground contamination and instability and requires a ground stability assessment for development on land known to be unstable. The assessment should be made to ensure that the land is suitable for the proposed development and that the development can be undertaken, occupied and used without risk to people and property resulting from underground conditions. Policy DM 39 supports provision of public art which can contribute to enhancing perceptions of safety and reducing crime by encouraging people to value their surroundings.

16.14 Policy DM 11 relates to safeguarded areas around aerodromes and does not permit development that would adversely affect the operational integrity or safety of airport or aircraft operations. Policy DM 27 relates to student accommodation and the need to ensure a safe living environment for student occupants and residents in the surrounding area. Policy DM 40 relates to development and flood risk and identifies that planning permission for sites that are at risk of flooding will only be permitted where a site-specific Flood Risk Assessment shows that the development will be safe. Policy DM 33 and DM 34 relates to hazardous installations and prevents creation or increase of risk to the general public to threshold levels. Policy DM 17 relates to adverts and also refers to the need to prevent creation of a danger to public safety.

16.15 Some of the site-specific policies also refer to safety, including: policy CH 2 (Chester regeneration areas), N2 (Northwich regeneration areas), N 3 (meeting outstanding housing requirement in Northwich) and R 3 (meeting outstanding housing requirement in Tattenhall) which refer to the need to promote safe walking and cycling routes; R3 (employment land provision in the rural area) which refers to the need to provide safe access onto the highway network; CH 5 (Chester conservation areas) considers safety within The Rows; EP 6 (Ince Park) refers to avoiding unacceptable risks to health and safety; and GBC 1 (Commercial sites in the Green Belt) refers to safe access and incorporating safety and security measures with certain sites.

16.16 The need to protect highway safety and prevent the creation of a traffic safety hazard is mentioned in policy DM 6 (new agricultural and forestry buildings), policy DM 21 (Development within a residential curtilage), policy M 4 (Proposals for exploration, appraisal or production of hydrocarbons) and policy M 3 (proposals for minerals working).

16.17 As such, the Local Plan (Part Two) provides a significant additional level of detail and requirements to support the Local Plan (Part One).

Situation with the Local Plan (Part Two)

16.18 The Local Plan (Part Two) will have a range of effects on community safety. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

16.19 Overall the appraisal finds that the Plan could generally have a positive impact when assessed against the sustainability objectives for population and human health. The majority of policies scored positively and 8 policies scored very positively.

16.20 The policy relating to design, character and visual amenity (DM 3) scores very positively as it states that developments should be designed to create safe environments and reduce the fear of crime in the area. The policy relating to land contamination and instability (DM 32) also scores very positively as it should help to protect air quality and reduce risk from soil contamination and land instability. Flooding can also present a risk to human safety, therefore managing and mitigating flood risk through policy DM 40 will help to create safe environments to live. The other policies that scored very positively include those relating to specific types of development where protection of health or public safety is

mentioned specifically within the policy (M 3 'Proposals for minerals working', M 7 'Industrial sand proposals' and DM 17 'Advertisements'). Also, the policy relating to safeguarded areas around aerodromes (DM 11). The policy relating to city and town centres (DM 14) scores very positively as it prevents reduced pedestrian footfall and requires maintenance of active frontages, which should help to reduce crime.

16.21 Most of the other development management policies were either screened out, or scored slightly positively.

16.22 Several of the area or site specific policies (CH 1, CH 3, CH4, EP 2 A-H, EP 3, EP 4, W 1, W 2, R 2, R 3, R 3 D, GBC 1 A-C) scored slightly negatively in terms of community safety as development of the site could have a negative impact on crime, could increase traffic or could impact on road safety and this is not specifically mentioned within the policy.

16.23 Two of the transport policies also scored slightly negatively, as expansion or re-opening or railway stations (T 3) could impact on public safety depending upon design of proposals and policy T 4 'Rail corridors' does not consider the impacts of safeguarding disused rial corridors on crime and perceptions of safety in these spaces.

Summary of impacts

16.24 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium term	The Plan seek to meet the sustainability objectives for community safety. Overall they are likely to have a positive impact on the design and safety of developments.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on climate change and energy issues and emphasise the importance of these topics. Examples include various design guidance documents, and the National Planning Policy Framework.
Long term	The effects of most of the policies on community safety are likely to be more prominent in the long term, due to the cumulative build up of appropriate development.	
Areas likely to be significantly affected	Any proposed development within the borough should be potentially affected by this. However, urban and built up areas are more likely to have a greater impact.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Permanent or temporary effects	The majority of impacts arising from the Plan in relation to community safety have the potential to be permanent. Crime levels are dependent on many other factors, however, the appropriate design of developments should see them continually be unattractive places to commit crimes, and attractive places to spend time.	
Secondary or indirect effects	Safer developments and access routes should see more people happier to spend more time within them. This could lead to greater community spirit, and so less social isolation; greater use of open areas with the potential health improvements, both physical and mental; and a more attractive area for residents and potential residents to enjoy.	
Synergistic effects	None identified	
Cumulative effects	It is considered that there would be a cumulative effect of greater safety, and perception of safety, as more and more developments designed appropriately are built.	

Policy amendments

Amendments due to the SA of the Preferred Approach

16.25 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating sustainable transport, appropriate and safe access and ensuring that transport requirements can be satisfactorily accommodated on the surrounding road network.
- Policy N 2 'Northwich regeneration areas' amended to add a requirement that regeneration areas must promote safe walking and cycling routes and to add the need to improve linkages with rivers, countryside and other regeneration initiatives.
- Explanatory text to policy T 3 'Railway station's amended to include reference to policy SOC 5 'Health and wellbeing' in the Local Plan (Part One).
- Policy T5 'Parking and access' explanatory text amended to state that HGVs may be required to use specific routes to minimise impacts and that highways improvements may be required if roads are unsuitable.
- Policy DM 8 'Equestrian development' amended to protect road safety.
- Explanation to policy DM 35 'Open space provision in new development' amended to require high quality design and designing in natural surveillance.

- Policy explanation to DM 36 'Provision for sport and recreation' amended to highlight that support for new sports facilities will be subject to them being appropriately located and accessible by a range of transport modes.
- Text added to the explanation to policy M 5 'restoration of minerals sites to state that community safety should be considered and dealt with in proposals involving new amenity uses or links to the public right of way network.

Amendments due to the SA of the initial Publication Draft Plan

- Explanation to policy DM 37 'Recreational routeways' amended to refer to enhancing community safety along existing routes.
- Additional criterion added to policy DM 3 'Design, character and visual amenity' to state that design solutions will be supported that are designed to create safe environments and reduce the fear of crime in the area.

Mitigation and enhancement

16.26 In addition to the recommendations taken into account in the amendments listed above, the appraisal suggested that some of the potential negative impacts of specific policies relating to sites or locations could be reduced by specifically referring to prevention of crime and protection of road safety within the policy. However, it is not considered necessary to refer to these issues within each policy, as the plan must be read as a whole and these issues are covered by policies ENV 6, SOC 5, STRAT 10 and ENV 1 in the Local Plan (Part One) and policies T 5, DM 11, 29-34 and 40 in the Local Plan (Part Two).

16.27 It was also recommended that the impact of policy M 6 'Salt and brine working' is mitigated by specifically referring to the avoidance of subsidence. However, this is covered by policy DM 32 'Land contamination and instability'.

16.28 No other potential mitigation measures were identified within the appraisals of the individual policies.

Monitoring

16.29 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to community safety:

- Domestic burglaries.
- Violent crime per year in the local authority area.
- Fear of crime (Community Survey).
- Total number of people killed or seriously injured (KSI) in road traffic collisions.
- Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions.

17 Economic development

Introduction

17.1 Sustainable economic growth can be proactively supported through the planning system, to deliver new business and industrial units, infrastructure and thriving local communities. Local Plans are required to place significant weight on the need to support sustainable economic growth, setting out a clear economic strategy for the borough and taking a positive approach to new sustainable development. Planning policies should support the growth and expansion of all types of business and enterprise in both urban and rural areas. This includes the development and diversification of agricultural and other land based rural businesses. High quality communications infrastructure is essential for future sustainable economic growth and policies should consider the future expansion of the electronic communications networks including telecommunications and high speed broadband.

17.2 The key sustainability issues relating to future economic development in the borough are identified as:

- Slow economic recovery following recession - unemployment rates in the borough provide an insight into the impact of the recession locally. A key issue is to support the provision of new jobs in the borough.
- Employment distribution by sector - there has been a gradual decline in the number of people employed in manufacturing in the borough, from 20.8% in 1996 to 9.9% in 2008. Over the same period jobs in service based industries have increased by approximately 10%. The Local Economic Assessment identified that whilst the borough has a strong and well paid labour market, there remain some pockets of deprivation. Blacon, Lache and Winsford Over wards are within the worst 1% in England for some measures of deprivation.
- Employment land supply - sufficient employment land should be made available in the borough to accommodate future economic development needs. This should allow for opportunities in different industrial sectors, in a wide range of locations and provide a choice of size/scale of sites. Future employment development should be encouraged to support and encourage skills development of the local population. The provision of suitable employment land can also support the sub-regional economy and local regeneration initiatives.
- The vitality and viability of city, town and local centres should be maintained and enhanced.
- Supporting a prosperous visitor economy will be an important issue. A high proportion of jobs in the borough are linked to the tourism industry and the cultural offer. The unique heritage of the borough, specifically Chester City, can also support and enhance the visitor offer. There are also several large-scale tourism attractions in the borough that attract a wide range of visitors each year. In rural areas, small scale rural tourism opportunities and the diversification of the rural economy will be important.

SA objectives for economic development identified in the SA Scoping Report

17.3 The following sustainability objectives have been identified as the most relevant to economic development:

	SA objective	Sub objective
SA objective 16	To support sustainable economic growth and competitiveness and provide opportunities for ongoing private sector investment.	Will the plan provide a balanced portfolio of employment land for the area? Will the plan provide employment land of a suitable type in a sustainable location? Does it provide opportunities for the creation of new businesses? Will it minimise the loss/displacement of existing businesses? Will the plan contribute to meeting the employment needs of the rural/urban area? Will the plan contribute to developing a more skilled workforce? Does the plan support the sustainable growth of the economy?
SA objective 17	To develop and enhance the visitor economy/tourism.	Does the plan promote tourism and the visitor economy? Will the plan improve accessibility to jobs in the area?
SA objective 18	To promote regeneration, particularly of deprived areas.	Will the plan deliver urban/rural regeneration? Will the plan improve economic conditions, particularly in deprived areas? Will the plan support rural diversification?
SA objective 19	To maintain and improve the vitality and viability of city, town and local centres.	Will the plan safeguard shops and services in the rural area? Will the plan safeguard and improve the retail, leisure and service provision in the area? Will the plan provide improved physical, social and environmental infrastructure in city, town and local centres?

Situation now

17.4 Cheshire West and Chester has a strong labour force and well paid resident population, with resident based earnings for the borough higher than the regional and national averages (2014). However, there are pockets of deprivation - the borough has three LSOA ranked in the 2% most deprived in England (one in Winsford Over and Verdin Ward, one in Lache ward and one in Winsford Wharton ward). On average the borough has a highly skilled population, with the per cent of working age population with no qualifications decreasing from 13.9% in 2008 to 9.4% in 2016 (but there has been some fluctuations, with an increase of over 3% between 2012 and 2014).

17 Economic development

17.5 The borough has a good portfolio of employment land and premises, but it is important to monitor the loss of employment land to alternative uses, particularly in relation to government reforms to permitted development rights. Employment in the borough compares favourably to regional and national figures, with 75.1% of the borough's population of economically active working age persons in employment (2016/17).

17.6 The 2015 Scoping Report identifies that employment distribution by sector varies across the borough, with Public Administration, Education and Health, and Wholesale and Retail the largest employment groups. Manufacturing, primarily in the north of the borough, still accounts for around a tenth of all jobs. The Weaver Valley area to the east has a more balanced distribution of both manufacturing and service sectors. The Local Plan (Part One) identifies a requirement for at least 365 hectares of employment land to meet a range of types and sizes of businesses borough wide for the plan period of 2015-2030. Land for employment development will be allocated through the Local Plan (Part Two) to support continued economic growth of the borough.

17.7 The borough is an important tourism destination. In 2014, the visitor economy in Chester West and Chester had an economic impact of £1.66 billion, supporting 17,110 jobs (full time equivalents).

17.8 Business start-up rates are a general indicator of the health of the local economy. 1,810 new enterprises were created in Cheshire West and Chester in 2015 which is the highest number of new enterprises created in the borough since 2006, demonstrating a recovery from the downward trend experienced since 2007.

Effect of existing policies on current situation

17.9 Most of the policies withing the Local Plan (Part One) will have either a direct or indirect impact on economic development. The policy with the greatest potential positive impact is policy ECON 1, which relates specifically to economic growth, employment and enterprise. However, the policies relating to town centres (ECON 2), visitor economy (ECON 3), housing, transport and infrastructure will also have a significant impact. Some policies, such as those relating to the protection of Green Belt and countryside (STRAT 9), flood risk (ENV 1), landscape (ENV 2), biodiversity (ENV 4) and historic environment (ENV 5) could all potentially have a negative impact by restricting new economic development. However, by protecting the countryside, landscape, biodiversity and historic environment this could protect the important nature of the area that makes the borough attractive to visitors and investors. Policies such as those relating to high quality design (ENV 6) could add to the cost of development, but again should help to protect the character and quality of the area.

17.10 Policy ECON 1 states that the Council will promote sustainable economic growth, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. It sets out factors that will be considered in reviewing the continued suitability of existing employment allocations and in releasing new sites to meet future economic development needs.

17.11 These policies have been in place since January 2015. Significant effect indicators, based on the indicators identified within the SA scoping report, will be included in the Annual Monitoring Report, which is produced every year by the local authority. They will enable the Council to monitor the performance of policies in relation to identified significant effects.

Situation without the Local Plan (Part Two)

17.12 In the absence of the Local Plan (Part Two), the relevant policies within the Local Plan (Part One) would still apply. Local Plan (Part One) policy STRAT 2 'Strategic development' sets out the level and approach to locating new development in the borough to meet future needs. Local Plan (Part One) policy ECON 1 'Economic growth, employment and enterprise' supports creation of new job opportunities across a range of sectors, provides a flexible supply of land for industrial and business use, identifies and safeguards key employment locations and supports refurbishment and enhancement of existing sites and premises. Policy ECON 2 'Town centres' sets out a town centre first approach to proposals for retail, leisure and other main town centres uses and policy ECON 3 'Visitor economy' supports the expansion of existing tourism assets or creation of new tourism opportunities where appropriate.

17.13 The proposed Local Plan (Part Two) policies provide specific policies relating to the main areas and employment provision within these areas (CH 3, EP 2, N 4, W 2 and R 3). These policies identify specific sites for new employment development as required and set specific criteria for some of those sites that new development will need to meet.

17.14 There are a number of policies relating to economic growth, employment and enterprise. These policies relate to protection and refurbishment of employment land and premises (DM 5), new agricultural and forestry buildings (DM 6), rural diversification and land based businesses (DM 7), equestrian development (DM 8), visitor accommodation and caravan/camping sites (DM 9 and DM 10), safeguarding areas around aerodromes (DM 11), Jodrell Bank (DM12), Oulton Park (DM 13), retail centres (DM 14 and DM 15), shopfront and advertisement (DM 17 and DM 18).

17.15 The Local Plan (Part Two) also includes policies relating to specific sites that will provide employment, such as Hooton Park (EP 4), Ince Park (EP 6), Stanlow special policy area (EP 3), Gadbrook Park (N 5) and sites that contribute to education and skills (CH 4 University of Chester and EP 5 Thornton Science Park). There are site specific policies with policy EP 2 and R 3 which provide criteria for individual sites. The policies relating to regeneration areas (CH 2, N 2) will also impact on the economy and there is a specific policy relating to commercial and employment sites in the Green Belt (GBC 1).

17.16 Other policies, such as those relating to transport provision (particularly T1 and T2) and ICT and telecommunications (DM 18) will have an indirect impact on the economy.

17.17 As such, the Local Plan (Part Two) provides more detailed requirements for specific types of employment development and particular employment sites. It also allocates sufficient employment sites to meet the requirements identified in the Local Plan (Part One).

Situation with the Local Plan (Part Two)

17.18 The Local Plan (Part Two) will have a range of effects on economic development. The following table summarises the impacts of the Plan's proposed policies on this topic. The full appraisal of each Plan policy against the relevant sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

17 Economic development

17.19 Overall the appraisal shows that the Plan is likely to have a positive impact when assessed against the sustainability objectives for economic development. The majority of policies scored positively, with 29 policies scoring very positively.

17.20 The policies that score very positively are those which relate to regeneration areas or other area or specific sites (CH 2, CH 3, EP 2 A-H, EP 3-6, N 4, W 2, R3, R3 A-D, GBC 1, GBC 1 A-B, E), as the regeneration areas will help to provide new employment premises, retail and leisure uses in a sustainable location and the provision of sites for specific uses will help to provide a balanced portfolio of employment land in sustainable locations and provide housing in suitable locations. The policies relating to Ellesmere Port, Northwich and Winsford settlement areas (EP 1, N 1 and W 1) will support economic growth by supporting regeneration of previously developed land and supporting proposals for development in and around the town centres and improving links and connectivity, which will make the area more attractive to developers, businesses and future residents.

17.21 Most of the remaining area-based policies also scored positively, apart from CH 5, CH 6, GBC 2, GBC 3. Policy CH 5 relates to 'Chester Conservation Area' and CH 6 to 'Chester key views' these policies introduce design and location restrictions that could make it more difficult or costly to bring development forward, but protection of conservation areas and key views will help to protect the attractiveness of the area to developers, investors, businesses and future residents. Policy GBC 2 'Protection of landscape' may restrict opportunities for housing development, but provides flexibility in terms of the protection afforded to Areas of Special County Value commensurate with their status as local designations. The policy will also protect the character of the landscape, which helps to make the area attractive to investors and businesses. Protection of key settlement gaps (GBC 3) may also restrict opportunities for development, but will also help to protect the character of the area.

17.22 The scores for the development management policies were more mixed, with some scoring slightly positively and some scoring slightly negatively. The policies that scored negatively were those that could generally increase the difficulty or cost of bringing sites forward for development, for example policies relating to design (DM 3), sustainable construction (DM 4), safeguarded areas around aerodromes (DM 11), Jodrell Bank (DM 12), noise (DM 30) and archaeology (DM 50). Slight negative impacts were also anticipated for those policies that could increase the difficulty or cost of bringing forward specific types of development (e.g. DM 6 'New agricultural and forestry buildings', DM 7 'Rural diversification of land based businesses', DM 8 'Equestrian development', DM 9 'Visitor accommodation', DM 10 'Caravan and camping sites' and DM 16 'Shofronts'.

17.23 The development management policies scoring slightly positively generally support development on specific sites e.g. Oulton Park (DM 13) or in specific types of areas e.g. city and town centres (DM 14), or support specific types of developments e.g. essential rural workers dwellings (DM 25), Houses in Multiple Occupation (DM 28) and Waste Management facilities 'DM 54'. Other policies with positive impacts include DM 18 'ICT and telecommunications', which will improve broadband connectivity for new businesses and DM 40 'Development and flood risk', which will help to reduce the threat of flooding, which can have a negatively impact on the borough's economy.

Summary of impacts

17.24 This table draws out the overall impacts of the Local Plan (Part Two) including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Short/medium/ long term	The Plan policies support future sustainable economic growth through the allocation of land for employment development, supporting competitive town centre environments and the visitor economy. Impacts are likely to be more strongly felt in the medium to long term rather than the short term, reflecting the time it takes for development to come forward. Impacts will depend on wider economic trends, which are difficult to predict in the long term.	The Plan will have a positive effect in the short term as they support the regeneration strategies within the borough. There is a difficulty in predicting long term economic trends, therefore impacts of the Plan plus other policies, plans and programmes is uncertain.
Areas likely to be significantly affected	The employment policies within the Plan generally cover the whole borough, but the areas most likely to be affected will be those where new growth and development are likely to be concntrated. Specifically this will be in the main towns of Chester, Northwich, Ellesmere Port and Winsford and, to a lesser extent, key service centres in the rural area. Areas which are important for the visitor economy may also be affected.	
Permanent or temporary effects	The majority of the effects arising from the Plan are likely to be permanent as they set the context for future land use change and development in the borough. There is a degree of uncertainty, however, because impacts will be linked to the wider economic climate, so although physical development will be permanent, the impact in terms of jobs and GVA created may not be.	
Secondary or indirect effects	Investment and regeneration within the four main towns and other parts of the borough, could in itself increase attractiveness and stimulate further growth. There may also be displacement effects whereby firms relocate from other areas, within or outside the borough, to take up new opportunities.	

Type of impact	Local Plan (Part Two)	Local Plan (Part Two) plus other policies, plans and programmes
Synergistic and cumulative effects	However, in the long term there could be an opportunity for positive cumulative and synergistic effects arising from the Plan. The Plan will provide positive support for continued economic growth and investment. If new companies relocate to the borough, or indigenous companies are retained and provided with expansion opportunities, this would have a multiplier effect raising the profile of the borough as a place to invest and work. Coupled with support for town centre retail and the enhancement of tourism, culture, leisure and entertainment facilities, the commercial attractiveness of the borough or key centres could increase.	

Policy amendments

Amendments due to the SA of the Preferred Approach

17.25 Please note any references to policy numbers relate to the new reference numbers, rather than those used at Preferred Approach stage.

- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria ensuring that new proposals are compatible with existing business occupiers and to assess and mitigate environmental risks to future occupiers from adjacent uses.
- Policy GBC 2 'Protection of landscape' amended to make protection of Areas of Special County Value (ASCV) more commensurate with their status as local designations by restricting development that would unacceptably harm ASCVs and requiring enhancement wherever possible. This added flexibility better enables the impact on ASCVs to be considered as part of the wider planning balance.
- Within policy DM 29 'Health impacts of new development', specific reference to hot food takeaways removed due to potential to negatively impact on economic development.
- Policy DM 45 'Trees, woodlands and hedgerows' amended to require enhancements to existing trees, traditional orchards and hedgerows, wherever possible. This adds greater flexibility to the policy to minimise potential impacts of added cost and restrictions upon development.

Amendments due to the SA of the initial Publication Draft Plan

- No amendments undertaken at this stage.

Mitigation and enhancement

17.26 It is difficult to mitigate the impacts of those policies that scored negatively in relation to employment as they are due to restrictions on provision of employment through provision of other uses or through protection of other factors such as landscape, biodiversity or flood risk. Improving the scoring for employment would result in reduced provision of other uses e.g. housing or would reduce the effectiveness of the policies so cannot be undertaken.

17.27 Some policies scored negatively for employment as they increased the potential cost of development, for example due to the need for site specific floor risk assessments, sustainable construction or parking and access. It is not possible to mitigate these impacts as they would require the removal of the policy, which is not feasible as it would prevent the benefits provided by the policies.

Monitoring

17.28 It is proposed that the following data sets are used as the framework for measuring the significant effects of the Plan in relation to economic development:

- Amount of employment land developed by type and location 2010-30.
- Amount of employment land developed since 2010 plus amount of employment land available in the supply, by type and location.
- Number of businesses.
- GVA by head of population (£).
- Number of LSOAs in the bottom 20% of the indicators of multiple deprivation.
- Vacancy rates on primary shopping streets.
- Amount of completed additional floorspace (gross and net) for town centre uses.
- Unemployment rates in the borough.
- Average earnings in the borough.
- Number of day and overnight visitors to the borough.
- Amount of new tourism related development.
- Percentage of the borough covered by superfast broadband.

18 Overview of policy effects

18.1 Tables 18.1 below provides an overview of the appraisal of the effects of the policies in the Local Plan (Part Two). Table 18.2 provides an overview of the effects of the sites.

Table 18.1 Overview of the appraisal of the effects of the policies in the Local Plan (Part Two).

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
CH1											
CH2											
CH3											
CH4											
CH5											
CH6											
EP1											
EP2											
EP2A											
EP2B											
EP2C											
EP2D											
EP2E											
EP2F											
EP2G											
EP2H											
EP3											
EP4											
EP5											
EP6											

18

Overview of policy effects

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
EP7											
N1											
N2											
N3											
N4											
N5											
N6											
W1											
W2											
R1											
R2											
R3											
R3A											
R3B											
R3C											
R3D											
GBC1											
GBC1A											
GBC1B											
GBC1C											
GBC1D											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
GBC1E											
GBC2											
GBC3											
T1											
T2											
T3											
T4											
T5											
M1											
M2											
M3											
M4											
M5											
M6											
M7											
M8											
DM1											
DM2											
DM3											
DM4											
DM5											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM6											
DM7											
DM8											
DM9											
DM10											
DM11											
DM12											
DM13											
DM14											
DM15											
DM16											
DM17											
DM18											
DM19											
DM20											
DM21											
DM22											
DM23											
DM24											
DM25											
DM26											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM27											
DM28											
DM29											
DM30											
DM31											
DM32											
DM33											
DM34											
DM35											
DM36											
DM37											
DM38											
DM39											
DM40											
DM41											
DM42											
DM43											
DM44											
DM45											
DM46											
DM47											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
DM48											
DM49											
DM50											
DM51											
DM52											
DM53											
DM54											
DM55											

Key	Significant effects
	Very negative
	Negative
	No impact/screened out
	Positive
	Very Positive

Table 18.2 Overview of the effects of the sites

Sites	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
Northern Gateway - Hoole Enterprise Centre - CH 3(C)											
Northern Gateway - Hoole Lane, Boughton - CH 3(D)											
Northern Gateway - Garden Lane CH3(E)											
Remaining parts of Chester West Employment Park - CH 3(F)											
Land off New Crane Street, Chester - CH 3(G)											
Land at Encirc Glass Ltd - EP 2(A)											
New Bridge Road - EP 2(B)											
Former Booston oil depot - EP 2(C)											
Hooton Park - EP 2(D)											
Remaining land at Cheshire Oaks Business Park (west) - EP 2(E)											
Remaining land at Rossmore Road East - EP 2(F)											
Ince Caravan Site, Station Road, Ince, Ellesmere Port EP2(G)											
Land off Stanney Mill Lane (north) - EP 2(H)											

Sites	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
Briar Lane garage court - N 3(A)											
Land at Hargreaves Road - N 3(C)											
Former Castleleigh Centre, David Street N 3(D)											
Land at Chapel Street, Wincham (Thor Specialities) N 4(A)											
Land at Winnington Business Park - N 3(B) housing and N 4(B) employment											
Land at Lostock Works House - N 4(C)											
Land on Denton Drive Industrial Estate - N 4(D)											
Gadbrook Park - N 4(E)											
Land to the south A556/south-west Gadbrook Park - N 4(F)											
Land west Road One W 2(A)											
Remaining land at Woodford Park Industrial Estate - W 2(B)											
Land to the west of Ravensholme, Chester Road - R 2(A) (part of site, for 30 units)											

Sites	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
Land to rear of 68-84 Castlefields, Tattenhall (part of site) - R 2(B)											
Extension to Monument Place Employment Park, Farndon - R 3(A)											
Land adjacent to Mere's Edge, Helsby R 3(B)											
Land to the west of Chowley Oak R 3(C)											
Oaklands Office Park, phase 3 - R 3(D)											
Land north of the railway, Forest Hill, Sandiway - M 1(B)											
Rudheath Lodge, New Platt Lane, Cranage - M 7(A)											

Key	Significant effects
	Very negative
	Negative
	No impact/screened out
	Positive
	Very Positive

19 Conclusion

Significant effects of the Plan

19.1 Most of the policies in the Plan should bring about positive social and economic change in line with the sustainability objectives of the SA, although in achieving this there is potential to have negative impacts on the environmental sustainability objectives. However, specific environmental protection policies in the Plan, along with the environmental planning policies in the Local Plan (Part One), will provide a framework to ensure that the impacts of proposed new development are assessed fully at the planning application stage and where appropriate mitigate any negative impacts. The sustainability topics against which the potential for negative impacts is greatest include biodiversity, water, air and land and resources. However, more positive impacts are likely for climate change and energy, cultural heritage and landscape and population and human health.

19.2 In summary the likely significant effects of the plan (positive and negative) will be:

- The policies relating to employment sites, housing sites and other specific sites and areas could increase use of resources and increase travel, therefore impacting on climate change. They could also have a negative impact on biodiversity, water, air, land and resources, cultural heritage and landscape and community safety.
- The policies that involve concentrating development in sustainable locations, for example those relating to the settlement areas, and those that relate to protection and improvement of green spaces and promotion of sustainable transport will help to reduce climate change and impacts on air quality.
- The policies specifically protecting natural features, open space and landscape and those area or development type-specific policies that mention protection of natural features will all help to protect and enhance biodiversity.
- The policies relating to flood risk, SuDS, flood water storage, water quality, supply and treatment will have a positive impact on water objectives.
- The policies relating to specific types of development such as retail, tourism, waste and minerals uses could potentially have a negative impact on water, air, land and resources, cultural heritage and landscape and community safety, unless specifically referred to in the policy.
- The policies safeguarding land for the most appropriate use and those that relate to previously developed land, agricultural land, contamination and instability and open space could have a positive impact on land and resources.
- The waste policies will have a positive impact on waste objectives, but other policies that safeguard, protect areas or identify specific hazards could reduce the likelihood for proposals for waste uses coming forward.
- Policies relating to protection of countryside and landscape, key settlement gaps, open space and recreational routeways will have a positive impact on landscape objectives.
- The specific policies relating to cultural heritage and other policies relating to specific types of development (e.g. shopfronts, advertisements, oil and gas development) that mention protection of cultural heritage, landscape or cultural heritage will have a positive impact on the cultural heritage and landscape objectives.

- Policies relating to health and well-being, hazardous installations, open space, recreation and community facilities will have a positive impact on population and human health, as will those policies that relate to provision of housing and facilities.
- The specific housing policies will have a positive impact on provision of suitable housing.
- The policies restricting development due to factors such as heritage, air quality and flooding could have a negative impact on housing and employment development objectives as they will make it more difficult and costly to bring forward development. However, they will also help to protect the features that make the area attractive to residents, visitors and investors.
- The policies relating to safeguarding areas, road safety, land instability, flood risk and oil and gas development will have a positive impact on community safety.
- The specific policies relating to employment provision and regeneration areas will have a positive impact on economic development objectives.

19.3 The mitigation measures suggested during the iterative SA process have significantly improved the sustainability of the plan. Many of the remaining mitigation measures are to refer specifically to protection of biodiversity, landscape or heritage for example within policies. However, as the plan is read as a whole, sufficient protection is provided by specific policies relating to these issues.

Areas likely to be affected

19.4 The Local Plan (Part Two) is a borough wide plan and therefore has the potential to affect all parts of the borough. The Spatial Strategy of the Local Plan (Part One) focuses of the four main settlements of Chester, Ellesmere Port, Northwich and Winsford and Key Service Centres in rural areas. The Local Plan (Part Two) will add further detail to these areas, as well as more widespread thematic policies. The areas likely to be affected by each individual policy depend on the nature of the policy. The first sets of policies within the Local Plan (Part Two) are area specific and relate to particular geographical locations. The majority of these area specific policies relate to the four main settlements. The rest of the policies are either borough-wide or relate to specific areas of types of development that are located in particular areas for example minerals safeguarding areas and flood risk areas.

Monitoring

19.5 As the SA process is as an iterative process its success and effectiveness will be monitored by the collection of data according to the identified indicators. A specific set of indicators has been identified within the main SA report within each topic chapter. These indicators will help to identify the significant effects of the policies and should help to flag up any unexpected issues that will need to be dealt with. The significant effects indicators are based on the indicators identified within the SA scoping report. The list of indicators is set out in Appendix G. The significant effects indicators will be included within the Annual Monitoring Report, which is produced each year by the local authority. Monitoring of the SA will be incorporated into the overall monitoring arrangements for the Local Plan.

19 Conclusion

Final comments

19.6 This appraisal of the Local Plan (Part Two) Publication Draft demonstrates that there are no major sustainability concerns, and no significant reasons not to proceed with the Local Plan (Part Two) as prepared. Whilst some significant effects of the policies have been identified, including negative impacts when the policies are assessed individually, the policy framework as a whole includes measures to mitigate and/or control these and provides a robust framework for assessing the impacts of planning applications.

19.7 The Local Plan (Part One) set the strategic direction for development and the Local Plan (Part Two) will be used alongside this to provide more detailed requirements and allocations. The SA of the Local Plan (Part One) concluded that the Plan generally addresses the sustainability objectives and on balance, provides policy framework to bring about new development in the borough sustainably. The SA of the Local Plan (Part Two) has similar conclusions and it is considered that the Plan does generally meet the sustainability objectives of the SA and when the plan is viewed as a whole it will help to bring forward sustainable development in the borough.

A Policy appraisals

CH 1 Chester settlement area

SA topic	Appraisal
Climate change and energy	The policy links with STRAT 3 of the Local Plan (Part One) which states that Chester is a key economic driver for the borough and allocates 5,200 new homes. The policy defines the boundary for Chester, which gives a definitive area in which development in STRAT 3 should be concentrated that is closely drawn around the existing built up area. The policy promotes mixed use regeneration proposals and the Chester's cycling strategy, which will reduce the need to travel by car. The policy protects open space corridors, maintaining the green infrastructure. The policy also states that development must not give rise to significant adverse impacts on air quality.
Mitigation	None required.
Biodiversity, flora and fauna	Protecting strategic open space corridors in Chester will help to protect biodiversity and wildlife habitats. However, it will not specifically enhance biodiversity and wildlife habitats or enable creation of new habitats.
Mitigation	None required.
Water	Protecting the Dee flood plain and the River Dee corridor will help to minimise the risk of flooding. However, due to the nature of the policy it does not refer specifically to protecting water resources or encouraging water efficiency as this is covered by other policies.
Mitigation	None required.
Air	The settlement boundary is closely drawn around the existing urban area of Chester, which will help to ensure that developments are in accessible locations, therefore reducing car travel and associated air quality impacts overall. However, in the Chester area, by concentrating development within Chester, air quality problems could be exacerbated by the additional development. There has been a city wide AQMA that has been defined in Chester, that covers most of the city centre. The policy states that development must not give rise to significant adverse impacts on air quality. The policy supports protection of strategic open space corridors and supports the Chester Cycling Strategy, which will help to reduce air quality issues. The provision of strong and active frontages on the inner ring road could have an impact on health due to air quality in these areas.
Mitigation	None required.
Land and resources	The settlement boundary is closely drawn around the existing urban area of Chester, which will help to encourage the re-use of previously developed land and buildings. However, the Wrexham Road site is a greenfield site. The protection of strategic open space corridors, Dee flood plain and river Dee corridor will help to protect soil quality in these areas.
Mitigation	None required.
Waste	Screened out - the policy relates to Chester settlement boundary and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	Concentrating development in Chester could impact on historic character, however, the policy refers to protection of the historic core of Chester need to be considered, also protecting historic routes and grain in the city centre and recognising archaeology and critical environmental capital. This will help to ensure the continued protection and enhancement of important cultural and historical heritage and protection and enhancement of heritage assets. It should also help to protect the townscape, maintain and strengthen local distinctiveness.
Mitigation	None required.
Population and human health	Although the policy doesn't specifically reference health, by keeping development within the urban area will ensure that services and facilities are available and accessible, which could also contribute to social inclusion. Promotion of cycling also provides opportunities for exercise.
Mitigation	None required.
Housing	The policy links with STRAT 3 in the Local Plan (Part One) which allocates 5,200 dwellings within the Chester area. The settlement boundary defines Chester, which is where these dwellings should be provided to meet the housing need.
Mitigation	None required.
Community Safety	The policy does not refer to crime. The requirement for development along the inner ring road to provide strong and active frontages could reduce road safety as it would introduce more people to a busy traffic area, it can also provide an opportunity for overlooking, reducing the fear of crime.
Mitigation	None required.
Economic development	The policy will support economic development, through support for the mixed-use regeneration proposals set out in policy CH 2. Through policy STRAT 3, Chester is a key economic driver for the borough. The policy could add additional restriction due to its historic context that could preclude economic development. Although, the additional houses and economic development in the Chester area could increase access to jobs.
Mitigation	None required.

CH 2 Chester Regeneration Areas

SA topic	Appraisal
Climate change and energy	The proposed developments will impact on climate change through emissions from building work and travel to the sites. However, the sites are all in accessible locations, therefore reducing impacts on climate change from transport. The policy promotes safe walking and cycling opportunities. The policy does not specifically refer to energy efficiency or energy consumption as this is covered by other policies. The policy specifies the need for high density development at Chester Northern Gateway and maintaining green space at Commonhall Street.
Mitigation	None required.
Biodiversity, flora and fauna	The section of the policy relating to Commonhall Street refers to maintaining green space, which will protect the existing ecology and biodiversity. There is currently open space within the Northgate site which is not referred to within the policy and is likely to be lost as part of the development, with a negative impact on biodiversity. The policy requires high quality landscaping and public realm, providing new opportunities for habitats in the urban area.
Mitigation	Policy could include reference to provision, protection and enhancement of biodiversity, open space and tree cover, but this may already be sufficiently covered by other policies. The section relating to Northgate could refer to the existing open space.
Water	The policy references the riverside area in Chester. The policy requires regard is taken to waterways and conservation strategies. The policy also supports use of the water to generate renewable energy, considering heritage, townscape and river ecology. Although, works on the waterway could increase pollution of the waterway and the potential to increase the risk of flooding.
Mitigation	The policy should require no increase in flood risk or pollution with regards to development on the waterway unless covered in other policies in the plan.
Air	Development within the key regeneration areas will be in accessible locations, therefore reducing car travel and associated air quality impacts overall. The policy also refers to the fact that developments should promote safe walking and cycling routes, which should also help to reduce reliance on the private car. The section relating to Chester Northern Gateway also refers to proposals to improve the level and quality of station car parking. However, the developments could exacerbate existing air quality problems in the Chester AQMA.
Mitigation	The policy should require consideration to the Chester city centre AQMA.
Land and resources	The sites are all predominantly brownfield land and as such the policy will help to encourage the re-use of previously developed land and buildings.
Mitigation	None required.
Waste	Screened out - the policy relates to Chester regeneration areas and as such is unlikely to have a significant or direct impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy would currently have a positive impact as it refers to higher density development at Chester Northern Gateway where compatible with conservation / design policies and at Commonhall Street identifies the need to protect and enhance the historic fabric and townscape. However, development in all of the areas could impact on the archaeological, historical and cultural heritage of Chester.
Mitigation	Development within all of the key regeneration areas has the potential to impact on the archaeological, historical and cultural heritage of Chester. As such, this should be referred to for all of the areas, rather than just certain ones, unless sufficiently covered by other policies.
Population and human health	The regeneration areas will provide additional employment, housing (including affordable housing), leisure, retail and tourism development in accessible locations so should help to improve health and social inclusion. It does not refer specifically to health facilities.
Mitigation	None required.
Housing	The regeneration areas will help to provide additional housing, including affordable and market housing and developments for older people.
Mitigation	None required.
Community Safety	The policy refers to proposals to improve the quality of station car parking, which would provide an opportunity to reduce opportunities for crime, although this is not specifically mentioned. The policy also refers to the need to promote safe walking and cycling routes and encourages active street frontages, which will help to reduce crime. Any further impacts on crime and safety would depend on the exact design of developments within the regeneration areas.
Mitigation	Should refer to prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The regeneration areas will help to provide new employment premises and retail, leisure and tourism related development in a sustainable location. As such, it will provide opportunities for new businesses. It should also help to provide improved walking and cycling routes into and within these areas and will help to deliver urban regeneration.
Mitigation	None required.

CH 3 Employment land provision in Chester

SA topic	Appraisal
Climate change and energy	The policy allocates a number of sites in Chester for employment that are sustainably located and are accessible by a range of means of transport. However, some are more centrally located within Chester than others and the introduction of new employment on these sites is likely to increase travel by car, even if other modes of transport are widely used. The policy does not mention prevention of flooding, protection and enhancement of green infrastructure or energy efficiency. However, these issues may be covered by other policies.
Mitigation	Refer to prevention of flooding, protection and enhancement of green infrastructure and energy efficiency within the policy, unless sufficiently covered by other policies.
Biodiversity, flora and fauna	The proposed employment sites are predominantly brownfield and therefore employment development on these sites is unlikely to have a significant detrimental impact on biodiversity. However, some of the site are greenfield. The policy does not refer to the potential for enhancement and creation of habitats or maintenance and enhancement of tree cover and woodlands. However, these issues may be covered by other policies.
Mitigation	None required.
Water	Most of the proposed employment sites are on land that does not have a high risk of flooding. Development consisting of offices or general industry falls into the 'Less Vulnerable' category and is therefore deemed 'appropriate' development with this level of flood risk. However, mitigation measures should be included to offset any increased risk resulting from development of this site. The policy does not refer to protecting and improving water resources or minimising risk of pollution. There is the possibility that development of these sites for employment uses could increase water pollution. The policy does not refer to water efficiency. However, these issues may be covered by other policies.
Mitigation	Policy could refer to protecting and improving water resources, minimising the risk of pollution and promoting water efficiency, unless sufficiently covered by other policies.
Air	The proposed allocations are all in relatively sustainable locations, accessible by a range of means of transport. However, some are more centrally located within Chester than others and the introduction of new employment on these sites is likely to increase travel by car, even if other modes of transport are widely used and could therefore exacerbate existing air quality problems in Chester. The sites (particularly the Northern Gateway sites) may also result in increased traffic within the Chester City Air Quality Management Area. The policy explanation identifies that proposals should not give rise to negative impacts on the Air Quality Management Area and refers to the air quality policy.
Mitigation	The policy could refer to alternatives to the private car, unless sufficiently covered by other policies.
Land and resources	The proposed employment sites are predominantly brownfield and some contaminated sites, so the policy will generally promote development on brownfield land and improvement of soils. However, the remaining areas of Chester Business Park include greenfield sites and therefore employment development on these sites would have a negative impact on soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to employment land provision and as such will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The proposed employment sites are predominantly brownfield, so development of these sites is likely to improve the landscape and townscape. However, the remaining areas of Chester Business Park include greenfield sites and therefore employment development on these sites could have a negative impact on landscape. The policy does not refer specifically to protection of sites or areas of archaeological, historical and cultural heritage or protecting the character of Chester or the landscape and townscape. Due to the nature of Chester, employment development on these sites could have a negative impact on archaeology and sites and areas of historical and cultural heritage. However, these issues may be sufficiently covered by other policies.
Mitigation	Development on the employment sites has the potential to impact on the archaeological, historical and cultural heritage of Chester. There is also a potential impact on the landscape and townscape. As such, these issues should be referred to within the policy, unless sufficiently covered by other policies.
Population and human health	The provision of employment in accessible locations will help to improve social inclusion. Some of the sites (but not all) are located close to health facilities, so will provide easy access for employees to health services.
Mitigation	None required.
Housing	Screened out - the policy relates to employment land provision and will not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	Should refer to prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in a sustainable location. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required.

CH 4 University of Chester

SA topic	Appraisal
Climate change and energy	New developments at the University of Chester would have the potential to impact on climate change, but would be in an accessible location and would provide linked trips for students, so this would reduce levels of travel and therefore reduce potential greenhouse gas emissions.
Mitigation	None required.
Biodiversity, flora and fauna	Development within the University of Chester campus sites is likely to be predominantly on brownfield sites, but has the potential to impact on existing open space and therefore biodiversity and wildlife habitats. The explanation to the policy states that the loss of greenfield spaces within the site will be weighed against the benefits of development to the wider community. The policy also states that there should be no detrimental impacts on green infrastructure, which will help to protect biodiversity.
Mitigation	The policy could refer specifically to the need to concentrate development on brownfield sites, unless sufficiently covered by other policies.
Water	The policy does not refer to flooding or water resources. The level of impact will depend on the proposals that come forward.
Mitigation	The policy could refer to flood risk, SUDS and water resources, however, this may be sufficiently covered by other policies.
Air	Development within the existing campus sites would be in relatively accessible areas and would be likely to lead to linked trips, so would reduce the need to travel. However, by providing new development there will be some additional travel, which could exacerbate existing air quality problems in Chester.
Mitigation	None required
Land and resources	It is not clear whether development at the University of Chester campus sites would be on greenfield or brownfield sites. It is likely that they would be predominantly brownfield and would therefore help to protect land and soil quality and optimise re-use of previously developed land and buildings.
Mitigation	Specific reference to promotion of development on brownfield land and the re-use of previously developed land and buildings could be added to the policy, or it may be sufficiently covered already by other policies.
Waste	Screened out - this policy relates to University of Chester and as such is unlikely to significantly or directly impact on waste.
Mitigation	None required
Cultural heritage and landscape	The policy states that proposals should not have significant detrimental impacts on local heritage or green infrastructure. This will help to protect cultural heritage and landscape.
Mitigation	None required.
Population and human health	The proposals at the University of Chester campus sites could include infrastructure and services and sports and leisure facilities. This would improve access to facilities, but use of the facilities is likely to be restricted to members of the University, rather than the general public.
Mitigation	None required
Housing	Screened out - this policy relates to University of Chester and as such is unlikely to significantly or directly impact on housing.
Mitigation	None required
Community Safety	The policy does not refer to crime. Additional development has the potential to increase or reduce crime depending on design. It may also impact on road safety.
Mitigation	Reference to reducing opportunities for crime and improving road safety could be added to the policy or may be sufficiently covered by other policies.
Economic development	The policy will support economic development, through support to university developments. Proposals may include research and enterprise accommodation, so could provide opportunities for the creation of new businesses. Proposals may include sports and leisure facilities, which would provide additional facilities, although these are likely to be for use by members of the University.
Mitigation	None required

CH 5 Chester Conservation Areas

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact water.
Mitigation	None required.
Air	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact air.
Mitigation	None required.
Land and resources	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact waste management
Mitigation	None required.
Cultural heritage and landscape	The policy requires high quality design to contribute positively to the townscape of Chester. It will help to preserve and enhance features, areas and settings of historical and cultural heritage importance, but does not mention protection of archaeology.
Mitigation	None required.
Population and human health	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact population and human health.
Mitigation	None required.
Housing	Screened out - the policy relates to Chester conservation areas and as such is unlikely to significantly or directly impact housing.
Mitigation	None required.
Community Safety	The policy refers to improving natural surveillance on the Rows, which will help to prevent crime.
Mitigation	None required.
Economic development	Design restrictions on development within Chester conservation areas could increase costs of development and therefore have a detrimental impact on employment and new businesses. However, protection of the conservation areas will help to protect the attractiveness of Chester to businesses and visitors.
Mitigation	None required.

CH 6 Chester - Key views, landmarks and gateways and historic skyline

SA topic	Appraisal
Climate change and energy	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester. The policy is not expected to have a significant or direct impact on climate change because impacts will depend on the details of each development proposal.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester and so is not expected to have a significant or direct impact on biodiversity.
Mitigation	None required.
Water	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester. The policy is not expected to have a significant or direct impact on water or flooding because impacts will depend on the details of each development proposal.
Mitigation	None required.
Air	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester. The policy is not expected to have a significant or direct impact on air because impacts will depend on the details of each development proposal.
Mitigation	None required.
Land and resources	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester. The policy is not expected to have a significant or direct impact on land and resources because impacts will depend on the details of each development proposal.
Mitigation	None required.
Waste	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester and is not considered to have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy identifies and seeks to protect Chester's key views, landmarks and gateways. Therefore it will have a positive impact on protecting and enhancing sites and areas of importance to culture and historic heritage and their settings, to maintain and strengthen the area's local distinctiveness and sense of place. The policy does not consider archaeology as this is sufficiently covered in other Local Plan policies.
Mitigation	None required.
Population and human health	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester and is not considered to have a direct or significant impact on health or social inclusion.
Mitigation	None required.
Housing	The policy may have a detrimental impact on the provision of new housing development in certain locations and forms due to their visual impact upon key views, landscape features and landmark buildings in Chester.
Mitigation	None required.
Community Safety	Screened out - as the policy relates to the visual impact of development upon the character and setting of Chester. The policy is not expected to have a significant or direct impact on safety because impacts will depend on the details of each development proposal.
Mitigation	None required.
Economic development	While the policy will protect the visual impact of Chester's historic environment to maintain the attraction of visitors and investors, the policy could prevent development in certain forms and locations in Chester due to impact upon key views, landmarks and gateways or the historic skyline. As such, the policy may restrict certain opportunities for new employment development and private sector investment.
Mitigation	None required.

EP 1 Ellesmere Port settlement area

SA topic	Appraisal
Climate change and energy	The policy links with STRAT 4 of the Local Plan (Part One) which states that Ellesmere Port has the potential to deliver substantial economic growth and makes provision for at least 4,800 new dwellings. The policy defines the boundary for Ellesmere Port, which gives a definitive area in which development in STRAT 4 should be concentrated and is closely drawn around the existing built up area. The policy promotes provision of new and improved pedestrian and cycle links, improvements to rail services and accessibility to stations. It also supports regeneration proposals in and around the town centre and as such, will help to reduce the need to travel and improve sustainable travel options. The policy also identifies that proposals should not give rise to significant adverse impact on air quality in line with DM 31.
Mitigation	None required.
Biodiversity, flora and fauna	Supporting physical and landscape improvements to gateways, corridors and green spaces in Ellesmere Port, including along the M53/Shropshire Union Canal corridor is likely to help to protect and enhance biodiversity and wildlife habitats. However, regeneration of land in Ellesmere Port may have a negative or positive impact on biodiversity depending upon the nature of the site and the proposals. The settlement boundary has been extended to include areas to the east of Stanlow, which include greenfield areas, but have planning permission so the sites have already been assessed and should provide benefits through landscaping.
Mitigation	Could refer to the need for new development / regeneration to protect and enhance biodiversity and wildlife habitats, unless this is sufficiently covered by other policies in the plan.
Water	The policy does not refer specifically to water, but supports development of land within Ellesmere Port, some of which is at risk of flooding. Redevelopment of land has the potential to reduce or increase runoff. The policy also supports physical and landscape improvements to corridors including the Shropshire Union Canal Corridor, depending upon the proposal this could have a positive or negative impact on flood risk. Due to the nature of the policy it does not refer specifically to protecting water resources or encouraging water efficiency as this is covered by other policies. The settlement boundary has been extended to include areas east of Stanlow, which include areas at risk of flooding. However, these sites have planning permission and as such, the potential impacts on water should be acceptable, or will be sufficiently mitigated.
Mitigation	Could refer to the need for new development / regeneration to minimise the risk of flooding and protect water quality, unless this is sufficiently covered by other policies in the plan.
Air	The settlement boundary is closely drawn around the existing urban area of Ellesmere port, which will help to ensure that developments are in accessible locations, therefore reducing car travel and associated air quality impacts overall. However, by concentrating development within Ellesmere Port, existing air quality problems could be exacerbated and there is a current Air Quality Management Area in Ellesmere Port and one in Thornton le Moors.The policy promotes provision of new and improved pedestrian and cycle links, improvements to rail services and accessibility to stations. It also supports regeneration proposals in and around the town centre and as such, will help to reduce the need to travel and improve sustainable travel options. Text has been added to the policy to state that developments should not give rise to significant adverse impact on air quality in line with DM 31.
Mitigation	None required.
Land and resources	The settlement boundary is closely drawn around the existing urban area of Ellesmere Port, which will help to encourage the re-use of previously developed land and buildings. The policy also supports regeneration of previously developed land and regeneration proposals in and around the town centre. The settlement boundary has been extended to include areas east of Stanlow, which include greenfield sites. However, these sites already have planning permission and as such, the impact on land and resources should be acceptable or will be mitigated sufficiently.
Mitigation	None required.
Waste	Screened out - the policy relates to Ellesmere Port settlement boundary and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy supports improved links to the waterfront (which includes a Conservation Area) and supports physical and landscape improvements to the gateways, corridors and green spaces within Ellesmere Port including along the M53 / Shropshire Union Canal Corridor. As such, it could have a positive impact on the setting of Conservation Areas, listed buildings and other heritage assets. Supporting regeneration may benefit cultural heritage and landscape, but this will depend on the nature of the site and the design of the proposal.
Mitigation	None required.
Population and human health	Concentrating development within the urban area will ensure that services and facilities are available and accessible, which could also contribute to social inclusion. The policy also supports regeneration of proposals in and around the town centre including a public services hub, which will help to provide health facilities in an accessible location. Promting provision of new and improved pedestrian and

	cycle links also provides opportunities for exercise. Text has been added to the policy to state that developments should not give rise to significant adverse impact on air quality in line with DM 31.
Mitigation	None required.
Housing	The policy links with STRAT 4 of the Local Plan (Part One) which states that Ellesmere Port has the potential to deliver substantial economic growth and makes provision for at least 4,800 new dwellings. The settlement boundary defines Ellesmere Port, which is where these dwellings should be provided to meet the housing need. It also supports regeneration of prevously developed land, particularly to support new housing development and supports generation proposals in and around the town centre, including mixed use development.
Mitigation	None required.
Community Safety	Screened out - the policy relates to Ellesmere Port settlement boundary and as such is unlikely to significantly or directly impact on community safety. The creation of a safe environment and reduction in opportunities for crime will depend upon the design of development.
Mitigation	None required.
Economic development	The policy will support economic growth by supporting regeneration of previously developed land and supporting regeneration proposals in and around the town centre. The policy also supports improved links and connectivity and physical improvements, all of which will help to make the area more accessible and more attractive to developers, businesses and future residents. The settlement boundary has been extended to include areas to the east of Stanlow, which have planning permission.
Mitigation	None required.

EP 2 Employment land provision in Ellesmere Port

SA topic	Appraisal
Climate change and energy	The sites are mainly in existing employment areas around Elton and Ellesmere Port, Stanlow area. Most of the sites are likely to be access by car. Most of the sites are brownfield, although Land off Mill Lane North is a greenfield site. Most of the sites have some flood risk.
Mitigation	The policy should ensure that a site Flood Risk Assessment is included with an application and considered as part of a scheme. The policy could promote other forms of transport.
Biodiversity, flora and fauna	Most of the sites are brownfield, although Land off Stanney Mill Lane North is a greenfield site. The policy requires an ecological assessment where appropriate to identify significant effects. The policy requires that where appropriate, development proposals are accompanied by Ecological Assessment, including bird surveys, to determine the potential for any likely significant effects on the designated features of the Mersey Estuary SPA/Ramsar. This will help to protect biodiversity.
Mitigation	None required.
Water	Many of the sites are subject to flood risk and although employment is usually an acceptable use a flood risk assessment will be required for proposed development.
Mitigation	Requirement for flood risk assessment on sites that are at risk of flooding.
Air	Some of the sites are close to two AQMAs. Ellesmere Port town has an AQMA and development could increase car journeys in this area. Thornton-Le-Moors also has an AQMA for Sulphur Dioxide and sites such as Encirc Glass, Elton and Station Road, Ince has the potential exacerbate air quality issues.
Mitigation	Promotion of sustainable forms of transport.
Land and resources	Many of the sites are brownfield, although Land off Stanney Mill Lane North is greenfield. Some of the sites have contaminated land. Therefore development could have an opportunity to remediate the land and improve soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to employment land provision in Ellesmere Port and as such is unlikely to significantly or directly impact waste management.
Mitigation	None required.
Cultural heritage and landscape	The sites are mostly based on brownfield land in existing employment areas. However, Land at Hooton Park is adjacent to the listed building, Hooton Hangers and development on this site could impact on the setting of this listed building.
Mitigation	The policy should require consideration of Hooton Hangers in developing the site, however this is covered in other policies in the plan.
Population and human health	Most of the sites are in existing employment areas and as such could encourage social inclusion, however many are not close to health facilities. Some of the sites are accessible through other means, promoting active travel and access to open space. Due to the existing employment uses, many of the sites fall into at least one hazard zone.
Mitigation	Considerations to use and design are required in relation to the hazard zones ensure compatible uses.
Housing	Screened out - the policy relates to employment land provision in Ellesmere Port and as such is unlikely to significantly or directly impact housing.
Mitigation	None required.
Community Safety	The policies do not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	Should refer to prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required.

EP 2.A Land at Encirc Glass

SA topic	Appraisal
Climate change and energy	The policy relates to a site allocation close to the small settlement of Elton. The site is not well served by public transport, however the policy promotes use of the railway for freight purposes, which could reduce the number of vehicle based trips, reducing the potential impacts of climate change. The policy requires adequate flood risk mitigation measures minimising the impacts of flooding. The policy promotes minimising and mitigating the impacts on the ecological network that surrounds the site.
Mitigation	The policy could include promotion of sustainable transport links, especially in Ellesmere Port. Enhancement of the ecological network could be included in the policy, providing opportunities to contribute to the green infrastructure unless sufficiently covered in other policies in the plan.
Biodiversity, flora and fauna	The site is close to the Mersey Estuary and the policy promotes minimising the impacts and adequate mitigation on the ecological network. The policy requires an ecological survey to be undertaken, identifying the significant environmental effects and appropriate mitigation. The site is predominately brownfield, but does include greenfield areas. The policy requires minimising landscape and visual harm and this could take the form of additional landscaping, although this is expressed in the policy.
Mitigation	The policy could actively promote additional landscaping to enhance the green infrastructure and ecological network.
Water	The site is within an area at risk of flooding, with less than 10 per cent of the site situated in flood zone 3b (functional floodplain), although offices / general industry is deemed an appropriate use in flood zone 3. The policy requires sufficient flood risk mitigation measures, including SuDS. Most of the site is predominately brownfield. The policy doesn't refer to protecting and improving water resources or minimising risk of pollution. There is the possibility that development of these sites for employment uses could increase water pollution. The policy does not refer to water efficiency. However, these issues may be covered by other policies.
Mitigation	The policy could require a detailed flood risk assessment and highlight part of the site is in flood zone 3b.
Air	The policy encourages use of the railway, specifically for freight purposes. This has the potential to reduce journeys by road, which, depending on the end use, could improve the air quality in the area. The site is on the edge of the small settlement of Elton and is not well served by public transport.
Mitigation	The policy could include promotion sustainable transport links, especially in Ellesmere Port.
Land and resources	The site is predominately brownfield, however part of the site is greenfield. The policy doesn't direct development to the brownfield part of the site, although this could be covered in other policies in the plan.
Mitigation	Promotion of the brownfield part of the site and protection of greenfield on site.
Waste	Screened out - the policy relates to employment land provision in Ellesmere Port and as such, the impact on waste management will not differ significantly from current impacts.
Mitigation	None required.
Cultural heritage and landscape	The site is mainly brownfield, but does contain some greenfield land. The policy promotes mitigation and minimisation of harm to landscape and visual impact. However, the policy doesn't actively promote development on the brownfield part of the site.
Mitigation	The policy could actively promote development on the brownfield part of the site unless sufficiently covered in other policies in the plan.
Population and human health	The site is located within a hazard zone. Text has been added to the policy to state that the use and design of the buildings proposed should be consistent with their location in a hazard consultation zone, in line with DM 33 and DM 34. The site is located close to the settlement of Elton and there is limited public transport options to the site, therefore there will not improve access to health facilities.
Mitigation	None required.
Housing	Screened out - the policy relates to employment land provision in Ellesmere Port and will not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	As an employment site, this could increase the number of large vehicles to and from the site depending on the end use. However, the policy does promote use of the railway, especially for freight purposes. The policy does not specifically refer to crime and safety. Depending on the layout and design of the scheme could have a positive impact on crime.
Mitigation	Should refer to prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The site is allocated for employment uses and does not prescribe the use class, allowing flexibility for the intended user. The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required.

EP 2.B New Bridge Road, Stanlow

SA topic	Appraisal
Climate change and energy	The proposed employment site at New Bridge Road is located in the existing industrial area of Stanlow. The site is well connected to the road network, however other modes of transport are limited. The introduction of an employment use in this site is likely to increase travel by car, although the site is serviced by walking routes and the National Cycle Network (route 70). As such, employment use is likely to have a negative impact on climate change. The policy does not refer to the risk of flooding on site, although the policy does require sufficient landscaping along the Shropshire Union Canal. The policy also requires the scheme to include positive environmental improvement through design and materials.
Mitigation	Refer to prevention of flooding and promotion of other modes of transport, unless sufficiently covered by other policies in the plan.
Biodiversity, flora and fauna	The site is located within the Stanlow special protection area (SPA) (Marine) and the Shropshire Union Canal and development could impact these sites. There are a number of trees and vegetation on site. The policy does not make reference to wildlife and habitats, but does require sufficient landscaping and the scheme to provide a positive environmental improvement. Therefore, development of the brownfield site could contribute to biodiversity in the area.
Mitigation	None required.
Water	Parts of the site are within flood zone 3a and some areas are at risk of surface water flooding. Employment uses are acceptable in flood zone 3a, however the policy does not make reference to the risk of flooding and further investigation that might be required. The site is also adjacent to the Shropshire Union Canal and depending on the employment use, could have a risk of water contamination.
Mitigation	Requirement for a site flood risk assessment and mitigation of negative impacts.
Air	The site is served by walking routes and the National Cycle Route (route 70). The site is close to the M53 motorway and is likely to accessed by car. The site, although not located in the Ellesmere Port AQMA, could increase traffic in this area. The policy does not promote other forms of sustainable transport to the site or operations at the site.
Mitigation	Promote sustainable forms of transport to and from the site as well as part of the operation of the site, unless sufficiently covered in other policies in the plan.
Land and resources	The site is brownfield and highly contaminated based on previous uses. The site also has a major hazard pipeline that runs through the site. Development of the site is unlikely to impact soil quality and remediation of the land could improve the land. The policy requires landscaping and high quality design.
Mitigation	None required.
Waste	Screened out - the policy is for employment provision in Ellesmere Port and is not considered to have a direct or significant impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The site is on an elevated position and hence its development could impact on the Grade II listed Shropshire Union Canal Weaver's Bridge and the setting of the canal area. The policy requires development to make a positive contribution to the visual appearance of the canal and consider the impact of the development on the heritage asset.
Mitigation	None required.
Population and human health	The site is within the Stanlow area of Ellesmere Port, with many hazardous industrial operations in the vicinity of the site. The site is not close to health facilities and there are a number of hazard zones around the area. The policy does not require consideration of the use in this potentially hazardous environment.
Mitigation	Require consideration of compatibility of the intended use with the surrounding hazards, unless covered in other policies in the plan.
Housing	Screened out - the policy is for employment provision in Ellesmere Port and is not considered to have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase number of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	None required.
Economic development	The provision of employment sites will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new business growth in the economy. The redevelopment of brownfield sites will help deliver urban regeneration and improve the attractiveness of the area.
Mitigation	None required.

EP 2.C Former Booston Oil Depot

SA topic	Appraisal
Climate change and energy	The site is located in Ellesmere Port in an existing industrial area. The site is adjacent to the Manchester Ship Canal and has opportunities to maximise the waterways as an alternative form of transport as part of a wider scheme. The site is adjacent to Vauxhall Motors and has the opportunity to work with surrounding buisness to maximise the canal. The policy promotes employment uses and requires proposals to be accompanied by a transport assessment and maximise non-road based travel. The site is brownfield, but has significant tree cover and vegetation on site.
Mitigation	Could refer to protection of and links to the green infrastructure of the area, especially in connection with the adjacent Local Wildlife Site, Booston Wood.
Biodiversity, flora and fauna	The site is adjacent to the Local Wildlife Site at Booston Wood. The site is also adjacent to the Manchester Ship Canal. Development of this site, although brownfield, does contain a number of trees and vegatation could impact on local wildlife. The policy does not refer to the Local Wildlife Site or require consideration of habitats that may have formed over time.
Mitigation	The policy should require consideration to biodiversity and enhancements to the Local Wildlife Site at Booston Wood.
Water	Although the site is not within a flood zone, there is risk of surface water flooding at the site. The policy does not refer to this risk.
Mitigation	Requirements for a flood risk assessment and adequate mitigation as required. Refer to protection of water quality, unless sufficiently covered by other policies.
Air	The site is located in Ellesmere Port and is in an existing industrial area. The site is likely to be accessed by car, although the policy does promote other non-road forms of transport. The site is not in or near the AQMA in Ellesmere Port, but it could cause more traffic through this area.
Mitigation	Could refer to prevention of negative impacts on air quality, unless sufficiently covered by other policies.
Land and resources	Due to the former use of the site, the land is likely to be contaminated. There is a gas pipeline running through the site, which is a mix of greenfield and brownfield. The site site is located in an industrial area and does not provide high quality land. Development of the site could remediate the brownfield part of the site.
Mitigation	None required.
Waste	Screened out - the policy is for employment provision in Ellesmere Port and is not considered to have a direct or significant impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The site is a mix of brownfield and greenfield and is in an existing industrial area. There are no heritage assets on or near the site in this industrial area. Therefore, by allocating this site, there is unlikely to be a negative impact on heritage or landscape and therefore high quality design on site would have a positive effect.
Mitigation	Promotion of high quality design as part of the scheme.
Population and human health	The site is in an industrial area of Ellesmere Port with no health facilities nearby. The sites is likely to be predominantly accessed by car. The policy promotes use of other non-road based forms of transport, but for ransport of goods rather than employees.
Mitigation	None required.
Housing	Screened out - the policy is for employment provision in Ellesmere Port and is not considered to have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase the number of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	None required.
Economic development	The provision of employment sites will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new business growth in the economy. The redevelopment of brownfield sites will help deliver urban regeneration.
Mitigation	None required.

EP 2.D Land at Hooton Park

SA topic	Appraisal
Climate change and energy	The site is a mix of brownfield and greenfield. The site is in the urban area, but is likely to be accessed via private car due to its proximity to the motorway. The site does have some tree cover and is partly greenfield therefore development of the site could result in a loss of green infrastructure. The policy allocates the site and links with policy EP 3, which has specific criteria on development on this site and promotes non-road facilities and landscaping as part of a scheme.
Mitigation	None required.
Biodiversity, flora and fauna	The site is adjacent to a non-statutory Local Wildlife Site (Rivacre Road Wood). The site does fall into the LDO area that includes additional ecological appraisals, however, policy EP2.D does not include enhancement or protection of habitats. Landscaping is a criteria in policy EP3, although this is from a visual aspect.
Mitigation	Require protection and enhancement of habitats and ensure no harm comes to the Local Wildlife Site at Rivacre Road Wood.
Water	The site is close to the Manchester Ship Canal and the River Mersey, although the site is in flood zone 1. The SFRA recommends that a site specific FRA is required and employment uses is an acceptable use of the land. The policy does not cover flooding on site.
Mitigation	The policy should require a site specific FRA.
Air	The site is in the urban area, but due to the nature of the site and its location, it is likely to be accessed via car. Ellesmere Port has a AQMA and this could lead to more cars driving through this already polluted area. The policy links to policy EP4, which encourages the use of freight and non-road facilities.
Mitigation	None required.
Land and resources	The site is a mix of brownfield and greenfield and does have some tree cover and vegetation on site. The land is contaminated and located within hazard zones in an existing industrial area. The policy allocates both greenfield and brownfield parts of the site.
Mitigation	Direct development to the brownfield part of the site unless covered in other policies in the plan.
Waste	Screened out - The proposed development is for employment provision in Ellesmere Port and is not considered to have a direct or significant impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The site is adjacent to Hooton Hangers, a listed building. The policy links to EP3 Hooton Park, which identifies the listed building in the policy. However, as this policy covers the wider site, including the Hooton Hangers, the policy references the uses that would be appropriate. The policy requires that the development contributes to the visual amenity, especially along the M53 corridor.
Mitigation	The policy should require protection and enhancement of the setting of the Hooton Hangers, unless covered sufficiently by other policies in the plan.
Population and human health	The site is located in an existing industrial area, and as such has limited access to health facilities. Due to the location, the site is most likely to be access by car.
Mitigation	None required.
Housing	Screened out - The policy is concerned with employment provision in Ellesmere Port and as such does not have a direct or significant impact housing provision.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	Should refer to prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required.

EP 2.E Remaining land at Cheshire Oaks Business Park

SA topic	Appraisal
Climate change and energy	The site is located in an existing business park in Ellesmere Port, close to the retail parks of Cheshire Oaks and the Coliseum. The site can be accessed by car and public transport. The site is a mix of greenfield and brownfield and there are a number of trees and green areas on site. The policy promotes significant landscaping, which will contribute to the green infrastructure.
Mitigation	The policy could promote sustainable forms of transport.
Biodiversity, flora and fauna	The site is a mix of brownfield and greenfield with some tree cover and vegetation and as such, there is the potential for employment development to have a negative impact on biodiversity on some of the sites. The policy does not refer to the potential for enhancement and creation of habitats or maintenance and enhancement of tree cover and woodlands. However, these issues may be sufficiently covered by other policies. The policy does require significant landscaping as part of the scheme.
Mitigation	Could include reference to provision, protection and enhancement of biodiversity, open space and tree cover, but this may already be sufficiently covered by other policies.
Water	The site is not at risk of flooding. There are existing employment uses and the site is next to a residential area. There is a nature park in close proximity that has open space as well as woodlands. The site is mostly greenfield, but does have hardstanding to the east of the site that is used as a car park. The loss of the greenfield parts of the site could increase runoff. The policy requires significant landscaping.
Mitigation	Depending on the size of the development, SUDS maybe required to ensure effective management of surface water.
Air	The site is mainly greenfield with some tree cover. The site is within the urban area and does have access to public transport. It is unlikely that the site would generate significant car journeys. Ellesmere Port does have a AQMA in the town centre, although due to the location close to the motorway, it is unlikely to increase the impact on this area. The policy doesn't refer to air quality.
Mitigation	Promotion of sustainable forms of transport.
Land and resources	The site is mainly greenfield with some of the land acting as a car park. The site is within an employment area and is close to the road and residential properties. The loss of the greenfield part of the site will impact on soil quality.
Mitigation	None required.
Waste	The policy is concerned with employment land provision in Ellesmere Port and as such will not have a direct or significant impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The site is situated in an existing employment area and the policy requires compatible uses that are of high quality and contains significant landscaping. This will allow the use to be integrated into its area. The site is within the urban area and is surrounded by existing employment buildings, so is unlikely to have a significant impact on landscape. There are no heritage assets on or close to the site.
Mitigation	None required.
Population and human health	The site is located in the urban area and is accessible via public transport. There is a nature park close by providing opportunities to access open space. The site is close to Cheshire Oaks as well as two leisure centres in walking distance. The policy promotes compatible uses in an existing employment area that will contribute to social inclusion.
Mitigation	None required
Housing	The policy relates to employment provision in Ellesmere Port and as such will not directly or significantly impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime. Additional development has the potential to increase or reduce crime depending on design. It may also impact on road safety.
Mitigation	The policy could refer to road safety.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required.

EP 2.F Remaining land at Rossmore Road East

SA topic	Appraisal
Climate change and energy	The site is brownfield land, although some of the site has reverted back to greenfield. The site is in the urban area and can be access via public transport, although the site is mostly likely to be access via car due to the proximity to the M53. The site is not in a flood zone, but some of the site is at risk of surface water flooding. The policy promotes incorporation of landscape features.
Mitigation	The policy could promote sustainable forms of transport and minimise the risk of surface water flooding through the use of SuDS.
Biodiversity, flora and fauna	The policy requires proposals to incorporate important landscape features, but does not specifically require protection of biodiversity or provision of landscaping. Development of the land could result in the loss of tree cover and is identified as an ecological network core area.
Mitigation	The policy could refer to protecting and enhance habitats unless covered in other policies in the plan.
Water	The site is not within a flood zone, but is at risk of surface water flooding. The policy requires landscaping and retention of landscape features. The site is brownfield, although some of the site has reverted back to greenfield.
Mitigation	The policy should require proposals on the site to include a flood risk assessment and incorporate mitigation as required.
Air	The site is accessible by public transport, although the site is likely to be accessed by car. There is an AQMA in Ellesmere Port and there is a small risk of increasing traffic in this area. The allocation is a large scale employment site that could generate increased traffic.
Mitigation	The policy could promote sustainable transport to and from the site.
Land and resources	The site is brownfield with parts of the site reverting back to greenfield. There is some tree cover on site, which could be lost through development. The policy promotes retention of landscape features, but does not specifically require landscaping.
Mitigation	None required.
Waste	Screened out - The policy relates to employment land provision in Ellesmere Port and as such will not directly or significantly impact waste management.
Mitigation	None required.
Cultural heritage and landscape	The site is in an employment setting with no heritage assets or conservation areas. The policy requires that development makes a positive contribution to the M53 corridor and incorporate landscape features. The site is brownfield with some greenfield.
Mitigation	None required.
Population and human health	The site is in an existing industrial area. There are no health facilities close to the site and not many opportunities to access public open space. The site is within an explosive safeguarding area, although this is not referenced in the policy.
Mitigation	The policy should highlight that the site is within an explosive safeguarded zone and will require consultation with the HSE and be in line with DM 48.
Housing	Screened out - The policy relates to employment land provision in Ellesmere Port and as such is not likely to directly or significantly impact housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	Should refer to prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required.

EP 2.G Land at Station Road, Ince

SA topic	Appraisal
Climate change and energy	The site is close to a railway station, although not many services stop at this station. The site is within walking distance of Elton, where there are public transport services. The site is most likely to be accessed by car. The policy does promote non-road based transport and public transport. The site is brownfield, but some of the land has reverted back to greenfield. The policy requires extensive landscaping and boundary treatment that will contribute to the green network.
Mitigation	None required.
Biodiversity, flora and fauna	The site is a mix of brownfield and greenfield and includes some trees and hedgerows. The site is adjacent to a site of nature conservation value and a Local Wildlife Site. The policy requires landscaping and to minimise and mitigation the impacts on the ecological network.
Mitigation	None required.
Water	The site is a mix of brownfield and greenfield and is in flood zone 1. The SFRA recommended that a site specific FRA should be submitted with a planning application.
Mitigation	Require a site specific FRA based on the design and layout of the scheme and mitigation of impacts on flooding.
Air	The site is a mix of brownfield and greenfield and although there is some access to public transport, the site is most likely to be accessed via car. There is a AQMA at Thornton-Le-Moors due to sulphur dioxide. The site is allocated for B1, which is unlikely to have a negative contribution to air quality. Although Ellesmere Port does have an AQMA in the town centre that is caused through NOx and an employment use at this site could increase traffic in this polluted area. The policy does promote other forms of sustainable transport.
Mitigation	None required.
Land and resources	The site is a mix of greenfield and brownfield land. Due to previous uses some of the land could be contaminated and as such, development of the site could remediate the land. The policy requires extensive landscaping and boundary treatment on site.
Mitigation	The policy could promote the loss of greenfield by encouraging development on the brownfield part of the site unless covered in other policies in the plan.
Waste	Screened out - the policy relates to employment provision in Ellesmere Port and as such is unlikely to have a significant or direct impact on waste management.
Mitigation	None required
Cultural heritage and landscape	The site is close to Ince conservation area. The policy promotes suitable design, scale and layout to minimise visual and amenity impacts on the surrounding area, that have the potential to improve the site in its setting. The policy also requires extensive landscaping and boundary treatment to enhance the approach to Ince village and the setting of designated heritage assets.
Mitigation	None required
Population and human health	The site is in walking distance of Ince and Elton, which have some health facilities. The site is close to other employment sites such as Encirc Glass and Stanlow refinery, which could promote social inclusion. There are opportunities for active travel to the site through cycling and walking. The policy does promote sustainable forms of transport and appropriate access to minimise the impact on Elton.
Mitigation	None required
Housing	Screened our - the policy relates to employment provision in Ellesmere Port and as such the policy is unlikely to directly or significantly impact on housing.
Mitigation	None required
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	None required
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required

EP 2.H Land off Stanney Mill Lane (north)

SA topic	Appraisal
Climate change and energy	The site is close to the M53 motorway and is accessible by different modes of transport. Although, due to its location, it is likely to be accessed by car. The site is greenfield within minimal tree cover. Therefore development will result in the loss of green infrastructure. Although the policy does require a positive contribution to the visual appearance of the site.
Mitigation	The policy could promote use of alternative transport methods.
Biodiversity, flora and fauna	The site is adjacent to the Shropshire Union Canal, which itself is adjacent to Little Stanney Woods. The policy promotes a positive contribution to the visual appearance of the site on the M53 corridor and the Shropshire Union Canal. The site is greenfield and the policy doesn't provide protection to existing habitats.
Mitigation	The policy should require consideration of existing habitats and include extensive landscaping and boundary treatment.
Water	The site is in flood zone 1, but does have a risk of surface water flooding. The site is greenfield and development could increase the risk of flooding. The site is also adjacent to the Shropshire Union Canal and there could be a risk of water contamination depending on the employment use of the site.
Mitigation	The policy should consider the potential impact on the Shropshire Union Canal and mitigate surface water flooding from the site where appropriate.
Air	The site is accessible through a range of transport options, however, due to the location is likely to be accessed by car. There is an AQMA in Ellesmere Port town centre that the development could increase traffic through this polluted area. Thornton-Le-Moors also has a AQMA for Sulphur Dioxide and depending on the employment use of the site, could have a negative impact on air quality.
Mitigation	The policy should consider the compatibility with other uses in the Stanlow area and promote other forms of transport.
Land and resources	The site is greenfield within an existing employment area. The site also has a major hazard pipeline through part of the site and falls with hazard zones, limiting the uses on site. Therefore, development on this site could impact on soil quality.
Mitigation	The scheme should consider the major hazard pipeline on site.
Waste	Screened out - the policy relates to employment land provision in Ellesmere Port and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The site is greenfield within an existing employment area on a Shropshire Union Canal. The policy requires development on the site makes a positive contribution to the visual appearance of the canal and M53 corridor.
Mitigation	None required.
Population and human health	The site is surrounded by other employment uses that could encourage social inclusion. The site could be accessible from the Shropshire Union Canal, providing opportunities for active travel, although health care facilities are based within Ellesmere Port town. As the site is in the Stanlow area, there are some hazard zones that cover the site.
Mitigation	The policy should require compatibility with hazardous uses in the area.
Housing	Screened out - the policy relates to employment land provision in Ellesmere Port and as such is unlikely to significantly or directly impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	Should refer to prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land, in sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the economy. The redevelopment of brownfield sites will also help to deliver urban regeneration.
Mitigation	None required.

EP 3 Stanlow special policy area

SA topic	Appraisal
Climate change and energy	The site is within the urban area and is accessible by a range of modes of transport. However, due to its location and separation from Ellesmere Port town centre, it is likely to be predominantly accessed by private car. The policy states that non-road and public transport facilities should be used where possible and this should have a positive impact on the effects of climate change. The policy requires that the use, design and location of plant and buildings has regard to areas of flood risk. The policy does not refer to provision of green infrastructure.
Mitigation	The policy could require the provision and enhancement of green infrastructure.
Biodiversity, flora and fauna	The Stanlow area includes a mix of brownfield and greenfield areas. Development of the greenfield areas could impact on biodiversity. The policy states that new development should not harm the SSSI, that the Council may require an EIA and proposals should consider the green infrastructure and trees. It also refers to the need to minimise and mitigate impacts on biodiversity. Additional text has been added to refer to the Mersey SPA and the need for bird surveys, which will increase protection of biodiversity.
Mitigation	None required.
Water	The Stanlow area includes some areas at a high risk of flooding (zone 3a) and some areas at a lower risk (zone 2 and zone1). However, the policy specifies that the use, design and location of any plant and buildings should have regard to the areas of flood risk. Developments could increase surface water and SUDS maybe required. This is not referred to within the policy.
Mitigation	Refer to prevention of surface water flooding and use of SUDS within the policy or link the policy with policy DM33 Sustainable drainage systems.
Air	The site is within the urban area and is accessible by a range of modes of transport. However, due to its location and separation from Ellesmere Port town centre, it is likely to be predominantly accessed by private car. The policy states that non-road and public transport facilities should be used where possible and this should have a positive impact on air quality. However, Thornton-Le-Moors has a AQMA defined due to Sulphur Dioxide and therefore development in this area could have a negative impact on this AQMA. This is not referenced in the policy and there could be opportunities to improve the existing situation. There is also an AQMA in Ellesmere Port Town Centre due to NOx and therefore the site could increase traffic in this already polluted area.
Mitigation	Require adequate mitigation against impacts, including cumulative impacts on air quality, particularly on the AQMA's.
Land and resources	The Stanlow area includes a mix of brownfield and greenfield land. Development of the brownfield sites could improve soil quality, while development of the greenfield areas could reduce soil quality.
Mitigation	None required.
Waste	The uses within Stanlow include some waste operations. The policy states that proposals should be complementary to existing operations and proposed development should not conflict with the continuing operation of existing businesses. Additional waste uses may be provided in the Stanlow area in the future and this would be permitted by the policy, subject to certain criteria.
Mitigation	None required.
Cultural heritage and landscape	There are no sites or features of archaeological, historical or cultural heritage importance within the site, but several Conservation Areas nearby. The policy states that any development must not harm Conservation Areas and historic assets. The area is a mix of brownfield and greenfield sites. Development of the greenfield sites could impact on landscape or townscape and this is not referred to within the policy.
Mitigation	The policy could specifically refer to protection and enhancement of landscape and townscape, unless sufficiently covered by other policies.
Population and human health	The Stanlow area includes a number of hazard zones. The policy states that the use and the design of the buildings proposed should be consistent with their location in a hazard consultation zone. As such, health should be protected. The mix of uses within the area should provide opportunities for social inclusion and community cohesion. However, the site is a significant distance from local health facilities.
Mitigation	None required.
Housing	Screened out - the policy relates to Stanlow special policy area and as such is unlikely to significantly or directly impact on housing.
Mitigation	None required.
Community Safety	Developments within the site are likely to increase car travel and could therefore impact on road safety, depending upon design. However, the policy states that traffic and transport requirements should be satisfactorily accommodated and non-road and public transport facilities should be used wherever possible, therefore improving road safety.
Mitigation	Could refer specifically to prevention of crime and protection of road safety within the policy, unless sufficiently covered by other policies.
Economic development	The policy states that new employment development will be permitted in this area subject to certain criteria. It also states that new development should not conflict with the continuing operation of existing businesses. As such, this will support existing and future employment. The policy will allow for more jobs and strength the employment economy.
Mitigation	None required.

EP 4 Hooton Park

SA topic	Appraisal
Climate change and energy	The policy identifies Hooton Park for employment uses. It is a requirement of the policy to consider traffic and transport measures depending on the proposed use. The policy also promotes non-road based transport and freight. The site is located in an urban area, but is adjacent to the M53 and is likely to be accessed by car due to the distance to the rail station and regular bus routes. The policy requires incorporating landscape features into the design, which will go some way in maintaining the existing green infrastructure. However, the policy could go further in promoting opportunities to increase the green infrastructure and reduce potential impacts on climate change.
Mitigation	Could include enhancement of the landscaping on site and take opportunities to create green infrastructure.
Biodiversity, flora and fauna	The policy requires important landscaping features to be retained and part of the design of the scheme. This will go some way to protecting existing habitats within the area. The site is adjacent to a non-statutory Local Wildlife Site and is also close to Booston Wood Local Nature Reserve and the River Mersey Special Protection Area and Ramsar site, but does not specifically refer to them or to protection and enhancement of biodiversity.
Mitigation	Ensure strong landscaping on the boundary of the sites, especially in areas that are more likely to have habitats. Could refer to protection of biodiversity and adjacent Local Wildlife Site, Local Nature Reserve and Special Protection Area.
Water	The site is at low risk of annual flooding, but there is an identified risk of surface water flooding. The policy doesn't specifically refer to flooding and mitigation measures. The site is close to the River Mersey and Manchester Ship Canal.
Mitigation	The policy could require applications to include SUDS and additional landscaping to help reduce the risk of flooding.
Air	The site is within an existing industrial area and is close to two AQMA's, the first is in Ellesmere Port Town Centre that is caused by traffic and the second is within the Thornton-le-Moors area, caused by Sulphur Dioxide. The policy doesn't reference air quality, but does promote other forms of transport for commuting and business. It also promotes incorporation of important landscape features.
Mitigation	The policy could require the intended use to consider the impacts on the air quality of the area. The policy could link to policy DM 31 air quality in the Local Plan (Part Two).
Land and resources	The policy refers to maintaining landscape features and making a positive contribution to the M53 motorway. Hooton Park is an existing employment site, with a mix of greenfield and brownfield land. The policy doesn't refer to the use of brownfield over greenfield. The use of the greenfield part of the site will have a negative impact on soils, however development of the brownfield area could improve soil quality.
Mitigation	The policy could direct development to the brownfield part of the site or link the policy with policy STRAT1 of the Local Plan (Part One) and the need to encourage the use of previously developed land.
Waste	Screened out - the policy related to development at Hooton Park and as such does not have a direct or significant impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy specifically refers to incorporating existing landscape features and make a contribution to the visual appearance of the M53. The site is within the urban area. The Hooton Hangars are listed buildings and are located on the site. The policy refers to retention of the hangars, but does not identify the need to protect them, or their setting. The loss of the greenfield part of the site will impact on the landscape, but is located within a generally urban and built-up area.
Mitigation	The policy should protect and enhance the listed building unless sufficiently covered in other policies in the Local Plan.
Population and human health	The site is located in an urban area, but the specific location will predominantly be accessed by car due to the distance to the rail station and regular bus routes. As such, health facilities cannot be easily accessed from the site. The proposal does not include the provision of new health care facilities. The site is located close to other employment areas, but some distance from residential areas, so will not have a significant impact on assisting in developing social integration or community cohesion.
Mitigation	None required.
Housing	Screened out - the policy related to development at Hooton Park and as such does not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. The M53 is the major access and the site can be seen from the motorway. By retaining the landscaping and obscuring the site from the motorway, there is less risk of causing a distraction from the road.
Mitigation	Could refer to reducing levels of crime and improving road safety, unless sufficiently covered by other policies.
Economic development	The policy is for employment use within an existing employment area. The site is within the urban area and is accessed via the M53. The policy will allow ancillary uses to the employment site. The allocation will contribute to the local economy and create jobs in the area. By allowing a small amount of town centre uses in the site is unlikely to impact the vitality and viability of the surrounding retail centres.
Mitigation	None required.

EP 5 Thornton Science Park

SA topic	Appraisal
Climate change and energy	Thornton Science Park is located within the Stanlow area in Ellesmere Port. Due to the location of the site, it is likely to be predominantly accessed by private car, however, the policy does promote use of non-road and public transport facilities and supports improvements to transport infarstructure where compatible with the current hazardous risks and existing operators. The policy also promotes retention of open space, which contributes to the green infrastructure of the area.
Mitigation	None required.
Biodiversity, flora and fauna	The site is predominantly brownfield in the industrial area of Stanlow. The policy promotes the retention of the existing central landscaped area. There are some small greenfield areas and trees / hedgerows that could be lost if parts of the site are developed. This is not referred to in the policy.
Mitigation	Could require protection of other green areas on site, unless suffiently covered in other policies in the plan.
Water	Screened out - the policy relates to Thornton Science Park, which is not at risk of flooding. The site is predominantly brownfield and as such, the impact on water will not differ significantly from the current situation.
Mitigation	None required.
Air	Thornton Science Park has a small area to the north identified within an AQMA and adjacent to a larger AQMA. This area has been defined due to exceedance in Sulphur Dioxide (SO_2) rather than Carbon Dioxide (CO_2). The policy does not refer to the AQMA or potential development that could impact the air quality. The policy does promote sustainable forms of transport where possible and investment into infrastructure.
Mitigation	The policy could make reference to the AQMA defined on site and adjacent and promote new development to improve the air quality in the Thornton-Le-Moors area.
Land and resources	The policy relates to Thornton Science Park, which is based within the wider Stanlow area. This is an area for employment uses that is predominantly brownfield land that could be contaminated and within hazard zones. Development of parts of the site could achieve remediation of contamination and improvements to soil quality. Therefore the land may not be appropriate for other uses. The policy protects the central green area from development, but does not refer to protection of the other, smaller, green areas within the site.
Mitigation	The policy could direct development to the brownfield parts of the site and protect the green areas.
Waste	Screened out - the policy relates to Thornton Science Park and as such, the impact on waste will not differ significantly from current impacts.
Mitigation	None required.
Cultural heritage and landscape	The policy highlights the need to protect and enhance the heritage assets on the site in line with relevant policies in the plan. The policy also seeks to protect the existing central landscaped area that contributes to the character of the area. The site is predominantly brownfield and due to the position of the site, redevelopment of parts of the site is unlikely to have a detrimental impact on the wider landscape.
Mitigation	None required.
Population and human health	The site will be predominately accessed by car due to its location and nature. The policy does promote use of non road and public transport. Retention and access to the green space on site will contribute to the health and wellbeing of staff and students. Due to the location, access to services and facilities is limited.
Mitigation	Promotion of safe active travel to and around the site.
Housing	Screened out - the policy relates to Thornton Science Park and due to the location and nature of the wider Stanlow site is unsuitable for housing development.
Mitigation	None required.
Community Safety	Due to the location of the site, it will predominately be accessed by car. The site is secure due to the work on site and the surrounding hazards area. The policy acknowledges the hazards in the area and expects development to accord with the HSE compatibility advice. The uses on the site are limited to employment uses that are suitable for this location. The site could generate an increase in traffic, however the policy does say that traffic would need to be satisfactorily accommodated.
Mitigation	None required.
Economic development	The site is an existing employment site that is brownfield land and has a number of hazard zones. The policy promotes the site for research and enterprise and the site is part of The Cheshire Science Corridor Enterprise Zone. The policy allows for employment uses, clustering similar uses together and promotes access to jobs by a range of transport options.
Mitigation	None required.

EP 6 - Ince Park (Protos)

SA topic	Appraisal
Climate change and energy	The site is accessible by a range of modes of transport, but due to its location, it is likely to be predominantly accessed by private car. The policy requires freight movements by rail and canal to be maximised to minimise the impact of increased traffic generation on the local road network, so this should help to reduce the impact. The policy requires that measures are taken to minimise flood risk. The policy requires impacts on the environment and nature conservation to be minimised and states that the ecological mitigation areas should be protected and enhanced.
Mitigation	None required.
Biodiversity, flora and fauna	The Ince Park area is predominantly greenfield and part is a designated Site of Biological Importance. It is also adjacent to the Mersey Estuary SPA / Ramsar site. As such, development of these areas could impact on biodiversity. The policy states that new development should minimise and mitigate adverse impacts on nature conservation and ecology; the consented ecological areas should be maintained and enhanced as well as the landscaping mitigation.
Mitigation	Strengthen the policy to protect biodiversity, habitats and the SBI in particular. Also to require that new development enhances habitats and increases tree cover.
Water	The majority of the Ince Park area is at a high risk of flooding (flood zone 3a). The policy states that for Ince Park (Protos), measures are taken to minimise flood risk arising from the development both on and off site and references the specific policies in the plan that are concerned with flooding. The policy refers to the minimisation of impacts on water pollution.
Mitigation	The policy could also refer to the need to minimise runoff and potential use of SuDS unless sufficiently covered by other policies.
Air	The site is accessible by a range of modes of transport, but due to its location, it is likely to be predominantly accessed by private car. The policy requires freight movements by rail and canal to be maximised to minimise the impact of increased traffic generation on the local road network, so this should help to reduce the impact. Industrial development could also have an adverse impact on emissions, although these are strictly controlled under other environmental legislation. The site is close the AQMA defined at Thornton-Le-Moors, which is caused by Sulphur Dioxide. As this is an energy from waste plant, this could impact on this AQMA. The policy refers to minimisation of impacts on air pollution, but does not specifically refer to the AQMA.
Mitigation	Could make specific reference to the defined AQMA. Could encourage open space as part of the overall design of a scheme.
Land and resources	The Ince Park area is predominantly greenfield, so development would result in loss of greenfield land and would impact on soil quality and function. The policy requires that the consented landscape mitigation areas are maintained and there is appropriate landscaping that respects the character of the site.
Mitigation	None required.
Waste	Land at Ince Park (Protos) is safeguarded for a multi-modal resource recovery park and energy from waste facility. As such, this will help to achieve sustainable waste management and direct waste away from landfill. It will also help to meet the waste management needs of the area.
Mitigation	None required.
Cultural heritage and landscape	There are no sites or features of archaeological, historical or cultural heritage importance within or adjacent to the site. However, it is a greenfield area and development would have an impact on the landscape of this open coastal area, although there is already industrial development close by. The policy requires the consented landscaping is maintained and adequate landscaping that respects the character, the site and surroundings.
Mitigation	None required.
Population and human health	Development could provide employment opportunities which could potentially help reduce inequality and poverty. However, there could be concerns about potential health risks, which, whether real or perceived, could have an adverse impact on well-being depending on the proposed uses of the site. The policy states that provision should be made for public access to the Ince Park (Protos) site where this would not be prejudicial to public safety. The policy states that impacts on local residential amenity should be minimised. The policy also requires the development should not create an unacceptable impact on health and safety.
Mitigation	None required.
Housing	Screened out - the policy relates to Ince Park (Protos) and as such is unlikely to directly or significantly impact on housing.
Mitigation	None required.
Community Safety	Development at Ince Park is likely to increase car travel and could therefore impact on road safety, depending upon design. The policy does not refer to crime. It states that provision should be made for public access on the Ince Park (Protos) site where this would not be prejudicial to public safety. The policy also states development must not present a health safety risk.
Mitigation	Could refer specifically to prevention of crime and protection of road safety within the policy, unless sufficiently covered by other policies.
Economic development	The policy safeguards land for a mufti-modal resource recovery park and energy from waste facility to meet the possible long term employment development needs. This will help to provide a mix of employment land and provide opportunities for the creation of new businesses. It will also support existing and future employment.
Mitigation	None required.

EP 7 Ellesmere Port historic canal port

SA topic	Appraisal
Climate change and energy	Although situated on the edge of the urban area, additional tourist facilities are likely to increase travel and therefore increase emission of greenhouse gases. The policy refers to improving links to and from Ellesmere Port, particularly for pedestrians, cyclists and public transport, which will help to reduce emissions.
Mitigation	Could state 'improve links to and from Ellesmere Port and the wider area, particularly for pedestrians, cyclists and by public transport' as a major tourist and commercial facility is likely to attract visitors from further afield.
Biodiversity, flora and fauna	Due to the location of the historic canal port adjacent to protected wildlife areas in the Mersey estuary, there is the potential for development to have a negative impact on biodiversity. The policy promotes minimising and mitigating against negative impacts on the Mersey Estuary and the ecological network.
Mitigation	None required.
Water	The area the policy is concerned with is next to the canal and promotes the waterfront for tourism, which could increase the number of people, increasing the chance of pollution of the watercourse. The area is not at risk of flooding, but is adjacent to the canal. There is also the potential for new developments to increase risk of runoff.
Mitigation	The policy should protect the watercourse from pollution. The policy could also refer to prevention of increased runoff or use of SuDS, unless sufficiently covered by other policies.
Air	Although situated on the edge of the urban area, additional tourist facilities are likely to increase travel and therefore impact on air quality. The policy refers to improving links to and from Ellesmere Port, particularly for pedestrians, cyclists and public transport, which will help to reduce emissions. However, additional development at the historic canal port could impact on the air quality management area.
Mitigation	Could state 'improve links to and from Ellesmere Port and the wider area, particularly for pedestrians, cyclists and by public transport' as a major tourist and commercial facility is likely to attract visitors from further afield. Could also refer to the Air Quality Management Area in the policy.
Land and resources	The policy refers to the re-use of historic buildings and should help to promote the re-use of previously developed land and buildings and promote development on brownfield land.
Mitigation	None required.
Waste	Screened out - the policy relates to Ellesmere Port historic canal port and as such is unlikely to have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires the use of design and materials appropriate to the setting of the conservation area and seeks to retain and re-use historic buildings and give emphasis to their relationship with the canal and dock basins. The policy also seeks to preserve the urban spaces between buildings and around large areas of water.
Mitigation	Additional reference to protection of archaeological, historical and cultural heritage importance could be added to the policy, unless sufficiently covered by other policies.
Population and human health	The policy promote the historic canal port for tourism, which could improve social inclusion. The policy promotes sustainable forms of transport from Ellesmere Port, such as cycling and walking which provides an opportunity to improve health.
Mitigation	None required.
Housing	Screened out - the policy relates to Ellesmere Port historic canal port and as such is unlikely to have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The improvement of links to and from Ellesmere Port for pedestrians and cyclists could help to reduce opportunities for crime and improve feeling of safety and improve road safety, however, this is not specifically mentioned in the policy and will depend on the exact design of proposals.
Mitigation	Reference to prevention of crime and improvement to road safety could be added to the policy, unless sufficiently covered by other policies.
Economic development	The promotion of the canal port as a major tourist and commercial facility, and supporting relevant development proposals will provide opportunities for the creation of new businesses and provide jobs. Restrictions on development due to the conservation area and historic buildings could increase timescales and costs of development. However, protection of the conservation area and listed buildings will protect the character and attractiveness of the area for visitors and new businesses. The area is within Ellesmere Port and can be accessed by other forms of transport, with the policy promoting sustainable forms of transport.
Mitigation	None required.

N 1 Northwich settlement area

SA topic	Appraisal
Climate change and energy	The policy links with STRAT 5 of the Local Plan (Part One) which states that Northwich will provide a key focus for development in the east of the borough and makes provision for at least 4,300 new dwellings and 30 ha of additional land for business and industrial development. The policy defines the boundary for Northwich, which gives a definitive area in which development in STRAT 5 should be concentrated and is closely drawn around the existing built up area of Northwich and adjacent settlements. As such, it will help to reduce the need to travel.
Mitigation	None required.
Biodiversity, flora and fauna	The principles identify the need to prevent the loss of countryside and to regenerate and reuse previously developed land, which will help to protect biodiversity, flora and fauna. However, previously developed land may also contain significant biodiversity depending on the nature of the site. The principles also identify the need for utilisation of the town's waterways for recreation and tourism purposes, recognising their importance for ecology and biodiversity.
Mitigation	Could refer to the need for new development / regeneration to protect and enhance biodiversity and wildlife habitats, unless this is sufficiently covered by other policies in the plan.
Water	The principles support utilisation of the town's waterways for recreation and tourism and encourage re-use of previously developed land associated with the waterways. This could potentially increase pollution due to increased access and additional development near waterways could increase risk of flooding.
Mitigation	Could refer to the need for new development near water courses to protect water quality and to reduce the risk of flooding, unless this is sufficiently covered by other policies in the plan.
Air	The settlement boundary is closely drawn around the existing urban area of Northwich, which will help to ensure that developments are in accessible locations, therefore reducing car travel and associated air quality impacts overall. By concentrating development within Northwich, any existing air quality problems could be exacerbated. However, there are not currently any Air Quality Management Areas in Northwich.
Mitigation	None required.
Land and resources	The settlement boundary is closely drawn around the existing urban area of Northwich, which will help to encourage the re-use of previously developed land and buildings. The policy also promotes regeneration and reuse of previously developed land, so should help to improve soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to Northwich settlement boundary and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The principles identify that the character and individuality of the settlements forming the wider built up area of Northwich should be safeguarded. It also promotes reuse of previously developeed land and prevents loss of countryside and urban sprawl. As such, it will help to protect cultural heritage and landscape.
Mitigation	None required.
Population and human health	Concentrating development within the urban area will ensure that services and facilities are available and accessible, which could also contribute to social inclusion.
Mitigation	None required.
Housing	The policy links with STRAT 5 of the Local Plan (Part One) which states that Northwich will provide a key focus for development in the east of the borough and makes provision for at least 4,300 new dwellings. The settlement boundary defines Northwich, which is where these dwellings should be provided to meet the housing need.
Mitigation	None required.
Community Safety	Screened out - the policy relates to Northwich settlement boundary and as such is unlikely to significantly or directly impact on community safety, as this will depend upon the nature and design of proposals within the Northwich area.
Mitigation	None required.
Economic development	The policy will support economic growth by supporting reuse of previously developed land and supporting regeneration proposals. The policy also refers to provision of additional land for business and industrial development.
Mitigation	None required.

N 2 Northwich regeneration areas

SA topic	Appraisal
Climate change and energy	The policy supports development within the key regeneration areas, which are within the built-up urban area of Northwich and adjoining settlements. The policy promotes provision of safe walking and cycling routes and improved linkages and promotes opportunities for mixed use development As such, it will help to reduce the need to travel and improve sustainable travel options.
Mitigation	None required.
Biodiversity, flora and fauna	The criteria relating to Weaver Square Development area refer to the need to safeguard the ecology and biodiversity of the watercourse. The criteria relating to Wincham seek to protect, manage and enhance protected open space, which may support biodiversity.
Mitigation	Could refer to the need for new development / regeneration to protect and enhance biodiversity and wildlife habitats, unless this is sufficiently covered by other policies in the plan.
Water	The criteria relating to Winnington Works identify that proposals should be designed to have regard to flood risk and there is a criterion relating to Wincham stating that the design, layout and use of buildings should be compatible with the level of flood risk. The policy promotes improved linkages with waterways, which could potentially increase pollution due to increased access.
Mitigation	Could refer to the need for new development / regeneration to protect water quality, unless this is sufficiently covered by other policies in the plan.
Air	The policy supports development within the key regeneration areas, which are within the built-up urban area of Northwich and adjoining settlements. The policy promotes provision of safe walking and cycling routes and improved linkages and promotes opportunities for mixed use development As such, it will help to reduce the need to travel and improve sustainable travel options. By concentrating development within Northwich, any existing air quality problems could be exacerbated. However, there are not currently any Air Quality Management Areas in Northwich.
Mitigation	None required.
Land and resources	The policy promotes opportunities for mixed use development on previously developed land within the town centre boundary and supports specific development proposals on previously developed land, so should help to improve soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to Northwich regeneration areas and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy requires high quality design and public realm which reinforces the distinctiveness of Northwich and reflects the heritage of the area. It also promotes redevelopment of previously developed land. The criteria for Winnington Works specifically refer to the need for a Hertiage Statement and Landscape and Visual Impact Assessment.
Mitigation	None required.
Population and human health	Concentrating development within the urban area and reusing previously developed land will help to ensure that services and facilities are available and accessible, which could also contribute to social inclusion. Promotion of safe walking and cycling routes also provides opportunities for exercise. The criteria for Winnington Works support mixed use redevelopment, including health facilities. The criteria for Wincham highlight the need for the use and design of buildings to be consistent with their location in a hazard consultation zone, which should help to reduce risks.
Mitigation	None required.
Housing	The policy supports mixed use development on previously developed land. The criteria for Winnington Works support mixed use redevelopment, including residential. The policy also supports residential development at Wincham.
Mitigation	None required.
Community Safety	The policy promotes safe walking and cycling routes into and within the regeneration areas. The criteria relating to Weaver Square require schemes adjacent to the river to face the river and provide activity along the waterfront, which will help to reduce crime. The criteria for Wincham highlight the need for the use and design of buildings to be consistent with their location in a hazard consultation zone, which should help to reduce risks.
Mitigation	None required.
Economic development	The policy will support economic growth by supporting regeneration of previously developed land and supporting regeneration proposals. The policy also supports improved links and connectivity and high quality design, all of which will help to make the area more accessible and more attractive to developers, businesses and future residents. Some of the criteria may increase the costs of bringing forward development, but will help to protect the character of the area that makes it attractive to developers and employers.
Mitigation	None required.

N 3 Meeting the outstanding housing requirement in Northwich

SA topic	Appraisal
Climate change and energy	The sites are located within the Northwich settlement boundary and most are brownfield land, with the exception of some of the land at Hargreaves road which is greenfield. Most of the sites are accesssible via different modes of transport, although it is likely that private cars will be used, therefore, could increase the impacts on climate change. Most of the sites are not at risk of flooding, however, design and layout will need to be considered in land at Hargreaves Road. The policy promotes other forms of transport, such as safe and accessible walking and cycling and site specific flood risk assessment for each site including mitigation measures. The policy promotes access to the nearby park at land at Hargreaves Road.
Mitigation	Contributions to the green network are not within the policy, however, this is covered in other policies in the plan.
Biodiversity, flora and fauna	Most of the sites are not protected for biodiversity, flora and fauna, although land at Hargreaves Road is bounded by a Local Wildlife Site to the east and includes open space, sports and recreation allocation and Tree Preservation Order. The policy refers to the need to have regard to on site and adjacent Local Wildlife Sites, open space, sport and recreation allocations. The site is also identified in the ecological network. Many of the sites do have some vegetation and trees along the boundary which could impact on habitats, however the policy does require ecological surveys, including mitigation measures. Noise and contamination measures are also required by the policy, which should minimise the risk to biodiversity.
Mitigation	None required.
Water	Most of the sites are not at risk of flooding, however, land at Hargreaves Road has some risk on the sites, with part of the site falling into the exceptions test. The policy requires site specific Flood Risk Assessment.
Mitigation	The policy could refer specifically to protection of water quality, unless sufficiently covered by other policies.
Air	There are no AQMAs designated in the Northwich area and most of the sites are brownfield in the Northwich urban area. However, some of the sites could result in increase use of a car due to the accessibility to public transport, such as Briar Lane Garage Court and Land at Winnington Business Park. The policy requires a traffic impact assessment and safe and accessible walking and cycling routes.
Mitigation	None required.
Land and resources	Most of the sites are brownfield, although land at Hargreaves Road does have some greenfield, which would be lost to development. Some of the sites fall within minerals supply and safeguarding zone (protection of which is covered by another policy in the plan) and some are contaminated, which development could remediate. The policy requires high quality design and layout, which is in keeping with the local character.
Mitigation	None required.
Waste	Screened out - the policy relates to meeting the outstanding housing requirement in Northwich and as such is unlikely to have a significant or direct impact on waste.
Mitigation	None required.
Cultural heritage and landscape	All of the sites are within the Northwich urban area and are unlikely to impact on landscape. None of the sites have protected heritage assets, although former Castleleigh Centre is within an area of archaeological potential. The policy requires high quality design and layout that is in keeping with the character of the area.
Mitigation	The policy should require investigation into the potential of archaeological interest at the Former Castleleigh Centre.
Population and human health	The sites are located within Northwich urban area and as such have the potential to support healthy living. Most are within existing residential communities, encouraging social integration. However, land at Winnington Business Park is not yet a residential area. Although it is close to the Winnington Urban Village that is under construction. This site is also situated within an inner, middle and outer zone. The policy requires both Winnington Business Park and land at Hargreaves Road to comply with the hazardous installations policies in the plan. Land at Hargreaves Road has a risk of noise. However, the policy requires noise and land contamination assessments including mitigation measures as required. The policy also requires for land at Hargreaves Road that improvements are made to access the facilities of the nearby park, which can improve health and contributions to community facilities are made at this site.
Mitigation	None required.
Housing	The policy allocates housing to meet the outstanding housing requirement in the Local Plan (Part One). Therefore, the policy contributes to the housing need.
Mitigation	None required.
Community Safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore may affect levels of crime and the fear of crime. It may also impact on road safety. The policy requires high quality design and layout, with regard to neighbouring uses, traffic impact assessment and safe access to walking and cycling.
Mitigation	The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.
Economic development	Screened out - the policy relates to meeting the outstanding housing requirement in Northwich and as such is unlikely to have a significant or direct impact on economic development.
Mitigation	None required.

N 4 Employment land provision in Northwich

SA topic	Appraisal
Climate change and energy	The policy allocates six sites in Northwich for employment development. Most of the sites are within the existing urban area. However, one of the sites (land to South West of Gadbrook Park) is on the edge of the urban area on a greenfield site. Half of the sites are greenfield land and half are previously developed land. Accessibility of the sites by public transport is mixed, and as the sites are located towards the edge of the urban area there is limited bus and rail access and car travel is likely to be the main method to access the sites. As such, the policy is likely to result in a negative impact on emissions and climate change. The policy does include a link to the Northwich regeneration areas policy, which promotes walking and cycling and improved linkages and would help to reduce climate change and links to the Gadbrook Park policy, which refers to improving walking, cycling and public transport for this site.
Mitigation	The policy could directly promote public transport provision, walking and cycling, unless sufficiently covered by other policies.
Biodiversity, flora and fauna	The allocated sites are outside protected nature conservation sites, but some of the sites are adjacent to Local Wildlife Sites. Half of the sites are previously developed land, although parts of these sites have reverted back to greenfield or have trees or hedgerows along the boundary, so impact on biodiversity would depend on the design of the scheme. Half of the sites are currently greenfield, so development could potentially result in a loss of biodiversity, unless significant landscaping and planting is provided. Some of the sites are adjacent to water bodies and may contain protected species.
Mitigation	Could refer to the need for new development to protect and enhance biodiversity and wildlife habitats, unless this is sufficiently covered by other policies in the plan.
Water	Three of the sites are within flood zone 1 and therefore would not increase the risk of flooding, as long as surface run-off is dealt with sufficiently. Three of the sites are within or adjacent to flood zone 3 and site specific flood risk assessments are required and the design of the sites will need to take account of flood risk issues and ensure that the proposals does not increase risk of flooding. Several sites are adjacent to water bodies, so development of these sites could impact on water quality if not carefully controlled. The policy does include a link to the Northwich regeneration areas policy, which identifies the need for development to have regard to flood risk at the Winnington site.
Mitigation	Could refer to the need for new development to protect water quality, minimise flood risk and minimise run-off, unless this is sufficiently covered by other policies in the plan.
Air	Most of the sites are within the existing urban area. However, one of the sites (land to South West of Gadbrook Park) is on the edge of the urban area on a greenfield site. Half of the sites are greenfield land and half are previously developed land. Accessibility of the sites by public transport is mixed, and as the sites are located towards the edge of the urban area there is limited bus and rail access and car travel is likely to be the main method to access the sites. As such, the policy is likely to result in a negative impact on emissions. By concentrating development within Northwich, any existing air quality problems could be exacerbated. However, there are not currently any Air Quality Management Areas in Northwich.The policy does include a link to the Northwich regeneration areas policy, which promotes walking and cycling and improved linkages and would help to reduce climate change. It also links to the Gadbrook Park policy, which refers to imrpoving walking, cycling and public transport for this site.
Mitigation	The policy could promote public transport provision, walking and cycling, unless sufficiently covered by other policies.
Land and resources	Half of the sites are greenfield land and half are previously developed land. Reuse of the previously developed sites will have a positive impact on land and soil quality. Development on the greenfield sites is likely to have a negative impact.
Mitigation	None required.
Waste	Screened out - the policy relates to employment land provision in Northwich and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy does not set specific requirements relating to cultural heritage and landscape, but does refer to associated policies such as the policy for Northwich regeneration areas, which refers to high quality design and reinforcing the distinctiveness of Northwich and sets specific criteria relating to heritage for the Winnington Works site. It also links to the Gadbrook Park policy, which requires proposals for this site to be accompanied by a Landscape and Visual Impact Assessment and full mitigation strategy.
Mitigation	The policy could specifically refer to the need to protect cultural heritage and landscape, unless sufficiently covered by other policies.
Population and human health	The policy identifies that development in the vicinity of a hazard consultation zone should meet the requirements of the policies relating to hazardous installations and should therefore help to protect human health. Concentrating development within the urban area and reusing previously developed land will help to ensure that services and facilities are available and accessible, which could also contribute to social inclusion. The policy also refers to the policy for Northwich regeneration areas,

	which promotes safe walking and cycling routes and therefore provides opportunities for exercise. The Northwich regeneration areas policy also supports mixed use redevelopment of Winnington Works, including health facilities and the criteria for Wincham highlight the need for the use and design of buildings to be consistent with their location in a hazard consultation zone, which should help to reduce risks.
Mitigation	None required.
Housing	Screened out - the policy relates to employment land provision and will not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy identifies that development in the vicinity of a hazard consultation zone should meet the requirements of the policies relating to hazardous installations and should therefore help to protect community safety. The policy also refers to the policy for Northwich regeneration areas, which promotes safe walking and cycling routes into and within the regeneration areas.
Mitigation	None required.
Economic development	The policy will support economic growth by allocating sites for employment development and protecting these sites from alternative forms of development.
Mitigation	None required.

N 5 Gadbrook Park

SA topic	Appraisal
Climate change and energy	Gadbrook Park is located outside the settlement boundary for Northwich and is off the A556. There is some limited access to public transport, although it is likely the site is accessed by private car. There are already congestion issues that exist at Gadbrook Park and the policy requires the allocated site to retain land for a rail station, highways / access infrastructure improvements, measures to improve other forms of sustainable transport. This could reduce the current issues experienced at the site. Gadbrook Park boundary includes both the existing employment area and greenfield land that would be lost through the development of the site, although the policy does require green infrastructure to be integrated and enhanced.
Mitigation	None required.
Biodiversity, flora and fauna	The site contains an existing brownfield business park, greenfield and an allocated greenfield site for employment. It is expected that development of the allocation will be comprehensively planned, including the existing business park. Therefore, development of the allocation requires integrated and enhanced ecological network and green infrastructure. There is a Local Wildlife Site within the boundary of Gadbrook Park, although this wildlife site is not within the allocation, there is no reference to this in the policy. There are also ecological networks through the site.
Mitigation	The policy should highlight there is a Local Wildlife Site within the boundary and protection is required of this site, although this is covered in other policies in the plan.
Water	Most of Gadbrook Park falls into flood zone 1, with a risk of flooding at Gad Brook. There is some risk of surface water flooding and susceptible to ground water flooding. Development of the allocation will result in loss of greenfield, however, the policy requires minimising and mitigating flood risk within the site and surrounding area.
Mitigation	None required.
Air	Gadbrook Park is close to Northwich and is served by some public transport, although it is likely the site will be accessed by car. There are congestion issues at the site that will impact on air quality. The policy requires development at the existing site to ensure adequate car parking and encourage sustainable transport. Development of the wider site requires highway improvements, promotion of sustainable transport and safeguarded land for a railway station, which could improve air quality. However, development of the site is likely to increase the traffic going to and from the site.
Mitigation	None required.
Land and resources	Gadbrook Park consists of an existing brownfield business park, greenfield land and greenfield employment allocation. Development of the wider site will result in the loss of greenfield land, which will negatively impact on soil quality. The policy does require that developments integrate and enhance green infrastructure, which is likely to have a positive impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to Gadbrook Park and as such is unlikely to significantly or directly impact on waste.
Mitigation	None required.
Cultural heritage and landscape	There are no formal landscape designations on the site, although the allocation includes greenfield land in the countryside. The Trent and Mersey Canal Conservation Area runs to the east of the site. The policy requires a Landscape and Visual Impact Assessment with fully mitigation and high quality design that respects the character, include mitigation on any potential impacts on heritage assets.
Mitigation	None required.
Population and human health	Gadbrook Park is located just outside Northwich. The site could be accessed using active travel, although this form of transport is not just very often used. The policy does promote sustainable forms of transport as part of a new area or on the existing. The site is an existing business park with an allocation to expand the park, which will help with social integration.
Mitigation	None required.
Housing	Screened out - the policy relates to Gadbrook Park and as such is unlikely to significantly or directly impact on housing.
Mitigation	None required.
Community Safety	Gadbrook Park has significant commuting traffic to and from the site. Parking is also an issue on the site that could cause a safety concern. The policy requires adequate parking and measures to improve access by walking, cycling and public transport and safeguarding land for future development of a train station.
Mitigation	None required.
Economic development	The policy relates to the existing Gadbrook Park and the allocated site, which is greenfield. The expansion of the site will increase the amount of employment land and contribute to the requirement established in the Local Plan (Part One). The site will allow workers to access jobs and the policy promotes other ways of accessing the site. The policy promotes improvements to the existing business park to allow continued investment. The criteria may add to the cost of developments, but will help to protect the character of the area, which helps to attract investors and businesses.
Mitigation	None required.

N 6 Northwich Conservation Area

SA topic	Appraisal
Climate change and energy	Screened out - as the policy relates to development complementing and enhancing the aesthetic character of the Northwich Conservation Area. The policy is not expected to have a significant or direct impact on climate change as impacts will depend on the details of each development proposal.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - as the policy relates to development complementing and enhancing the aesthetic character of the Northwich Conservation Area. The policy encourages activity along the waterways and so could impact on biodiversity, however, impacts are likely to depend on the details of each proposal, and so the policy is not expected to have a direct or significant impact on biodiversity.
Mitigation	None required.
Water	Development in Northwich town centre would be within an area of flood risk. The policy refers to develoment close to watercourses, but does not address the potential adverse implications on flood risk or water quality. Water quality in existing water courses upstream of Northwich is currently poor and care must be taken to avoid exacerbating this situation through proposed development. The policy itself does not address how development will minimise pollution risks or improve water efficiency.
Mitigation	None required, as this is sufficiently covered in other Local Plan policies, including STRAT 5.
Air	Screened out - as the policy relates to development complementing and enhancing the aesthetic character of the Northwich Conservation Area. The policy is not expected to have a significant or direct impact on air as impacts will depend on the details of each development proposal.
Mitigation	None required.
Land and resources	The policy encourages retention of timber-framed buildings but does not consider or promote the re-use of previously developed land.
Mitigation	None required, as this is sufficiently covered in other Local Plan policies, including STRAT 5.
Waste	Screened out - as the policy relates to development complementing and enhancing the aesthetic character of the Northwich Conservation Area and as such is not likely to have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy will preserve and enhance the character and setting of Northwich Town Centre Conservation Area, with specific intention to protect and enhance heritage assets and setting. This will have a positive effect on strengthening local character and sense of place in the area.
Mitigation	None required.
Population and human health	Screened out - as the policy relates to development complementing and enhancing the aesthetic character of the Northwich Conservation Area and as such is not likely to have a significant or direct relationship with social and economic equality.
Mitigation	None required.
Housing	Screened out - as the policy seeks to steer development to complement and enhance aesthetic character of the Northwich Conservation Area. This could impact housing development, however, impacts on providing sufficient housing to meet identified needs are not likely to be directly or significantly related to this policy.
Mitigation	None required.
Community Safety	Screened out - design of developments to safeguard and enhance the character within Northwich Conservation Area could assist with community safety or could conflict with it, depending on the exact proposal and design. As such, there is no identifiable significant effect.
Mitigation	None required.
Economic development	Restrictions on development due to protection of conservation areas and historic character could increase timescales or costs for development. However, encouraging enhancement of the built environment has potential to improve the vitality of the town centre by creating a more attractive and locally distinct environment to encourage visitors and investment. Further, enhancement of the area's distinctive character and heritage value could have a positive impact on tourism and the visitor economy in the town centre. The policy, therefore, could potentially provide a stimulus for local economic growth. The policy is spatially focused upon the town centre and as such does not consider wider regeneration of the area, particularly deprived areas.
Mitigation	None required.

W 1 Winsford settlement area

SA topic	Appraisal
Climate change and energy	The policy links with STRAT 6 of the Local Plan (Part One) which states that Winsford will provide a key focus for development in the east of the borough and makes provision for at least 3,500 new dwellings and 35 ha of additional land for business and industrial development. The policy defines the boundary for Winsford, which gives a definitive area in which development in STRAT 6 should be concentrated and is closely drawn around the existing built up area of Winsford. As such, it will help to reduce the need to travel. The settlement boundary is drawn around the urban area of Winsford, which will help to ensure that developments are in accessible locations, therefore reducing impacts on climate change. The policy refers to extension, improvement and enhancement of cycling and walking infrastructure and improved public transport infrastructure, which would help to reduce transport emissions. The policy also refers to provision of public space and landscaping, which may have a positive impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	The policy refers to provision of public space and landscaping, requiring development in Winsford to maximise opportunities to improve open space, create new habitats and to protect and enhance water quality, and biodiversity which may have positive impacts.
Mitigation	None required.
Water	Whilst the policy refers to the requirement for development to protect and enhance water quality, it does not specfically refer to the potential for flood risk. This is particularly important for the Winsford Waterfront Regeneration sites.
Mitigation	Reference to flood risk could be included in the policy unless addressed sufficiently through other policies of the Plan.
Air	The settlement boundary is closely drawn around the existing urban area of Winsford, which will help to ensure that developments are in accessible locations, therefore reducing car travel and associated air quality impacts overall. By concentrating development within Winsford, any existing air quality problems could be exacerbated, however there are currently no AQMAs in Winsford. The policy also refers to improvements to public transport, walking and cycling facilities and infrastructure, which may help to reduce car travel and therefore reduce air pollution.
Mitigation	None required.
Land and resources	The settlement boundary is closely drawn around the existing urban area of Winsford, which will help to encourage the re-use of previously developed land and buildings, particulalry in the town centre and High Street. Some of the sites within the Winsford Neighbourhood Plan however are greenfield sites.
Mitigation	None required.
Waste	Screened out - the policy relates to Winsford settlement boundary and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The settlement boundary promotes reuse of previously developed land and prevents loss of countryside and urban sprawl. As such, it will help to protect the wider landscape. The policy also requires development in Winsford to protect heritage assets and provide landscaping as part of regeneration proposals.
Mitigation	None required.
Population and human health	The policy refers to retaining key community facilities and provision of community facilities at Winsford Cross Shopping Centre. This may include health facilities and therefore improve access to such facilities. The policy supports improvements to walking and cycling infrastructure, which may help improve health.
Mitigation	None required.
Housing	The policy links with STRAT 6 of the Local Plan (Part One) which states that Winsford will provide a key focus for development in the east of the borough and makes provision for at least 3,500 new dwellings. The settlement boundary defines Winsford, where these dwellings should be provided to meet the housing need. The poilcy refers to redevelopment of the Winsford Cross Shopping Centre including residential.
Mitigation	None required.
Community Safety	The policy does not refer to crime or road safety and additional development and infrastructure proposals within Winsford may increase opportunities for crime and road safety incidents depending upon the exact design of proposals.
Mitigation	Reference to the need to address crime and road safety throuh development proposals unless addressed through other policies of the Plan.
Economic development	The policy will support economic growth in the settlement boundary in accordance with STRAT6 and supports the reuse of previously developed land regeneration proposals. The policy also refers to improvements to the retail offer in the town centre, improvements to the market and the town's leisure offer which may lead to improvements in economic growth.
Mitigation	None required.

W 2 Employment land provision in Winsford

SA topic	Appraisal
Climate change and energy	The proposed employment sites are located within and on the edge of the urban area of Winsford. Land West of Road One is accessible by a range of sustainable travel modes, however, land at Woodford Park Industrial Estate is less accessible by sustainable travel and access will predominantly by car. Even with access to sustainable modes of travel, developing these sites for employment use will inevitably increase travel by car, with potentially adverse consequences for mitigation and adapting to climate change. Both sites are greenfield and their development could cause a loss in green infrastructure. Whether development of the allocated site has a positive or negative impact on climate change will be closely related the exact details and design of the development proposal which is beyond the scope of this policy. The policy does not deal with flooding, green infrastructure or promotion of energy efficiency, however, these are sufficiently covered in other policies.
Mitigation	None required, as flooding, green infrastructure and energy efficiency are covered by other policies.
Biodiversity, flora and fauna	Both site are greenfield and contain established tree cover in parts and a pond. Land West of Road One is identified as a Core Area of the ecological network. Development of these sites for employment use would result in the loss of green infrastructure and potential harm and degradation to wildlife habitats and biodiversity. Depending on the details of each development proposal, there may be opportunities to mitigate these adverse impacts, however, the policy does not deal with this level of detail.
Mitigation	Protection and enhancement of biodiversity and the importance of the ecological network could be highlighted within the policy, unless sufficiently covered by other policies.
Water	Neither of the key sites are within a flood risk area. However, both sites are greenfield land and their development which inevitably increase levels of hard standing and increase surface water run-off and increase risk of flooding elsewhere. There may also risk of pollution to water resources associated with employment development, depending on the type of employment use. However, the policy does not cover water management.
Mitigation	Could refer to water management unless sufficiently covered by other policies.
Air	Despite some access by alternative modes of travel, developing these sites will inevitably lead to an increase in car journeys with negative impacts for air quality. However, the policy does not cover air quality.
Mitigation	Could refer to air quality management unless sufficiently covered by other policies.
Land and resources	The employment allocations are on greenfield land, the loss of which will have negative consequences for land, soil and resources.
Mitigation	The policy could specifically refer to protection of soil quality and provision of landscaping, unless sufficiently covered by other policies.
Waste	Screened out - as the policy refers to B1, B2 and B8 uses and as such will not significantly or directly impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The sites do not include heritage assets. Development on these sites has potential to impact on landscape and townscape setting. Development of the greenfield sites and potential loss of existing tree cover could have a detrimental impact on the setting of the countryside and, in relation to the site at land west of Road One, a gateway into Winsford. This could be offset through high quality design or landscape screening, however, the policy does not cover this.
Mitigation	Could refer to high quality design, although this is likely to be covered in other policies, including the Neighbourhood Plan policies.
Population and human health	The policy relates to employment development and does not explicitly cover health facilities. Siting additional employment uses on or near existing industrial estates will ensure integration into surrounding land uses, provide jobs for local people and may assist in developing social integration and cohesion. Sustainable access to and from the sites varies, but could be enhanced through the development scheme.
Mitigation	None required.
Housing	Screened out - as the policy relates to employment land provision and as such is not considered to have a direct or significant impact on housing provision to meet identified need.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	Could refer to crime prevention, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land in suitable and sustainable locations. It provides opportunities for new businesses and should help to support sustainable growth in the local economy.
Mitigation	None required.

R 1 Development in the rural area

SA topic	Appraisal
Climate change and energy	The policy promotes development within identified settlements in the rural area which include key and local service centres. These areas have been identified due to the services they provide and access to public transport. Although, local service centres are generally in more isolated locations and therefore additional development in these centres is likely to increase emissions resulting from transport. Development within Local Service Centres is likely to be limited development within a tightly defined settlement boundary and the policy sets specific criteria that must be met by new housing devleopment in Local Service Centres.
Mitigation	None required.
Biodiversity, flora and fauna	The policy doesn't reference habitats specifically. Key and local service centres are in the rural area and as such likely to have an impact on biodiversity. However, the settlement boundaries are tightly defined around the existing built form and the policy promotes infill or development on brownfield land in local service centres, minimising this risk to habitats.
Mitigation	None required.
Water	Settlement boundaries for key and local service centres have considered flood risk and taken this into account.
Mitigation	None required.
Air	The Local Service Centres are in rural and generally more isolated locations and therefore additional development in these centres is likely to increase emissions resulting from transport. The Local Service Centres that have been chosen are those with a greater number of services and facilities and public transport provision. Development in key service centres will have a greater opportunity to access service and facilities, reducing the need to travel by car. Development within Local Service Centres is likely to be limited development within a tightly defined settlement boundary and the policy sets specific criteria that must be met by new housing devleopment in Local Service Centres.
Mitigation	None required.
Land and resources	The settlement boundaries have been drawn to use brownfield land wherever possible to achieve the housing requirements in each Key Service Centre. However, some of the Key Service Centres require allocation of greenfield sites and will therefore impact on soils. The policy allows for infill in local service centres, which could result in the loss of greenfield, although the policy does promote development on brownfield land.
Mitigation	None required.
Waste	Screened out - the policy relates to identified settlements in the rural area and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The settlement boundaries for the Key Service Centres have been drawn to take account of protected landscapes and sites of cultural heritage importance. The policy states that where there is a made Neighbourhood Plan local design policies will take precedence. This will help to maintain and strengthen local distinctiveness.
Mitigation	None required.
Population and human health	The policy references that justified community facilities in key service centres promoted by neighbourhood plans needs to be in line with DM 39 culture and community facilities policy. Key and local service centres have access to services and facilities as well as public transport. Therefore, providing opportunities for active travel and social inclusion.
Mitigation	None required.
Housing	The settlement boundary has been drawn to reflect the housing requirements for each key service centre. Local service centres that don't have a housing requirement allow for infill housing or development on brownfield, although this is within a tightly defined boundary.
Mitigation	None required.
Community Safety	Screened out - the policy relates to identified settlements in the rural area and as such is unlikely to significantly or directly impact on community safety.
Mitigation	None required.
Economic development	The policy promotes development within identified settlements in the rural area which include key and local service centres. These areas have been identified due to the services they provide and access to public transport. By allowing development in this area, specially housing, will have a positive contribution to the services and facilities in the rural area. Allowing more housing these area, could improve accessibility to jobs.
Mitigation	None required.

R 2 Meeting the outstanding housing requirement in Tattenhall

SA topic	Appraisal
Climate change and energy	The sites are greenfield on the edge of Tattenhall , development of which would lead to a loss of green infrastructure. Services, facilities and bus stops are within walking distance and the policy seeks to maximise and integrate walking and cycling infrastructure in developing the sites. However, access is predominantly still going to be by car and associated increase in emission could have adverse consequences for climate change. Developing the sites could increase flood risk, especially the site rear of Castlefields, however this is addressed in the policy.
Mitigation	None required.
Biodiversity, flora and fauna	Neither identified site contains specific nature conservation designations but both have features of ecological value that could potentially be harmed by development on these sites. The policy requires ecological surveys and appropriate mitigation which should minimise negative impacts on biodiversity and wildlife. The policy specifically requires that affected wildlife corridors are retained, and that the one affecting the site rear of Castlefields is also enhanced which would present benefits to the ecological network.
Mitigation	The policy requires enhancement of the Keys Brook corridor affected by development on the site rear of Castlefields, but only requires retention of the wildlife corridor that would be affected by development on land west of Ravensholme. Further benefits could be achieved by requiring enhancement in both cases.
Water	Both sites are affected by flood risk and developing the currently greenfield sites will increase levels of hardstanding and potentially surface water run-off and thereby increase flood risk elsewhere. However, the policy addresses this by requiring site specific flood risk assessments and appropriate mitigation measures, and also requires that development at the site rear of Castlefields must take place entirely within Flood Zone 1. This should help minimise the risk of flooding.
Mitigation	None required.
Air	Services, facilities and bus stops are within walking distance and the policy seeks to maximise and integrate walking and cycling infrastructure in developing the sites. However, access is predominantly still going to be by car and associated increase in emission would have adverse consequences for air quality.
Mitigation	None required.
Land and resources	The sites are greenfield and Grade 3 agricultural land, and as such development would impact on soil quality, function and result in a loss of agricultural land. The policy does state that proposals should incorporate high quality landscaping, which will help to protect land and resources.
Mitigation	None required.
Waste	Screened out - as the policy relates to meeting housing need and will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Development of Castlefields could impact on the setting of the nearby Conservation Area. The policy requires that development on both sites is of high quality design and layout, sensitive to local character and surroundings and also provides specific design steers for each site. This should minimise adverse impacts on the surrounding landscape and local townscape and offer protection to local distinctiveness and sense of place. The policy seeks to maximise the opportunity to enhance a key gateway in Tattenhall through development at land west of Ravensholme. However, the policy does not recognise that this site has archaeological potential associated with medieval agricultural practices that could be adversely affected by development.
Mitigation	The policy could highlight archaeological potential at land west of Ravensholme and require a programme of archaeological monitoring during construciton works.
Population and human health	The sites are identified for residential development and hence will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the sites are within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion. The sites are capable of providing a mix of housing types to meet identified needs, and the policy requires that provision is made for affordable housing which will support social inclusion.
Mitigation	None required.
Housing	The policy contributes to meeting identified housing need in Tattenhall. The identified sites are capable of providing a mix of housing types to meet identified needs, and they are relateively sustainably located on the edge of Tattenhall. However, they are greenfield sites located outside the settlement boundary. The requirements within the policy may make it more difficult or expensive to bring the sites forward for development, but will ensure that the character of the area is protected and provide protection / benefits for existing and future residents.
Mitigation	None required.
Community Safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and may affect the fear of crime. However, the policy does not set out requirements relating to prevention of crime. Development in these locations may also impact on road safety, but the policy encourages pedestrian and cycle linkages with new development which should contribute to minimising risks to road safety.
Mitigation	Add requirements relating to creating a safe environment and preventing crime, unless this is sufficiently covered in other policies.
Economic development	Screened out - as the policy relates to meeting housing need in Tattenhall and will not have a direct or significant impact on economic development.
Mitigation	None required.

R 3 Employment land provision in the rural area

SA topic	Appraisal
Climate change and energy	The accessibility of the sites is variable. Most of the proposed sites are on the edge of settlements and are accessible by a range of means of transport. However, the Chowley Oak site is a relatively unsustainable location as it is 2.5km from Tattenhall and would predominantly be accessed by private car. The introduction of new employment on any of these sites is likely to increase travel by car, even if other modes of transport are used. The policy does not requires development proposals to encourage sustainable means of transport (except for the site specific policy for Chowley). As such, the use of the sites for employment is likely to have a negative impact on climate change. The policy does not mention prevention of flooding (except for the site specific policies for Mere's Edge and Chowley) or energy efficiency. It refers to green infrastructure in relation to all the sites.
Mitigation	The policy could refer to the encouragement of sustainable means of transport, prevention of flooding and energy efficiency within the policy in relation to all sites, unless sufficiently covered by other policies.
Biodiversity, flora and fauna	The proposed employment sites are predominantly greenfield sites. They include wooded areas, trees and hedgerows and are likely to provide existing habitats that could be damaged by the proposed employment development of the sites, with an associated negative impact on biodiversity. There are no specific habitats or biodiversity designations on or adjacent to the sites, apart from the Monument Place site, which has two statutory designated sites (River Dee and Bala Lake SAC; Dee Cliffs Farndon SSSI) and one non statutory site (Dee Cliffs Local Wildlife Site) within 1km of the site. The Mere's Edge site has groups of trees with Tree Preservation Orders along the southern boundary. The policy requires any developments at Monument Place and Chowley Oak to minimise and mitigate harm to nature conservation interests within and adjacent to the site, and at Mere's Edge this is required for ecological designations. However, no requirement is made for Oaklands Office Park and Clayhill Business Park.
Mitigation	Policy could include reference to provision, protection and enhancement of biodiversity, open space and tree cover in relation to all sites, but this may already be sufficiently covered by other policies.
Water	The level of flood risk across the sites is mixed. Monument Place and Chowley Oak are not at risk of flooding. Clayhill is not in a flood risk area, but there are some surface water flooding issues. The Meres Edge site has some areas at a high risk of flooding. However, development consisting of offices or general industry falls into the 'Less Vulnerable' category and is therefore deemed 'appropriate' development. The site specific policy for Mere's Edge calls for suitable flood minimisation and mitifation measures. The policy does not refer to protecting and improving water resources or minimising risk of pollution. There is the possibility that development of the sites for employment uses could increase water pollution. The policy does not refer to water efficiency. However, these issues may be covered by other policies.
Mitigation	Policy could refer to protecting and improving water resources, minimising the risk of pollution and promoting water efficiency in relation to all sites, unless sufficiently covered by other policies.
Air	The accessibility of the sites is variable. Most of the proposed sites are on the edge of settlements and are accessible by a range of means of transport. However, the Chowley Oak site is a relatively unsustainable location as it is 2.5km from Tattenhall and would predominantly be accessed by private car. The introduction of new employment on any of these sites is likely to increase travel by car, even if other modes of transport are used. The policy does not requires development proposals to encourage sustainable means of transport (except for the site specific policy for Chowley).This will impact on air quality. The policy does not specifically refer to protection of air quality.
Mitigation	The policy could refer to protection of air quality and promotion of alternatives to the private car, unless sufficiently covered by other policies.
Land and resources	The proposed employment sites are predominantly greenfield sites. Development on the greenfield sites is likely to have a negative impact on soils. Increased travel by car to the sites will increase the consumption of natural resources.
Mitigation	Encouraging the use of sustainable means of transport would assist in lowering the consumption of natural resources. The policies could also refer to protection of soils and provision of landscaping, unless sufficiently covered by other policies.
Waste	Screened out - the policy refers to employment land in rural areas and as such should not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The proposed employment sites are predominantly greenfield sites and development of these sites could have a negative impact on landscape. The policy does not refer specifically to protection of sites or areas of archaeological, historical and cultural heritage or protecting the landscape and townscape. There are listed buildings close to the Monument Place site and the Chowley Oak site has an ASCV to the North, as such there could be an additional impact of development in these areas. However, the

	site specific policies do state that development at Monument Place should prevent any adverse impact on designated heritage assets in the vicinity and development at Monument Place, Mere's Edge and Chowley Oak should retain and enhance existing landscape features.
Mitigation	Development may impact on landscape or townscape and on heritage assets for certain locations. As such, these issues should be referred to within the policy in relation to all sites, unless sufficiently covered by other policies.
Population and human health	The provision of employment in relatively accessible locations (except Chowley Oak) will help to improve social inclusion. It will also help to reduce the poverty gap. Some of the sites (but not all) are located close to health facilities, so will provide access for employees to health services.
Mitigation	None required.
Housing	Screened out - the policy refers to employment land in rural areas and as such should not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly. The site specific policies for Monument Place, Mere's Edge and Chowley Oak do refer to road safety.
Mitigation	The policy could refer to prevention of crime and protection of road safety for all the sites, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land. It provides opportunities for new businesses and should help to support sustainable growth in the economy.
Mitigation	None required.

R 3.A Monument Place, Farndon

SA topic	Appraisal
Climate change and energy	The site is on the edge of the settlement. The introduction of new employment on the site is likely to increase travel by car The policy does not encourage sustainable means of transport in order to reduce emission of green house gasses. As such, the use of the sites for employment is likely to have a negative impact on climate change. The policy does not mention prevention of flooding or energy efficiency. It does promote the retention and protection of existing landscape features as well as the provision of additional landscape schemes.
Mitigation	Refer to prevention of flooding and energy efficiency within the policy, unless sufficiently covered by other policies.
Biodiversity, flora and fauna	The proposed employment site is predominantly greenfield. It includes trees and hedgerows and is likely to provide existing habitats that could be damaged by the proposed development of the site, with an associated negative impact on biodiversity. However, the policy states that proposals hould protect and retain existing landscape features and provide an additional landscaping scheme to make positive enhancements to the setting. The site has two statutory designated sites (River Dee and Bala Lake SAC; Dee Cliffs Farndon SSSI) and one non statutory site (Dee Cliffs Local Wildlife Site) within 1km of the site. The policy requires any developments to minimise and mitigate harm to nature conservation interests within and adjacent to the site.
Mitigation	None required.
Water	The site is not at risk of flooding. The policy does not refer to protecting and improving water resources or minimising risk of pollution. There is the possibility that development of the site for employment uses could increase water pollution. The policy does not refer to water efficiency.
Mitigation	Policy could refer to protecting and improving water resources, minimising the risk of pollution and promoting water efficiency, unless sufficiently covered by other policies.
Air	The site is on the edge of the settlement. The introduction of new employment on the site is likely to increase travel by car The policy does not encourage sustainable means of transport in order to reduce emission of green house gasses. As such, the use of the sites for employment is likely to have a negative impact on air quality. The policy does not specifically refer to protection of air quality.
Mitigation	The policy could refer to protection of air quality and promotion of alternatives to the private car, unless sufficiently covered by other policies.
Land and resources	The site is predominantly greenfield. Development on the greenfield site is likely to have a negative impact on soils. The proposal will result in the loss of greenfield land, that is Grade 2 agricultural land according to Natural England's Agricultural Land Classification, so is high quality, but not the highest agricultural land classification and their location in relation to the business park and access roads makes the areas more difficult to use for agricultural purposes. However, the policy refers to the need to protect and retain existing landscape features and states that proposals should provide an additional landscaping scheme to make positive enhancements to the setting. This will help to protect land and soils. Increased travel by car to the site will increase the consumption of natural resources.
Mitigation	Encouraging the use of sustainable means of transport would assist in lowering the consumption of natural resources. The policy could also refer to protection of soils.
Waste	Screened out - the policy refers to employment land at Monument Place, Farndon and as such should not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The proposed site is predominantly greenfield and development of the site could have a negative impact on landscape. There are listed buildings close to the site. The policy does state that development should prevent any adverse impact on designated heritage assets in the vicinity. It also states that, where possible, landscape features should be incorporated to improve the setting of historic assets. Furthermore, development at the site should retain and enhance existing landscape features.
Mitigation	None required.
Population and human health	The provision of employment in a relatively accessible location will help to improve social inclusion. This should also help to reduce the poverty gap.
Mitigation	None required.
Housing	Screened out - the policy refers to employment land at Monument Place, Farndon and as such should not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment scheme, there is the potential for it to have a positive or negative impact on crime and fear of crime. The policy does call for satisfactory and safe access onto the highway network and requires a transport assessment, thus ensuring road safety.
Mitigation	Should refer to prevention of crime, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land. It provides opportunities for new businesses and should help to support sustainable growth in the economy.
Mitigation	None required.

R 3.B Land adjacent to Mere's Edge, Helsby

SA topic	Appraisal
Climate change and energy	The site is on the edge of the settlement. The introduction of new employment on the site is likely to increase travel by car The policy does not encourage sustainable means of transport in order to reduce emission of green house gasses. As such, the use of the sites for employment is likely to have a negative impact on climate change. The policy does not mention energy efficiency. The policy requires suitable flood minimisation and mitigation. It also promotes the protection and enhancement of landscape features.
Mitigation	Refer to energy efficiency within the policy, unless sufficiently covered by other policies.
Biodiversity, flora and fauna	The proposed employment site is predominantly greenfield. It includes trees and hedgerows and are likely to provide existing habitats that could be damaged by the proposed employment development of the sites, with an associated negative impact on biodiversity. The site has groups of trees with tree preservation orders along the southern boundary. However, the policy requires proposals to protect and enhance landscape features, with boundary treatments that respect landscape character. It also requires developments to minimise and mitigate harm to ecological designations.
Mitigation	None required.
Water	The site has some areas at a high risk of flooding. However,development consisting of offices or general industry falls into the 'Less Vulnerable' catetory and is therefore deemed 'appropriate' development. The policy calls for suitable flood minimisation and mitigation measures. The policy does not refer to protecting and improving water resources or minimising risk of pollution. There is the possibility that development of the sites for employment uses could increase water pollution. The policy does not refer to water efficiency. However, these issues may be covered by other policies.
Mitigation	Policy could refer to protecting and improving water resources, minimising the risk of pollution and promoting water efficiency in relation to all sites, unless sufficiently covered by other policies.
Air	The site is on the edge of the settlement. The introduction of new employment on the site is likely to increase travel by car The policy does not encourage sustainable means of transport in order to reduce emission of green house gasses. As such, the use of the sites for employment is likely to have a negative impact on air quality. The policy does not specifically refer to protection of air quality.
Mitigation	The policy could refer to protection of air quality and promotion of alternatives to the private car, unless sufficiently covered by other policies.
Land and resources	The site is predominantly greenfield. Development on the greenfield site is likely to have a negative impact on soils. Increased travel by car to the site will increase the consumption of natural resources. The policy states that proposals will be supported where they protect and enhance landscape features, with boundary treatment that respects the landscape character of the area. This will help to protect soils.
Mitigation	Encouraging the use of sustainable means of transport would assist in lowering the consumption of natural resources.
Waste	Screened out - the policy refers to employment land at Mere's Edge, Helsby and as such should not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The site is greenfield sites and development of the site could have a negative impact on landscape. The policy requires the form and appearance of development to take account of the surrounding landscape character. It furthermore requires proposals to protect and enhance landscape features, with boundary treatment, that respects the landscape character of the area.
Mitigation	None required.
Population and human health	The provision of employment in a relatively accessible location will help to improve social inclusion. Is should also help to reduce the poverty gap. The policy requires schemes to be designed to assess and mitigate potential environmental risks to future occupiers (air, noise) from adjacent uses.
Mitigation	None required.
Housing	Screened out - the policy refers to employment land at Mere's Edge, Helsby and as such should not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment scheme, there is the potential for it to have a positive or negative impact on crime and fear of crime. The policy does call for satisfactory accommodation of transport/traffic, thus ensuring road safety.
Mitigation	Should refer to prevention of crime, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land. It provides opportunities for new businesses and should help to support sustainable growth in the economy.
Mitigation	None required.

R 3.C Chowley Oak

SA topic	Appraisal
Climate change and energy	The site is a relatively unsustainable location as it is 2.5km from Tattenhall and would predominantly be accessed by private car. As such, the use of the sites for employment is likely increase travel by car and consequently have a negative impact on climate change. The policy requires development proposals to encourage sustainable means of transport. It requires proposals to improve connectivity to public transport along the A41 and for a transport assessment to be provided. It also requires the protection of the route of the disused railway line and where necessary to provide and alternative link. The policy requires an appropriate flood risk and sustainable drainage strategy for the site. The policy calls for the retention and enhancement of existing landscape features and encourages the use of locally native species. A landscape management plan is required. The policy does not mention energy efficiency.
Mitigation	Refer to energy efficiency within the policy, unless sufficiently covered by other policies.
Biodiversity, flora and fauna	The proposed employment site is predominantly greenfield. It includes trees and hedgerows and are likely to provide existing habitats that could be damaged by the proposed employment development of the sites, with an associated negative impact on biodiversity. The policy requires any developments to minimise and mitigate harm to nature conservation interests within and adjacent to the site. It also requires a scheme of reasonable avoidance measures in relation to the management of protected species.
Mitigation	None required.
Water	The policy requires an appropriate flood risk and sustainable drainage strategy for the site. The policy does not refer to protecting and improving water resources or minimising risk of pollution. There is the possibility that development of the site for employment uses could increase water pollution. The policy does not refer to water efficiency. However, these issues may be covered by other policies.
Mitigation	Policy could refer to protecting and improving water resources, minimising the risk of pollution and promoting water efficiency, unless sufficiently covered by other policies.
Air	The site is a relatively unsustainable location as it is 2.5km from Tattenhall and would predominantly be accessed by private car. As such, the use of the sites for employment is likely increase travel by car and consequently have a negative impact on air quality. The policy requires development proposals to encourage sustainable means of transport. It requires proposals to improve connectivity to public transport along the A41 and for a transport assessment to be provided. It also requires the protection of the route of the disused railway line and where necessary to provide and alternative link. The policy does not specifically refer to protection of air quality, but improved access to sustainable means of transport will help to address this concern.
Mitigation	The policy could refer to protection of air quality, unless sufficiently covered by other policies.
Land and resources	The site is predominantly greenfield. Development on the greenfield site is likely to have a negative impact on soils. Increased travel by car to the site will increase the consumption of natural resources. The policy requires retaining and enhancing existing landscape features, provision of a landscape management plan and minimisation of harm to nature conservation interests. This will help to protect land and soil quality.
Mitigation	Encouraging the use of sustainable means of transport would assist in lowering the consumption of natural resources.
Waste	Screened out - the policy refers to employment land at Chowley Oak and as such should not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The proposed site is predominantly greenfield and development of the site could have a negative impact on landscape. The site has an ASCV to the North. The policy does not refer specifically to protection of sites or areas of archaeological, historical and cultural heritage or protecting the landscape and townscape. However, the policy requires retaining and enhancing existing landscape features, provision of a landscape management plan and minimisation of harm to nature conservation interests.
Mitigation	None required.
Population and human health	The provision of employment in this relatively inaccessible location will not help to improve social inclusion. Is should however help to reduce the poverty gap.
Mitigation	None required.
Housing	Screened out - the policy refers to employment land at Chowley Oak and as such should not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment scheme, there is the potential for it to have a positive or negative impact on crime and fear of crime. The policy does call for development to utilise the access through the existing business park, as well as satisfactory and safe access onto the highway network This will ensure road safety.
Mitigation	Should refer to prevention of crime, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land. It provides opportunities for new businesses and should help to support sustainable growth in the economy.
Mitigation	None required.

R 3.D Oaklands Office Park

SA topic	Appraisal
Climate change and energy	The site is located in Hooton and is within walking distance of the station. The encouragement of the use of sustainable means of transport is not specifically addressed by the policy. The introduction of new employment on the site is likely to increase travel by car, even if other modes of transport are used. As such, the use of the sites for employment is likely to have a negative impact on climate change. The policy does refer to the need to minimise and mitigate flood risk and requires development proposals to submit a landscape strategy.
Mitigation	Refer to energy efficiency within the policy and promote sustainable means of transport, unless sufficiently covered by other policies.
Biodiversity, flora and fauna	The site is predominantly greenfield land. It includes trees and hedgerows and are likely to provide existing habitats that could be damaged by the proposed employment development of the sites, with an associated negative impact on biodiversity. The policy requires development proposals to submit a landscape strategy and to minimise and mitigate harm to nature conservation interest within or adjoining the site.
Mitigation	None required.
Water	The site is within Flood Zone 3a and therefore is at risk of flooding. However, employment uses are lower risk uses. A site specific flood risk assessment will be required. There are no water bodies on the site, but the site is adjacent to Dibbinsdale Brook and there are some ponds nearby. The policy states that proposals should minimise and mitigate flood risk. The policy does not refer to protecting and improving water resources or minimising risk of pollution. There is the possibility that development of the sites for employment uses could increase water pollution. The policy does not refer to water efficiency. However, these issues may be covered by other policies.
Mitigation	Policy could refer to protecting and improving water resources, minimising the risk of pollution and promoting water efficiency, unless sufficiently covered by other policies.
Air	The site is located in Hooton and is within walking distance of the station. The encouragement of the use of sustainable means of transport is not specifically addressed by the policy. The introduction of new employment on the site is likely to increase travel by car, even if other modes of transport are used. As such, the use of the sites for employment is likely to have a negative impact on air quality. The policy requires development to minimise and mitigate flood risk, include a landscape strategy and be landscaped to complement the existing buisiness park. This is likely to have a positive impact on air quality. The policy does not specifically refer to protection of air quality.
Mitigation	The policy could refer to protection of air quality and promotion of alternatives to the private car, unless sufficiently covered by other policies.
Land and resources	The site is predominantly greenfield. Development on the greenfield site is likely to have a negative impact on soils. Increased travel by car to the site will increase the consumption of natural resources. The policy refers to the need for a landscape assessment and mitigation strategcy and for schemes to be landscaped to complement the etablished business park. The landscaped areas will help to protect soil quality and resources in these areas.
Mitigation	Encouraging the use of sustainable means of transport would assist in lowering the consumption of natural resources.
Waste	Screened out - the policy refers to employment land at Oaklands Office Park and as such should not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The site is predominantly greenfield land and development of these sites could have a negative impact on landscape. There are no cultural or heritage features on or close to the site. The policy does however call for proposals to be accompanied by a landscape and visual assessment and mitigation strategy and to include landscaping to complement the established business park.
Mitigation	None required.
Population and human health	The provision of employment close to a residential area will help to improve social inclusion and provision of employment. The nearby rail line could provide access for employees to health services in Ellesmere Port.
Mitigation	None required.
Housing	Screened out - the policy refers to employment land at Oaklands Office Park and as such should not have a direct or significant impact on
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of employment schemes, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for employment uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly. The policy does not call for road safety measures.
Mitigation	The policy should refer to the prevention of crime and protection of road safety, unless sufficiently covered by other policies.
Economic development	The provision of sites for employment uses will help to provide a balanced portfolio of employment land. It provides opportunities for new businesses and should help to support sustainable growth in the economy.
Mitigation	None required.

GBC 1 Commercial sites in the Green Belt

SA topic	Appraisal
Climate change and energy	The policy defines five commercial sites that are already in operation in the Green Belt. The policy promotes the sites for continued use and allows for redevelopment in line with STRAT 9 and contained to the brownfield part of the sites. Most of the sites are accessible by other modes of transport, however are most likely to be accessed by car. However, as these sites are already in operation and the boundaries are tightly defined around the brownfield parts of the site, it is unlikely to have a significant impact on green infrastructure. However, more development at Chester Zoo, could increase car borne traffic through increase in visitors and Chester Business Park is mostly likely to increase cars through more business and jobs at the site.
Mitigation	None required.
Biodiversity, flora and fauna	Most of the site boundaries are tightly defined around the brownfield parts of the site, with the policy allowing redevelopment on these parts of the sites only and limited infilling. Some of the sites do have designations, such as a Local Wildlife Site at Dale Barracks and an Area of Natural Conservation at Chester Zoo, however, the policy directs development to brownfield land. The policy requires consideration of the landscaping on site and boundary treatment, which could improve habitats.
Mitigation	None required.
Water	None of the sites are located in a flood risk area, although the Countess of Chester is adjacent to flood zone 3a. The policy allows for development on brownfield land and the boundary contains a small amount of greenfield land.
Mitigation	None required.
Air	The sites can be accessed by a variety of transport options and development or redevelopment of the sites should be contained on brownfield land and within the existing footprint. However, more development at Chester Zoo, could increase car borne traffic through increase in visitors and Chester Business Park is mostly likely to increase cars through more business and jobs at the site.
Mitigation	Promotion of sustainable forms of transport, unless sufficiently covered by other policies in the plan.
Land and resources	The policy promotes development of brownfield land and the site boundaries are defined around the existing built up area, therefore protecting the greenfield land and soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to commercial sites in the Green Belt and as such is unlikely to significantly or directly impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The sites are existing sites in the Green Belt. The policy allows for development and redevelopment on the brownfield parts of the site and not impact on the openness of Green Belt. The policy also limits the height and size of buildings unless they do not impact on the visual amenity along with limiting open storage. The policy requires consideration of the boundary treatments and road and railway boundaries. As the sites are mostly developed, it is unlikely to significantly impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The policy allows for continued development at the Countess of Chester for medical purposes. The policy links to the more detailed policies for each site. Dale Barracks has health facilities and open space on site that should be retained as part of a development scheme.
Mitigation	None required.
Housing	The policy links to detailed site policies for redevelopment, which could include residential at Dale Barracks and the Countess of Chester Hospital. These sites, if they came forward for housing development could contribute to the housing need.
Mitigation	None required.
Community Safety	Screened out - the policy relates to commercial sites in the Green Belt and as such is unlikely to significantly or directly impact on community safety.
Mitigation	None required.
Economic development	The sites are existing commercial sites that operate in the Green Belt. The policy allows for further investment into these sites, whilst protecting the Green Belt and greenfield land.
Mitigation	None required.

GBC 1.A Chester Zoo

SA topic	Appraisal
Climate change and energy	The policy requires that potential transport impacts are considered and provision is made for suitable highways/access arrangements. The policy references STRAT10 which supports sustainable travel, however it does not require that transport impacts are considered in line with STRAT 10. As such, there is no promotion of sustainable travel to/from the site in the policy. Access will predominantly be by car and associated emissions could have negative impacts for climate change. The identified site contains a mix of greenfield and brownfield land. Development of the greenfield parts of the site will lead to a loss of green infrastructure, however, the policy links to policy GBC1 which requires landscaping with all schemes that will contribute to mitigating the negative impacts for climate change.
Mitigation	The policy could encourage sustainable modes of transport to/from the site.
Biodiversity, flora and fauna	The identified site contains a mix of greenfield and brownfield land. Development of the greenfield parts of the site will lead to a loss of green infrastructure which could adversely impact wildlife habitats. The policy requires provision of a landscape assessment and strategy that retains and enhances landscaping. It also requires that development maintains and enhances links to the surrounding ecological network and green infrastructure which will assist in minimising negative impacts on biodiversity. The site is covered by an Area of Nature Conservation designation and the policy does not protect or seek to enhance ecological value within the site.
Mitigation	The policy could recognise and seek to protect and, where possible, enhance ecological value within the site itself.
Water	The site is not located in an area of flood risk. Development of the greenfield parts of the site would increase hard standing and potentially increase flood risk elsewhere, however the policy draws links to policy GBC1 which requires landscaping with all schemes that will contribute to mitigating this risk. The policy also requires that appropriate infrastructure is provided, including water supply and capacity and drainage which will have benefits for water management.
Mitigation	None required.
Air	Further developing Chester Zoo is likely to increase visitor numbers and associated traffic at the site and its immediate surroundings. The policy requires that potential transport impacts are considered and provision is made for suitable highways/access arrangements. The policy references STRAT10 which supports sustainable travel, however, it does not require that transport impacts are considered in line with STRAT 10. As such, there is no promotion of sustainable travel to/from the site in the policy. Access will predominantly be by car and associated emissions could have negative impacts for air quality.
Mitigation	The policy could encourage sustainable modes of transport to/from the site.
Land and resources	By defining the area for development on the policies map, the scope for expansion of the facility further into the Green Belt is limited. The identified site contains a mix of greenfield and brownfield land. Development of the greenfield parts of the site could lead to a loss of green infrastructure, however the policy requires a landscape assessment and mitigation strategy in which landscaping is retained and enhanced where possible which will contribute to protecting soil quality.
Mitigation	None required.
Waste	Screened out - as the policy relates to Chester Zoo and so will not directly or significantly affect waste.
Mitigation	None required.
Cultural heritage and landscape	The site is located within the Green Belt, however the policy requires development at Chester Zoo is in line with GBC 1 which stipulates that development should not have a greater impact than the existing development on the openness of the Green Belt. This should protect against significantly greater landscape impact resulting from further development. The policy includes criteria which will contribute to minimising impact on cultural heritage and landscape, including requirements for: adequate boundary treatment, high quality design that respects surrounding character and mitigates impacts on heritage assets and their setting, and provision of a Landscape and Visual Assessment with a mitigation strategy.
Mitigation	None required.
Population and human health	The policy is not expected to have a direct impact on health and social inclusion as it relates to development at Chester Zoo. However, the policy requires that impacts on residential amenity are minimised which will contribute to protecting local community wellbeing.
Mitigation	None required.
Housing	Screened out - as the policy relates to Chester Zoo and so will not directly or significantly affect housing development.
Mitigation	None required.
Community Safety	The policy requires that appropriate security and safety measures and boundary treatments are provided, which will contribute to enhancing community safety. Further developing Chester Zoo is likely to increase visitor numbers and associated traffic at the site and its immediate surroundings. The policy requires that potential transport impacts are considered and provision is made for suitable highways/access arrangements. The policy references STRAT10 which supports sustainable travel, however it does not require that transport impacts are considered in line with STRAT 10. As such, there is no promotion of sustainable travel to/from the site in the policy.
Mitigation	The policy could encourage sustainable modes of transport to/from the site and could refer specifically to highway safety.
Economic development	Chester Zoo is a major tourism asset which supports a range of jobs and economic benefits for the area. The policy supports the principle of further development for zoological purposes which will contribute to maintaining and enhancing the visitor and local employment opportunities it provides, and thus the positive impact on the economy.
Mitigation	None required.

GBC 1.B Countess of Chester Health Park

SA topic	Appraisal
Climate change and energy	The site is located within the Green Belt, but is relatively accessible by sustainable modes of travel, which is encouraged in the policy. However, access is likely to still predominantly be by car. As the site is already mostly developed and contains only small areas of greenfield land and open space, further development as supported by this policy is not expected to have a significantly detrimental impact on green infrastructure or flooding, especially as the policy also requires a landscape assessment and mitigation strategy in which landscaping is retained and enhanced.
Mitigation	None required.
Biodiversity, flora and fauna	As the site is already mostly developed and contains only small areas of greenfield land and open space, further development as supported by this policy is not expected to have a significant impact on biodiversity, especially as the policy requires that development maintains and enhances links to the surrounding ecological network and green infrastructure which will assist in minimising negative impacts on biodiversity. The policy also requires a mitigation strategy in which landscaping is retained and enhanced where possible which will contribute to protecting biodiversity.
Mitigation	None required.
Water	The site is not located within an area of flood risk, however, it is close to an area identified as Flood Zone 3. As the site is already mostly developed and contains only small areas of greenfield land, further development as supported by this policy is not expected to have a significantly greater impact on flood risk caused by surface water run-off. The policy also requires that appropriate infrastructure is provided, including water supply and capacity and drainage which will have benefits for water management.
Mitigation	None required.
Air	The policy encourages the use of sustainable modes of travel which should contribute to reducing dependence on the car. Reductions in associated emissions would provide benefits to air quality. However, in reality access to the site is predominantly still likely to be by car.
Mitigation	None required.
Land and resources	By defining the area for development on the policies map, the scope for expansion of the facility further into the Green Belt is limited. The policy requires a mitigation strategy in which landscaping is retained and enhanced where possible which will contribute to protecting soil quality. The site boundary predominantly contains brownfield land.
Mitigation	None required.
Waste	Screened out - as the policy relates to development of the Countess of Chester Health Park which will not have a significant or direct impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The site is located within the Green Belt, however, the policy requires that development is in line with GBC 1 which stipulates that development should not have a greater impact than the existing development on the openness of the Green Belt. This should protect against significantly greater landscape impact resulting from further development. The policy includes criteria which will contribute to minimising impact on cultural heritage and landscape, including requirements for: appropriate scale, height, layout and types of uses, high quality design that respects surrounding character and mitigates impacts on heritage assets and their setting, and provision of a Landscape and Visual Assessment with a mitigation strategy.
Mitigation	None required.
Population and human health	The policy supports operational improvements to the primary use of the site, and so is likely to support provision of new health care facilities. It also encourages of sustainable modes of travel, which will support social inclusion and access to services. The policy requires that the loss of community facilities are dealt with in line with policy DM 24 which supports the provision and retention of community facilities and justified healthcare facilities, which should also improve health and social inclusion.
Mitigation	None required.
Housing	Screened out - the policy allows for residential development that is directly related to the use of the health park, however, it does not significantly or directly impact meeting housing need.
Mitigation	None required.
Community Safety	The policy encourages the use of sustainable modes of travel which should contribute to reducing dependence on the car, with potentially positive impacts for road safety. The policy does not specifically refer to road safety. The policy does not consider the design of development at the site in terms of preventing crime.
Mitigation	Could refer to designing out crime, unless sufficiently covered by other policies.
Economic development	The Countess of Chester contributes to the local economy through provision of jobs. Supporting further medical and associated purposes on the site will support and potentially improve this contribution. This also supports opportunities for providing training and learning on the site. The Countess of Chester is located within the Green Belt, but is relatively accessible by sustainable modes of travel, which is further encouraged in the policy.
Mitigation	None required.

GBC 1.C Dale Barracks

SA topic	Appraisal
Climate change and energy	The policy relates to Dale Baracks, which is currently a military base outside the settlement boundary of Chester. The site is Green Belt land and is a mix of brownfield and greenfield. Policy GBC 1 allows for limited infilling or redevelopment of previously developed land. However, this is not clear if it covers the continued operations to the site or redevelopment. The boundary for Dale Baracks is mosly brownfield, with areas of green space. The policy requires retention of open space and community facilities. The site is served by public transport along the A5116, to Chester, Ellesmere Port and Liverpool. The Park and Ride bus station at Upton is in walking distance to the site and have a regular service to Chester and Wrexham Road Business Park. There are services and facilities on site that the policy requires retention along with the open space on site, contributing to resilience to climate change.
Mitigation	The policy should promote sustainable transport, such as the park and ride, walking and cycling.
Biodiversity, flora and fauna	The site includes trees, open space and landscaping. There is a Local Wildlife Site 'The Dale' located within the Dale Barracks boundary. The policy protects open space and recreation on site and states that links to surrounding ecological networks and Green Infrastructure should be maintained and enhanced. However, it doesn't refer specifically to protection of biodiversity on the site.
Mitigation	The policy should ensure protecting of the Local Wildlife Site - The Dale, unless sufficiently covered by other policies in the plan.
Water	The site is close to the Shropshire Union Canal, although the boundary doesn't include the canal. The site is in flood zone 1, with limited surface water flooding, but is in an indicative area for critical drainage and part of the site is susceptible to ground water flooding. The policy ensures that redevelopment of the site should make appropriate infrastructure provisions including drainage. The site is mostly brownfield and is unlikely to significantly increase the flood risk.
Mitigation	None required.
Air	The site is served by public transport along the A5116, to Chester, Ellesmere Port and Liverpool. The Park and Ride bus station at Upton is in walking distance to the site which has a regular service to Chester and Wrexham Road Business Park. There are services and facilities on site that the policy requires retention along with the open space on site, contributing to the air quality. Although a change of use of the site could increase the traffic.
Mitigation	The policy should promote sustainable forms of transport, such as safe walking and cycling routes and integrating the site into the surrounding area.
Land and resources	The site is a mix of greenfield and brownfield. The site includes some open space, although this is protected within the policy. Development in relation to the continued operations on the site need to be on the brownfield part of the site. However, this is not clear for redevelopment for other uses, which could impact on greenfield areas and therefore on soil quality.
Mitigation	The policy needs to be clear if redevelopment of the site includes greenfield or should just be on the brownfield part of the site.
Waste	Screened out - the policy relates to Dale Barracks and as such is unlikely to have a significant or direct impact on waste.
Mitigation	None required.
Cultural heritage and landscape	There is a heritage asset adjacent to the site boundary. This however is adjacent to the part of the site that is currently in residential use and future development is unlikely to impact further on this asset. The site is situated in the grounds of Mostyn Hall. However, the policy seeks to maintain and enhance the historic assets on site. The policy also requires enhancement to the landscape and its character. Redevelopment of the site should also be an appropriate to its setting.
Mitigation	None required.
Population and human health	The site is outside the settlement boundary for Chester, although public transport is accessible. Services and facilities are available on site and the policy seeks to retain them along with open space, that could provide opportunities for sport and exercise. The Shropshire Union Canal is close to the site and also provides recreational and commuting routes using active travel.
Mitigation	None required.
Housing	The policy make provision for any new residential development should contribute to the housing mix and type, providing housing for a variety of needs and affordable housing, which will contribute to the borough need.
Mitigation	None required.
Community Safety	The policy does not refer to crime and safety. Depending on the design of intended use, there is the potential for them to have a positive or negative impact on crime and fear of crime. Development of the sites for other uses is likely to increase numbers of pedestrians and car users, so could have a negative impact on road safety unless designed correctly.
Mitigation	None required.
Economic development	The site has a number of economic uses relating to the operations of the site, including community facilities, shop and medical facilities. The policy seeks to retain the community facilities and uses on site.
Mitigation	None required.

GBC 1.D Chester Business Park

SA topic	Appraisal
Climate change and energy	The site is located within the Green Belt and access by sustainable modes of travel is limited. As such, access is predominantly likely to be by car, and further office development on site would likely increase the number of car and associated emissions, with adverse consequences for climate change. As the site is already mostly developed further development as supported by this policy is not expected to have a significantly detrimental impact on green infrastructure or flooding, especially as the policy encourages retention of the parkland setting and draws links to policy GBC 1 which requires landscaping with all development.
Mitigation	None required.
Biodiversity, flora and fauna	There are no nature conservation designations on the site. The site does contain areas of open space and greenfield land, development of which could harm wildlife habitats and biodiversity. However, the policy seeks to retain the parkland setting of the site and draws links to policy GBC 1 which requires landscaping with all development, which should help to minimise adverse impacts on biodiversity.
Mitigation	None required.
Water	The site is not located within or near an area of flood risk. Developing the remaining greenfield parts of the site would increase levels of hardstanding and potentially increase surface water run off, however, most of the site is already developed and the policy seeks to retain the parkland setting of the site, and so impacts on water are not expected to be significantly greater than present.
Mitigation	None required.
Air	Further office development on the site will likely increase the number of cars on and surrounding the site, with increase in associated emissions presenting negative impacts for air quality. The policy does not encourage sustainable modes of access.
Mitigation	None required.
Land and resources	By defining the area for development on the policies map, the scope for expansion of the facility further into the Green Belt is limited. The site boundary predominantly contains brownfield land, however, there are some fairly large areas of open space and greenfield land which, if developed, would negatively impact land and soil quality. However, the policy seeks to retain the parkland setting which should contribute to maintaining green infrastructure on the site. Moreover, the policy requires development to be in accordance with policy GBC1 which states that development must include landscaping. This will also contribute to protecting soil quality and function.
Mitigation	None required.
Waste	Screened out - as the policy relates to office development and will not significantly or directly impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The site is located within the Green Belt, however, the policy requires that development is in line with GBC 1 which stipulates that development should not have a greater impact than the existing development on the openness of the Green Belt. This should protect against significantly greater landscape impact resulting from further development. The policy also requires that development is of high quality design in a parkland setting, which will minimise negative landscape impacts.
Mitigation	None required.
Population and human health	Development of the site is likely to provide offices, rather than health or social facilities. Due to the distance to Chester and to health and community facilities, development of the site is unlikely to improve social inclusion or access to services.
Mitigation	None required.
Housing	Screened out - as the policy relates to office development and will not significantly or directly impact on housing provision.
Mitigation	None required.
Community Safety	Further office development on the site will likely increase the number of cars on and surrounding the site. However, the policy requires that traffic requirements can be safely accommodated on the highways network, which will contribute to protecting road safety. The policy does not consider the design of new development in relation to crime prevention, however this is covered in other policies.
Mitigation	None required, if designing out crime is sufficiently covered in other policies.
Economic development	Supporting further office development within the site boundary will support the creation of new businesses and local employment opportunities. The site is located within the Green Belt and on the edge of the settlement, with limited access by sustainable modes of transport.
Mitigation	None required.

GBC 1.E - Urenco, Capenhurst

SA topic	Appraisal
Climate change and energy	By defining the area for development on the policies map, the scope for expansion of the facility further into the Green Belt is limited. The site boundary predominantly contains brownfield land and the policy requires development to be in accordance with policy GBC1 which states that development must include landscaping which should have positive impacts for climate change and green infrastructure. The site is located adjacent to a railway station which could contribute to minimising reliance on the car to access the site, however the policy does not encourage or seek to maximise use of the railway station which could enhance benefits to climate change through reduction in vehicular related emissions. Due to its location, ths site is likely to be predominantly accessed by car.
Mitigation	The policy could encourage access to the site via the railway to enhance benefits to climate change. It could also promote provision of cycle routes and footpaths.
Biodiversity, flora and fauna	The site does not contain any nature conservation designations and is predominantly brownfield land. The policy requires development to be in accordance with policy GBC1 which stipulates that development must include landscaping, which should have positive impacts for biodiversity.
Mitigation	None required.
Water	The site is not located within an area of flood risk and the site predominantly contains brownfield land so is unlikely to significantly increase surface water-run off. The policy requires compliance with national and international standards and best practice for the environment, which should contribute to protecting water resources.
Mitigation	None required.
Air	The policy requires compliance with national and international standards and best practice for the environment, which should contribute to protecting air quality. The policy also requires development to be in accordance with policy GBC1 which stipulates that development must include landscaping, which should benefit air quality. The site is located adjacent to a railway station which could contribute to minimising reliance on the car to access the site, however the policy does not encourage or seek to maximise use of the railway station. Due to its location, ths site is likely to be predominantly accessed by car.
Mitigation	The policy could encourage access to the site via the railway to enhance benefits to air quality. It could also promote provision of cycle routes and footpaths.
Land and resources	By defining the area for development on the policies map, the scope for expansion of the facility further into the Green Belt is limited. The site boundary predominantly contains brownfield land and the policy requires development to be in accordance with policy GBC1 which states that development must include landscaping which should contribute to protecting soil quality and function. The types of activity taking place on the site could pose a risk of land and soil contamination, however, these uses are already well-established on the site and further development in type and scale supported by the policy, are not likely to pose a significantly greater risk than present, especially as the policy requires compliance with safety and environmental standards and best practice.
Mitigation	None required.
Waste	The site deals with radioactive waste, and the policy supports the principle of further related development on the site.The policy is unlikely to significantly affect the production or management of waste.
Mitigation	None required.
Cultural heritage and landscape	The site is located within the Green Belt, however, the policy requires that development is in line with GBC 1 which stipulates that development should not have a greater impact than the existing development on the openness of the Green Belt. This should protect against significantly greater landscape impact than present. The policy also requires that visual and amenity impacts of development are minimised which should help to reduce potential impacts of proposals on landscape. As the site is predominantly brownfield, further development is unlikely to have a major impact on landscape.
Mitigation	None required.
Population and human health	The policy requires that amenity impacts of the proposed development (lighting and noise) are minimised. This should help to prevent impacts on health. It also requires compliance with national and international standards and best practice for safety and security.
Mitigation	None required.
Housing	Screened out - as the policy relates to the use of the site for uranium enrichment and related activities and as such is not considered to impact on housing.
Mitigation	None required.
Community Safety	The policy requires that hazardous risks associated with further development is mitigated in line with other policies and that standards and best practice related to safety and security are compiled with. This will contribute to protecting the health and safety of occupants on site and nearby residents. The policy also requires that highway impacts can be satisfactorily accommodated which will have benefits for road safety.
Mitigation	None required.
Economic development	The Urenco complex is a large scale employer in the rural area. The policy supports the principle of further related development on the site which will support opportunities for the creation of new business or expansion of existing businesses. The site can be accessed by rail, but is likely to be predominantly accessed by car.
Mitigation	None required.

GBC 2 Protection of landscape

SA topic	Appraisal
Climate change and energy	Protection and enhancement of landscape character and qualities, provision of appropriate landscaping and protection of ASCVs from development may have a positive impact on climate change.
Mitigation	None required
Biodiversity, flora and fauna	Protection and enhancement of landscape character and qualities, provision of appropriate landscaping and protection of ASCVs may have a positive impact on biodiversity by protecting existing habitats and providing opportunities for the creation of habitats. The explanation identifies that proposals that are likely to increase recreational pressure or disturbance on European Sites will not be considered appropriate.
Mitigation	None required
Water	Protection and enhancement of landscape character and qualities and protection of ASCVs retain and provide opportunites for flood water storage/natural SUDs reducing the risk of flooding to the surrounding settlements.
Mitigation	Consider the inclusion for using the ASCV area as potential flood water storage/natural SUDs areas unless sufficiently addressed through other policies of the plan.
Air	Protection and enhancement of landscape character and qualities, provision of appropriate landscaping and protection of ASCVs from development may have a positive impact on air quality.
Mitigation	None required
Land and resources	Protection and enhancement of landscape character and qualities, provision of appropriate landscaping and protection of ASCVs from development will help to protect land and resources.
Mitigation	None required
Waste	Screened out - the policy may restrict waste developments within ASCVs and countryside locations but these locations are likely to be unsuitable for such a use, therefore the policy would not have a significant impact on waste management.
Mitigation	None required
Cultural heritage and landscape	The policy is designed to protect countryside and landscape. It will ensure that developments in countryside locations protect landscape features and will help to promote local distinctiveness. It will also protect ASCVs in particular.
Mitigation	None required
Population and human health	The policy might have a positive affect on population and human heath by creating opportunities and provision for improving public access to, and enjoyment of the landscape, where appropriate.
Mitigation	None required
Housing	Protection of countryside and landscape may restrict opportunities for housing development, however development in the countryside which requires a countryside location and which is compliant with STRAT9 may be permitted. The policy provides flexibility in terms of the protection afforded to ASCVs commensurate with their status as local designations by restricting development that would 'unacceptably harm' the ASCV which should be considered with the wider planning balance and better provides for an overall assessment of landscape impact to be made. The policy will also protect the character of the landscape, which helps to make the area attractive to investors and future residents.
Mitigation	None required
Community Safety	Screened out - as the fear of crime and road safety will depend on the exact location and design of development, which is not set in this policy.
Mitigation	None required
Economic development	Protection of countryside and landscape may restrict opportunities for housing development, however development in the countryside which requires a countryside location and which is compliant with STRAT9 may be permitted. The policy provides flexibility in terms of the protection afforded to ASCVs commensurate with their status as local designations by restricting development that would 'unacceptably harm' the ASCV which should be considered with the wider planning balance and better provides for an overall assessment of landscape impact to be made. The policy will also protect the character of the landscape, which helps to make the area attractive to investors and businesses.
Mitigation	None required

GBC 3 Key settlement gaps

SA topic	Appraisal
Climate change and energy	Protection of key settlement gaps may reduce the amount of development in rural and less accessible areas and therefore have a positive impact on climate change. By retaining key settlement gaps, this could ensure there is no increase risk of flooding, by retaining the green space, which will also contribute to the green infrastructure in the borough.
Mitigation	None required.
Biodiversity, flora and fauna	Protection of key settlement gaps may reduce the amount of development in rural areas and therefore have a positive impact on biodiversity. The policy requires no significant loss of trees or woodland to protect the visual seperation, however this will also protect existing habitats.
Mitigation	None required.
Water	Screened out - the policy relates to key settlement gaps and therefore will not have a significant or direct impact on water.
Mitigation	None required.
Air	Protection of key settlement gaps may reduce the amount of development in rural and less accessible areas and therefore have a positive impact on air quality due to travel.
Mitigation	None required.
Land and resources	Protection of key settlement gaps may reduce the amount of development in rural areas and therefore help to protect land and soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to key settlement gaps and therefore will not have a significant or direct impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	Protection of key settlement gaps will help to protect important landscapes, the setting of areas of cultural and heritage importance and to maintain and strengthen local distinctiveness and sense of place, but protecting important areas. The policy requires that development doesn't materially alter the historic form of settlements and relationship with the surrounding area.
Mitigation	None required.
Population and human health	Screened out - the policy relates to key settlement gaps and therefore will not have a significant or direct impact on population and human health.
Mitigation	None required.
Housing	Protection of key settlement gaps may restrict opportunities for housing development. However, it will also help to protect the character of the area, which makes it attractive to investors and future residents.
Mitigation	None required.
Community Safety	Screened out - the policy relates to key settlement gaps and therefore will not have a significant or direct impact on community safety.
Mitigation	None required.
Economic development	Protection of key settlement gaps may restrict opportunities for employment development. However, it will also help to protect the character of the area, which makes it attractive to investors and businesses.
Mitigation	None required.

T 1 Local road network improvement schemes

SA topic	Appraisal
Climate change and energy	The Chester Western Relief Road will lead to reduced vehicular presence and associated emissions of greenhouse gases in Chester city centre that will consequently support localised mitigation and adaptation to climate change. However, this must be balanced against potential negative impact upon climate change and energy supply resulting from new infrastructure development and associated increase in traffic and greenhouse gas emissions concentrated along the relief road. The same balance applies to all the priority road network schemes identified in the policy. The policy does require mitigation measures such as walking, cycling and shared -use paths schemes that should assist in offsetting these potential negative impacts. The policy does not however consider additional mitigation measures, such as potential improvements to public transport that could contribute to further offsetting these negative impacts.
Mitigation	Mitigation would be required to manage the increased concentration of traffic and associated emissions in the area of the proposed local road network improvement schemes. There is potential for local road network improvement schemes to facilitate an improved and more efficient public transport network which could be explicitly considered or promoted.
Biodiversity, flora and fauna	The policy does require local road network improvements to minimise impact on biodiversity and geodiversity. The policy has potential to impact positively on this SA objective in the Chester city centre where reduced congestion and vehicular presence should lead to localised improvement in air quality to the benefit of biodiversity. However, potential detrimental impacts could occur with increased vehicular-related emissions degrading air quality in the vicinity of the proposed local road network improvement schemes.
Mitigation	None required.
Water	Depending on the final route locations, the local road improvement schemes could impact areas of flood risk. With increased levels of hard-standing, flood risk could potentially be increased through greater surface water run-off. Increased vehicle-related emissions and pollutants concentrated within the vicinity of the local road improvement schemes could have a negative impact on the quality of water bodies. The policy does not explicitly consider how potential flood risk or pollution will be assessed and managed – hence in isolation, this policy could present potential issues in relation to this SA objective.
Mitigation	Could mitigate by specifically referring to the need to minimise flood risk and protect the quality of water resources (e.g. encouraging vegetation planting, and use of permeable road surface materials that will combat potential increases to surface run-off).
Air	The policy does not explicitly consider how air quality will be protected and enhanced. The Chester Western Relief Road would remove significant volumes of traffic and congestion from the Chester city centre with associated localised benefits to air quality. This must be balanced, however, with potential overall increase in traffic and associated emissions resulting from creation of the relief road. The level of additional traffic generated by the relief road and other local road network improvement schemes, through enhanced linkages is not known at this stage but will be significant to the overall impact on air quality. The policy does not consider appropriate mitigation measures to protect and enhance air quality and hence, in isolation, could present a negative impact to air quality overall.
Mitigation	Specifically referring to the need to protect and improve air quality with creation of the local road network improvement schemes could improve the impact on air quality. Promotion of sustainable travel and sustainable working practices that will positively impact air quality may be adequately covered elsewhere in the Plan.
Land and resources	Development of the local road network improvement schemes will require the use of land and resources. There is no indication in the policy itself (other than the the land running parallell to the A54, between Winsford Railway Station and Stanthorne) whether the safeguarded land to develop the local road improvement schemes would favour brownfield land, or if sustainable construction methods would be implemented in its development. Depending on the exact routes for these schemes, there may be potential loss of greenfield land. Development of these local road network improvements could potentially facilitate a more efficient public transport network which would, in turn, encourage sustainable travel and a reduction in natural resource consumption to fuel private vehicles. However, there is no explicit consideration of such mitigation measures in the policy itself.
Mitigation	The policy could promote the optimisation of brownfield land, sustainable construction methods and potential to improve public transport networks in development of the local road network improvement schemes in order to enhance benefits to land and resources.
Waste	Screened out. The policy relates to local road network improvement schemes and as such will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The potential route shown in the Local Plan (Part Two) for the proposed Chester Western Relief Road will potentially have visual impact on the edge of Chester and hence potentially have a negative impact on the character and appearance of the townscape and landscape. By reducing traffic in the historic city centre, the policy could indirectly contribute to protecting the setting of site and assets of archaeological, historical and cultural of heritage value. The policy does require the incorporation of a

	structural landscaping scheme to effectively mitigate any adverse visual impacts on the surrounding area. However, there is no explicit consideration within the policy for protecting or enhancing cultural heritage, landscape or sense of place. Potential impact on heritage assets will depend upon the exact routes of the proposed schemes.
Mitigation	The policy could specifically refer to the need to preserve assets and settings of historic and cultural heritage, however, this may be sufficiently covered by other policies in the plan.
Population and human health	The provision of local road network improvements that better connects Chester, Winsford and Northwich with the sub-regions will increase access to facilities and services and support new development to meet local need. However, the policy does not specifically consider how or where increased access will be achieved in order to address the poverty gap and inequality in access to services and facilities. There is also a risk that the road improvement schemes could form barriers, preventing localised access from one side of the road to the other, for local communities along the routes. The policy does incorporate requirements for noise mitigation, where necessary.
Mitigation	Greater consideration of the local road network improvement scheme routes would enable specific consideration of how areas that would benefit from enhanced access to services and facilities could be better connected, in order to better address the poverty gap and equality in access to services. Also to ensure that the roads do not form barriers to local communities.
Housing	Improving infrastructure provision will support access to and therefore provision of new housing development to contribute to meeting identified housing needs. The policy, however, does not specifically make reference to facilitating housing development in specific locations or type. Addressing identified need with regards to affordable housing and specialist groups may be sufficiently covered elsewhere in the Plan.
Mitigation	The policy could facilitate new housing development by giving greater consideration to serving future housing sites when devising the exact routes of the local road improvement schemes.
Community Safety	The Chester Western Relief Road would remove significant volumes of traffic from the Chester city centre - reducing conflict between pedestrians and vehicles and thus improving road safety for pedestrians and cyclists in the city centre. Local road network improvement schemes could present increased risk to pedestrian and cycle safety along the routes, but this is likely to depend on the final design of the road schemes which is not known at this stage.
Mitigation	Measures to protect the safety of road users on the proposed local road network improvement schemes could be explicitly considered, for instance promoting designated cycle lanes.
Economic development	By supporting creation of a relief road, the policy could indirectly contribute to enhancing the economic viability/vitality of Chester as improving the city centre environment (via reduced traffic dominance and congestion) will increase its attractiveness to live, work and invest, in competition with out of town and other shopping centres. Further, it will reduce the overall cost of congestion to businesses and the local economy. Improving infrastructure provision would support the levels of growth set out in the Local Plan (part One) by providing necessary highway access to enable development to take place. The policy does not explicitly state how it will support regeneration in the borough , particularly in more deprived areas or how it will enhance the visitor economy.
Mitigation	The policy could consider how the alignment of the local road network improvement schemes could contribute to improving access and opportunities in more deprived areas.

T 2 A56 Hoole Road Corridor

SA topic	Appraisal
Climate change and energy	The aim of a park and ride site is to reduce the amount of traffic entering the city, particularly along the Hoole Road corridor. Encouraging commuters and visitors to the city to use the facility should help to reduce traffic congestion, and therefore CO2 emissions. It should be noted, however, that some users of the new P&R site may previously have used other P&R facilities, so any reduction in overall emissions may be limited. However, the policy also encourages improvements to facilities for pedestrians, cyclists, improvements to bus services and improved station parking. Overall the policy should have the effect of encouraging transport by more sustainable modes and therefore reducing emissions.
Mitigation	The policy could be clearer that links should be provided to the existing greenway (which is mentioned in the explanation of the policy but not made explicit as part of the policy), which would provide useful access for pedestrians and cyclists to the wider network of cycle ways.
Biodiversity, flora and fauna	The proposed site for a new P&R does not have any formal nature conservation designations, but it is a greenfield site and the development of the site has the potential to have an adverse impact on protected species and local wildlife. However, the policy states the need to minimise impact on biodiversity. Improvements to the Hoole Road corridor as supported in the second part of the policy are unlikely to have any significant impacts on biodiversity. The policy makes reference to the need to provide structural landscaping.
Mitigation	It could also encourage opportunities for habitat creation and enhancement.
Water	The option for a potential park and ride site have not been identified as being affected by flood risk. The policy refers to provision of an approprite flood risk and sustianable drainage strategy for the site.
Mitigation	None required.
Air	The policy does not explicitly consider how air quality will be protected and enhanced. However, overall, the P&R site should help to remove traffic and congestion from the Hoole Road corridor and city centre, both of which suffer from congestion at times. In the long term, this impact may be reduced as overall traffic increases and the capacity generated on the network is filled again.
Mitigation	None required.
Land and resources	Development of a P&R site would result in the loss of greenfield land. The policy requires structure landscaping, which will help to protect soil quality.
Mitigation	None required.
Waste	Screened out - the policy refers to the Hoole Road Corridor. As such it should not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Development of a P&R site on the proposed land is unlikely to have any adverse impact on historical or cultural assets, although there will be an impact on the local landscape. The policy seeks to mitigate this through a requirement for structural landscaping. By reducing traffic in the historic city centre and making improvements to Hoole Road Corridor, the policy could directly and indirectly contribute to protecting the setting of site and assets of archaeological, historical and cultural of heritage value.
Mitigation	None required.
Population and human health	Provision of an additional P&R site and improvements to pedestrian and cycle networks, particularly along Hoole Road and Hoole Bridge, could help to improve accessibility to services and jobs for all. Cycling and walking have health benefits and improvements to the safety of routes should help to encourage people to use these modes of transport.
Mitigation	None required.
Housing	Screened out - the policy refers to the Hoole Road Corridor. As such it should not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The provision of an additional P&R site and improvements to Hoole road corridor could help remove traffic from Hoole Road and the city centre - reducing conflict between pedestrians and vehicles and thus improving road safety for pedestrians and cyclists in these area. The policy specifically supports specific improvements for cyclists and pedestrians which should help to increase safety for these users, particularly along Hoole Road and Hoole Bridge.
Mitigation	None required.
Economic development	By providing an additional Park and Ride site and supporting improvements to Hoole Road corridor, the policy could indirectly contribute to enhancing the economic viability/vitality of Chester as improving a key gateway and the city centre environment (via reduced traffic dominance and congestion) will increase its attractiveness to live, work and invest, in competition with out of town and other shopping centres. A key aim of the P&R scheme is to support the regeneration of the city centre. The policy should also help to increase accessibility to jobs and services by a variety of transport modes.
Mitigation	None required.

T 3 Railway stations

SA topic	Appraisal
Climate change and energy	The policy supports development of sustainable forms of transport with positive implications for reducing emissions of greenhouse gasses which should contribute to mitigating and adapting to the impacts of climate change. The policy does not consider or promote energy efficiency, energy consumption or flood risk mitigation, however, this may be adequately covered by other policies.
Mitigation	The policy could be more specific with regards to what facilities at railway stations it promotes - for instance, enhancements to bicycle parking facilities would further enhance the benefits to this SA objective by integrating, and thus further promoting, sustainable travel modes.
Biodiversity, flora and fauna	Expansion or re-opening of railway stations could impact upon the borough's biodiversity through disturbance or loss to green infrastructure and wildlife habitats. The policy, does not refer to the protection or enhancement of green infrastructure with railway station expansion/re-opening. However, it does refer in the explanation to consideration of nature conservation in line with policy DM 44.
Mitigation	Opportunities to protect and enhance existing, or provide new green infrastructure could be explicitly encouraged within the policy to maximise opportunities for habitat creation and enhancement which should contribute to offsetting any loss or degradation resulting from re-opening/expansion of railway stations.
Water	Screened out - The policy refers to railway stations and as such does not have a direct or significant impact on water. Expansion or re/opening of railway stations could potentially impact on water quality and flood risk, but is likely to depend on the location and design of development.
Mitigation	None required.
Air	The policy does not explicitly consider protection and enhancement of air quality - however, it promotes improvements to sustainable travel infrastructure which will have positive implications towards improving local air quality.
Mitigation	Could improve the benefits to air quality by specifically referring to the need to protect / improve air quality. The policy could promote the use of clean technologies and working practices to further increase benefits to this objective - however, this may be sufficiently covered by other policies.
Land and resources	The policy promotes sustainable travel infrastructure that should contribute to a reduction in the consumption of natural resources. Explicitly promoting the re-opening of former rail stations optimises the re-use of previously developed land and buildings. The policy does not promote the prudent use of natural resources, however, this may be adequately covered by other policies.
Mitigation	None required.
Waste	Screened out - The policy refers to railway stations and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy does not consider potential impacts on, or offer measures to enhance and protect cultural heritage or the character and appearance of local townscapes and landscapes. Certain railway stations within the borough may, themselves, be a cultural or historic asset but potential impacts upon their heritage value and contributions to local sense of place is not considered or protected.
Mitigation	The policy could consider and encourage protection of the potential contribution historic railway stations can make to local character and distinctiveness.
Population and human health	The policy promotes sustainable travel infrastructure which will improve access within the borough and more widely. This should bring benefits to health and well-being and social inclusion. The policy does not explicitly consider how these improvements to access and sustainable transport can connect and benefit areas in need, to address inequalities and the poverty gap.
Mitigation	The policy could include consideration of how improved sustainable travel infrastructure could connect to and benefit more deprived areas to better address the poverty gap and equality in access to services.
Housing	Screened out - The policy refers to railway stations and as such does not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	Expansion or re-opening of railway stations could impact public safety depending on development design - however, consideration of safety through design may be adequately covered by other policies.
Mitigation	The policy could make reference to the need to consider crime and safety in the expansions and re-opening of railway stations.
Economic development	Supporting improvements to transport infrastructure will contribute to providing jobs in related industries and providing efficient transport networks that will support access to jobs in the area and sustainable economic growth. The policy does not explicitly consider job creation but could indirectly support new and existing businesses by enhancing accessibility for workers, visitors and investors. The policy does not consider or explicitly contribute to wider regeneration of the borough's deprived areas.
Mitigation	None required.

T 4 Rail corridors

SA topic	Appraisal
Climate change and energy	The policy explicitly safeguards disused rail corridors for rail services, linear parks and wildlife corridors. As such, it contributes to mitigating and adapting to the impacts of climate change by promoting sustainable forms of transport and protecting green infrastructure which should contribute to reducing emissions and risk of flooding. The policy does not consider or promote energy efficiency or consumption but this may be adequately covered by other policies.
Mitigation	None required.
Biodiversity, flora and fauna	The policy explicitly protects disused rail corridors as wildlife corridors and linear parks that will positively contribute to protecting biodiversity.
Mitigation	None required.
Water	The policy does not explicitly consider the impact on water, but by safeguarding disused rail lines as wildlife corridors and linear parks that could provide mitigation measures for flood risk and protection of water quality, it would positively contribute towards this SA objective. The policy does not consider or promote water efficiency but this may be adequately covered by other policies.
Mitigation	None required.
Air	The policy does not explicitly consider the impact on air quality. However, safeguarding disused rail lines for future rail service use will support sustainable modes of travel, which, combined with safeguarding of rail corridors for wildlife corridors and linear parks, will have a positive impact on protecting air quality. The policy does not encourage use of clean technologies or techniques but this may be adequately covered by other policies.
Mitigation	Could improve the benefits to air quality by specifically referring to the need to protect / improve air quality. The policy could promote the use of clean technologies and working practices to further increase benefits to this objective - however, this may be sufficiently covered by other policies.
Land and resources	The policy explicitly optimises the re-use of previously developed land by safeguarding disused railway lines for rail services, active travel routes, linear parks and wildlife corridors. Protecting these rail lines and corridors for future rail services should contribute to encouraging sustainable modes of travel and thus potentially contribute to a reduction in car borne travel and associated consumption of natural resources. Safeguarding these corridors for wildlife corridors and linear parks should contribute to protecting the quality of the land and soil along these corridors.
Mitigation	None required.
Waste	Screened out - the policy relates to rail corridors. As such it will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Certain historic railway corridors and lines may, themselves, be of cultural or historic heritage value. The policy does not explicitly consider cultural heritage and landscape or require measures to protect potential heritage value. However, by protecting disused railway corridors from development that would prejudice the future reopening of the line, or its use as active travel routes, linear parks or wildlife corridors, the policy could (albeit indirectly) contribute to preserving these features and their contribution to local sense of place.
Mitigation	The policy could explicitly refer to the potential contribution historic railway corridors may make to local character and distinctiveness, and encourage protection of their heritage value.
Population and human health	The policy safeguards disused rail corridors for future sustainable travel use and for use as active travel routes and linear parks which should bring benefits to health, well-being and social inclusion. The policy does not explicitly consider how these railway corridors can connect and benefit areas in need to address inequalities and the poverty gap.
Mitigation	The policy could consider how safeguarded railway corridors can connect to and benefit more deprived areas to ensure equal access to the benefits they provide.
Housing	Screened out - the policy relates to rail corridors. As such it will not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	While the impact on public safety is likely to vary with the use, location and surrounding development, the policy does not consider the impacts of safeguarding dis-used rail corridors on crime and perceptions of safety in these spaces.
Mitigation	The policy could refer to the need to consider the design of safeguarded disused railway lines with regard to reducing crime and enhancing perceptions of safety.
Economic development	Screened out - the policy relates to rail corridors. As such it will not have a direct or significant impact on economic development.
Mitigation	None required.

T 5 Parking and Access

SA topic	Appraisal
Climate change and energy	Policy STRAT 10 requires new developments to provide adequate levels of car and cycle parking. Policy T 5 builds on this and requires provision of charging infrastructure for electric vehicles. It also requires proposals to incorporate measures to assist access to and around sites by pedestrians and cyclists and supports parking at rail stations. These requirements may help to reduce emissions and therefore have a positive impact on climate change. The policy also states that redevelopment of existing public car parks will only be supported where alternative provision is available or capable of being provided. This would maintain car travel and would not reduce climate change emissions. Support for provision of coach parking could impact on emissions, however coach travel is more sustainable than car travel.
Mitigation	Could refer to protection of areas of green space and provision of landscaping within car parks.
Biodiversity, flora and fauna	Requirements for gateways, visibility splays and access to and around sites could impact on biodiversity. The policy does not refer specifically to biodiversity or landscaping.
Mitigation	The policy could refer to protection of areas of green space and provsion of landscaping within car parks.
Water	Requirements for access to and around sites could impact on run-off or could be impacted by flood risk. Flood risk and water quality are not referred to in the policy.
Mitigation	The policy could refer to flood risk and water quality, unless sufficiently covered by other policies. The policy could also require SuDS or permeable surface materials.
Air	Policy STRAT 10 requires new developments to provide adequate levels of car and cycle parking. Policy T 5 builds on this and requires provision of charging infrastructure for electric vehicles. It also requires proposals to incorporate measures to assist access to and around sites by pedestrians and cyclists and supports parking at rail stations. These requirements may help to reduce emissions and therefore protect air quality. The policy also states that redevelopment of existing public car parks will only be supported where alternative provision is available or capable of being provided. This would maintain car travel and would not reduce emissions. Support for provision of coach parking could impact on emissions, however coach travel is more sustainable than car travel.
Mitigation	Could refer to protection of areas of green space and provision of landscaping within car parks.
Land and resources	Requirements for gateways, visibility splays and access to and around sites could impact on use of land. The policy does not promote the use of brownfield land, protection of soils or provision of landscaping. Potential increases in levels of hard-standing could increase surface water run-off with potentially detrimental impacts on soils quality/contamination. The policy does not promote sustainable construction methods in new car park development. The requirement for charging infrastructure for electric vehicles in new developments could assist in more prudent use of natural resources.
Mitigation	Could refer to protection of areas of green space and provision of landscaping within car parks. The policy could also require SuDS or permeable surface materials.
Waste	Screened out - the policy does not have a significant or direct impact on the amount of waste produced or how and where it is managed.
Mitigation	None required.
Cultural heritage and landscape	Requirements for gateways, visibility splays and access to and around sites could impact on landscape or cultural heritage, depending upon their location and design.
Mitigation	The policy could include reference to protection of cultural heritage and landscape and provsion of landscaping.
Population and human health	Providing increased access to services and facilities for people with private vehicles, the policy could potentially increase inequality. However, the policy requires incorporation of measures to assist access to and around the site by pedestrians and cyclists and to meet the needs of people with disabilities. This will improve accessibility for all.
Mitigation	None required.
Housing	The specific requirements relating to parking and access could increase costs or timescale involved in bringing forward proposals for residential development. However, the policy will help to ensure adequate and sustainable parking and access provision, which will benefit future occupiers and could increase house values. Provision of sufficient, accessible parking should prevent new developments causing parking problems in surrounding areas.
Mitigation	None required.
Community Safety	The design of car parking facilities could impact on safety and crime, however, crime is not referred to in the policy and will depend upon the design of each proposal. Reducing on-street parking congestion through ensuring adequate car parking provision could contribute to creating safer environments for pedestrians and cyclists but this is not explicitly referred to in the policy. The policy requires provision of access to the site in accordance with any highway requirements on the grounds of safety, including provision of gateways, visibility splays, access to adopted highways and accompanying signage. As such, the policy will have a positive impact on road safety.
Mitigation	The design of car parks could be explicitly considered in the policy to mitigate potential crime or fear of crime.
Economic development	The requirements for parking and access could increase cost or timescales involved in bringing forward proposals for economic development. Ensuring adequate car parking provision will support economic growth by providing for and attracting residents, workers and visitors. Adequate car parking facilities will contribute to mitigating parking congestion which will increase the attractiveness of the borough to live, work and invest, particularly with regard to competition with out of town and other shopping centres. Provision of improved coach parking in Chester will further support and enhance the visitor economy.
Mitigation	None required.

M 1 Future sand and gravel working

SA topic	Appraisal
Climate change and energy	Extending an existing extraction site or creating new sites could detrimentally impact on climate change and energy consumption. However, the policy is explicit with regards to only supporting creation of new extraction sites where permitted reserves, allocated site and/or Preferred Area cannot meet required level of provision to maintain the land bank. This should contribute to minimising energy and resource consumption and emissions associated with creating new sites for sand and gravel extraction. Proposals could increase road traffic, but the policy links to policy M 3, which requires environmentally preferable alternatives to road travel to be considered and used where appropriate.
Mitigation	The policy could encourage protection of green infrastructure in guiding extensions or development of new site in order to contribute to offsetting impacts of climate change.
Biodiversity, flora and fauna	The impact on biodiversity is likely to depend on the location of the extraction site. Continuing extraction at existing sites is not likely to result in an increasingly detrimental impact compared to the existing situation, however, extending the site at Forest Hill, Sandiway, and new developing new sites, when necessary, could have a detrimental impact on biodiversity through loss or disturbance of green infrastructure and wildlife habitats. The policy specifically requires that any proposal on the allocated site or Preferred Area forming extensions to Forest Hill, Sandiway would need to consider potential impact on the nearby Local Wildlife Site, SSSI, Ramsar Site and SAC, for example in terms of groundwater and provide mitigation measures if necessary, to avoid any significant detrimental impacts on biodiversity. The policy also links to policy M 3, which refers to the need to avoid adverse impacts on biodiversity sites and provide landscape screening.
Mitigation	None required.
Water	Impact on flooding and water quality, particularly ground water depends on the exact location and design of the proposal. Continued use of existing extraction sites is unlikely to create significantly different impacts to those experienced currently. However, the expansion of the Forest Hill, Sandiway site, could produce a cumulative effect on water impacts. The use of sites within the Area of Search could also impact on flood risk or water. The policy does not specifically refer to flood risk or water quality. The policy specifically requires that any proposal on the allocated site or Preferred Area forming extensions to Forest Hill, Sandiway would need to consider potential impact on the nearby Local Wildlife Site, SSSI, Ramsar Site and SAC, for example in terms of groundwater and provide mitigation measures if necessary.
Mitigation	The policy could refer to flood risk and water quality, unless sufficiently covered by other policies.
Air	Increased on site operations and transportation associated with expansion of existing sites or new sites, could degrade air quality due to potential increase in concentration of associated emissions and dust production. However, the policy's requirement to only support new sites where permitted reserves, allocated sites extensions cannot maintain the land bank should contribute to minimising impacts on air quality associated with development and operation of new extraction sites. The policy does not explicitly refer to air quality protection. Proposals could increase road traffic, but the policy links to policy M 3, which requires environmentally preferable alternatives to road travel to be considered and used where appropriate.
Mitigation	The policy could explicitly refer to the need to protect air quality and suggest appropriate mitigation measures.
Land and resources	The continued use of the extraction sites is not likely to have land and resource impacts significantly different to the current situation. Extraction site expansion or creation will produce an increase use of land and resources for extraction functions and development of ancillary infrastructure. The policy does mitigate these impacts by promoting the continued use of existing sites and only extending once the minerals in the existing site has largely been depleted, and creation of new sites where permitted reserved and sites cannot meet required level of provision.
Mitigation	The policy could ensure that future extension or development proposals adequately consider restoration works in order to ensure protection of land and soil quality is considered and planned for from the outset.
Waste	Screened out - there is a lack of knowledge regarding the contribution of substitute or recycled material and mineral waste to material supplies. Hence, the policy does not consider or have direct or significant impact on the amount of waste produced or its management.
Mitigation	None required.
Cultural heritage and landscape	Extraction sites could impact on cultural heritage and landscape due to visual impacts of extraction sites, however, there is no explicit consideration within the policy to protect sites of natural or cultural value. The levels of impact, however, is likely to depend on the location and design of development proposals.
Mitigation	The policy could explicitly refer to the need for mitigation measures to offset potential impact on the historic environment.
Population and human health	Screened out - extraction sites do have the potential to impact on health, but this depends on the location and design of development. As such, there is no identifiable significant overall effect.
Mitigation	None required.

Housing	Screened out - supplies of aggregate sand and gravel may be used for housebuilding, but the policy is not considered to have a direct impact on the provision of housing to meet identified need.
Mitigation	None required.
Community Safety	Screened out - continuing extraction at existing sites should not result in an increasingly detrimental impact compared to the existing situation. The impact on community safety is likely to depend on the location and design of development and as such, there is no identifiable significant overall effect.
Mitigation	None required.
Economic development	Ensuring adequate supply of sand and gravel will contribute to supporting ongoing investment and development opportunities in the borough. The policy will not however have a direct or significant impact upon regeneration, visitor economy or the number, location and type of employment opportunities.
Mitigation	None required.

M 2 Mineral Safeguarding Areas prior extraction of minerals

SA topic	Appraisal
Climate change and energy	By determining appropriate development within Mineral Safeguarding Areas (MSAs), the policy should ensure that development does not compromise its role to safeguard the mineral resource for future generations. This should help to ensure that the borough has sufficient long-term resources to reduce the likelihood of dependency on resources from outside the borough, thus minimising need for transportation and associated energy consumption and emissions.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to MSAs and therefore will not have a significant impact on biodiversity. The policy limits development within MSAs, but the exact nature of the impact would depend upon the type, design and location of development within the MSA.
Mitigation	None required.
Water	Screened out - the policy relates to MSAs and therefore will not have a significant impact on water. The policy limits development within MSAs, but the exact nature of the impact would depend upon the type, design and location of development within the MSA.
Mitigation	None required.
Air	Screened out - the policy relates to MSAs and therefore will not have a significant impact on air. The policy limits development within MSAs, but the exact nature of the impact would depend upon the type, design and location of development within the MSA.
Mitigation	None required.
Land and resources	The policy specifically strives to safeguard resources for future use. Non-mineral development within MSAs is guided in order to ensure the prudent use of the land and to ensure that sterilisation of resources do not occur. Use of land for minerals uses will impact on soil quality.
Mitigation	The policy could consider and promote the use of previously developed land within MSAs in order to protect land and soil quality.
Waste	Screened out - the policy relates to MSAs and therefore will not have a significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates to MSAs and therefore will not have a significant impact on cultural heritage. The policy limits development within MSAs, but the exact nature of the impact would depend upon the type, design and location of development within the MSA.
Mitigation	None required.
Population and human health	Screened out - the policy relates to MSAs and therefore will not have a significant impact on population and human health. The policy limits development within MSAs, but the exact nature of the impact would depend upon the type, design and location of development within the MSA.
Mitigation	None required.
Housing	The policy could make it more difficult or expensive to obtain planning permission for housing development within MSAs. However, the policy does provide options for extraction of the mineral prior to development and identifies that development would be permitted if there is an overriding need for the incompatible development and the material planning benefits of the non-mineral or hydrocarbon development would outweigh the material planning benefits of the underlying or adjacent material.
Mitigation	None required.
Community Safety	Screened out - the policy relates to MSAs and therefore will not have a significant impact on community safety. The policy limits development within MSAs, but the exact nature of the impact would depend upon the type, design and location of development within the MSA.
Mitigation	None required.
Economic development	The policy supports sustainable economic growth by facilitating certain forms of non-mineral development in MSAs to the benefit of employment and investment opportunities, although some forms of economic development will be restricted. The policy explicitly protects mineral resources for future generation and hence will support the ongoing and sustainable development of the borough. Depending on the location of the MSA and the type of development proposal, the policy could potentially contribute to rural diversification, meeting employment needs and investment in deprived areas.
Mitigation	None required.

M 3 Proposals for minerals working

SA topic	Appraisal
Climate change and energy	The policy explicitly promotes environmentally preferable alternatives to road travel which should contribute to minimising cars and HGVs, although road travel is likely to be the main method of accessing the site. The policy requires that development does not have a significant detrimental long-term impact on landscape and that it considers landscape in restoration proposals. This should bring benefits to the protection of green infrastructure, to the benefit of mitigating and adapting to the impacts of climate change.
Mitigation	None required.
Biodiversity, flora and fauna	The policy refers to the avoidance of adverse impacts on designated biodiversity sites and links to policy DM 44. It also states that project-level Habitats Regulations Assessment may be required on a case-by-case basis. The policy also requires that noise and vibration levels resulting from development are acceptable and will not result in an unacceptable rise in background noise levels at the nearest sensitive receptors. It states that illumination should not cause a detrimental impact on wildlife. It also requires that development is appropriately screened, maximising existing and introducing new natural landscape features such as trees and hedgerow planting.
Mitigation	None required.
Water	The policy does not explicitly consider flood risk that could result from mineral extraction operations and development of extraction facilities. However, promoting consideration of landscape features and introducing additional landscaping for screening purposes, will contribute to offsetting potential increased flood risk. Explicit consideration for mitigating and removing any dust and particle emissions at source will contribute to mitigating water pollution.
Mitigation	The policy could explicitly refer to the need to protect water quality and include mitigation measures to offset potential increased flood risk, unless sufficiently covered by other policies.
Air	The policy requires that any odour, dust and particle emissions are controlled, mitigated or removed at source which will protect and benefit air quality. Further, it explicitly promotes sustainable models of travel to and from mineral extraction sites which should contribute to minimising car borne travel and reducing associated greenhouse gas emissions. However, the sites are likely to be predominantly accessed by car / HGV.
Mitigation	None required.
Land and resources	Proposals for mineral development will use land and resources in their construction and operation, however, the policy does not consider or promote their prudent use. The policy does require consideration for landscape impact with proposed restoration, but there is no explicit reference to protecting land and soil quality.
Mitigation	The policy could be more explicit with regards to protecting land and soil quality.
Waste	Screened out - the policy does not directly or significantly impact waste production or management.
Mitigation	None required.
Cultural heritage and landscape	The policy explicitly requires mineral development proposals to be sensitively located within the landscape, protecting landscape character and visual amenity through minimising visual intrusion and ensuring appropriate screening from public view. This should contribute to protecting cultural heritage and landscape. The policy does not specifically refer to protection of heritage assets.
Mitigation	The policy could refer to protection of historic assets, unless sufficiently covered by other policies.
Population and human health	The policy requires consideration for ensuring any odour, dust or particle emissions, noise, vibrations and illumination levels are controlled and mitigated. It also aims to control, mitigate or remove noise and vibration. This will benefit residential amenity and health. The policy also requires that proposals do not interrupt statutory utilities or pipeline which will further contribute to protecting residential amenity. Given the specific nature of the policy regarding minerals development and working, it is considered that addressing social and economic inequalities may be more appropriately covered in other policies.
Mitigation	None required.
Housing	Screened out - the policy does not impact housing provision to meet identified need given its specific focus on minerals development.
Mitigation	None required.
Community Safety	The policy explicitly promotes the need for proposals to show that development would not cause problems with slope stability. This will benefit the safety of employees and nearby local communities. The policy promotes sustainable models of travel to and from mineral extraction sites which should contribute to minimising car borne travel and reducing associated greenhouse gas emissions.
Mitigation	None required.
Economic development	The policy could impact on the location and cost of new minerals developments and could therefore have a negative impact on economic development. However, the criteria will also assist with the efficient, effective operation of sites and could reduce costs of operation and protect employee safety. The criteria will also protect the wider environment and rural area, and therefore the attractiveness to businesses and investors.
Mitigation	None required.

M 4 Proposals for exploration, appraisal or production of hydrocarbons

SA topic	Appraisal
Climate change and energy	The policy explicitly promotes environmentally preferable alternatives to road travel for importing/exporting material which should contribute to minimising associated energy consumption and greenhouse gas emissions. It requires that gas emissions are controlled and minimised and do not have a significant detrimental impact on air quality or the environment, which should contribute to mitigating potential exacerbation of climate change.
Mitigation	The policy can enhance benefit to this objective by encouraging creation of green infrastructure with new development.
Biodiversity, flora and fauna	The policy explicitly considers the protection of the environment by requiring that gas emissions and cumulative impacts do not have a detrimental impact on the environment; illumination levels, sighting and design of lighting do not cause a detrimental impact on wildlife; and that proposals should not result in unacceptable rise in background noise levels at the nearest receptors. Further, requiring the removal of structures from the site after cessation of operations should minimise long-term impacts on wildlife.
Mitigation	The policy could explicitly encourage developments to enhance, as well as protect, green infrastructure by, for example encouraging creation of new green infrastructure.
Water	Exploration, appraisal or production of hydrocarbons could have a detrimental impact on water. The policy does not deal with water quality, flood risk and water efficiency.
Mitigation	The policy could specifically refer to flood risk and water quality or link to the relevant policies.
Air	Exploration, appraisal or production of hydrocarbons could have a detrimental impact on air quality. The policy requires that any oudor, dust and particle emissions are controlled, mitigated or removed at source. It also requires that gas emissions from exploration, appraisal or production of hydrocarbons and associated transport methods are controlled and minimised and do not have significant detrimental impact on air quality. This should contribute to mitigating potential negative impacts on air quality. The policy does not promote sustainable working practices in their construction.
Mitigation	The policy could promote sustainable working practices in their construction and operations. Further, promoting the creation of green infrastructure with development would further contribute to offsetting potential impacts on air quality.
Land and resources	Exploration, appraisal or production of hydrocarbons would inevitably lead to use of land and resources and could degrade soil and land quality. The policy requires minimisation of above ground structures and creation of new pipelines could impact on soil quality.
Mitigation	None required.
Waste	Screened out- the policy relates specifically to exploration, appraisal or production of hydrocarbons and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy explicitly directs the location of above-ground activity to the least sensitive location on the site in order to reduce impact on local residents and the environment. The policy requires that all well pads and associated plant, buildings and structures are designed and located to minimise visual intrusion and impact on landscape; and they are appropriately finished and coloured to assimilate into their surroundings. This should assist in limiting impacts on the landscape. The policy does not consider impact on cultural heritage, however these impacts are likely to depend on the location of the development proposal.
Mitigation	The policy could promote the use of landscaping as a form of screening, where appropriate and could specifically refer to the protection of heritage assets.
Population and human health	The policy is not considered to have a significant or direct impact on addressing social and economic inequalities. However, requirements that any oudor, dust and particle emissions are controlled, mitigated or removed at source; as well as that gas emissions from exploration, appraisal or production of hydrocarbons and associated transport methods are controlled and minimised and do not have significant detrimental impact on air quality, should contribute to minimising impact on human health and residential amenity of local communities. The policy also requires that illumination levels do not cause a detrimental impact on residential amenity.
Mitigation	Promoting the creation of green infrastructure with development would contribute to offsetting potential impacts on air quality.
Housing	Screened out- the policy relates specifically to exploration, appraisal or production of hydrocarbons and as such does not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	Although not explicitly referring to community safety, the policy should contribute to its protection by ensuring that dust and particle emissions, noise, vibration and illumination are controlled so not to have a detrimental impact on residential amenity. Encouraging alternatives to road travel for importation/ exportation of material could contribute to reducing traffic levels to the benefit of road safety. The impact on crime will depend on the exact layout of the development proposal - however this is not covered by the policy and as such will not have a significant impact.
Mitigation	The policy could enhance benefits to this objective by explicitly referring to protection of community safety.
Economic development	The policy could impact on the cost of hydrocarbon proposals or the location of equipment and could therefore have a negative impact on economic development. However, the criteria will also assist with the efficient, effective operation of sites and could reduce costs of operation and protect employee safety. The criteria will also protect the wider environment and rural area, and therefore the attractiveness to businesses and investors.
Mitigation	None required.

M 5 Restoration of minerals and oil and gas sites

SA topic	Appraisal
Climate change and energy	The policy does not explicitly refer to climate change but its requirements should contribute to adapting and mitigating its associated impacts. The policy requires opportunities for landscape and enhancement of habitats should be maximised. Requiring the minimisation of land affected at any one time should contribute to encouraging the prudent use of land and resource consumption. The policy does not consider energy consumption in the restoration process.
Mitigation	The policy could promote the use of sustainable technologies or working practices during the restoration process to enhance benefits to this objective.
Biodiversity, flora and fauna	The policy promotes enhancement of habitats and biodiversity. The policy should contribute to creating opportunities to create networks of wildlife habitats to the benefit of biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates to restoration of minerals sites and as such, the impact on water will not differ significantly from current impacts.
Mitigation	None required.
Air	Although the policy does not explicitly refer to air quality, its requirements for restoration to include planting should bring benefits to air quality. The policy does not consider the use of clean technologies or working practices in the restoration process.
Mitigation	The policy could specifically refer or promote maximising opportunities to improve air quality. Also, the policy could include consideration for the sustainability of working practices and technologies used in the restoration process to enhance benefits towards this objective.
Land and resources	The policy explicitly requires the amount of land affected by mineral working at any one time to be minimised. Further, the policy specifically considers soil and land quality by requiring maximisation of opportunities to improve or enhance agricultural land quality.
Mitigation	None required
Waste	Screened out - the policy focuses upon restoration of minerals sites and as such is not considered to have a significant or direct impact on water production or its management.
Mitigation	None required.
Cultural heritage and landscape	The policy explicitly considers cultural heritage and landscape by requiring that restoration be sympathetic to and informed by the landscape character and historic environment. Further, impact on natural and cultural landscapes should be minimised by the policy requirement for minimising the amount affected at any one time and restoring at the earliest opportunity. The policy will also increase the provision of open space to the benefit of this objective by encouraging opportunities to increase the provision of public open space with restoration.
Mitigation	None required
Population and human health	The policy requires restoration to maximise opportunities to increase the provision of public access, public open space and recreational facilities. Equal and inclusive access to these spaces and facilities should contribute to improving social inclusion, while facilitating greater outdoor and recreational activity should bring benefits to health.
Mitigation	None required
Housing	Screened out - the policy focuses upon restoration of minerals sites and as such is not considered to have a significant or direct impact on housing provision.
Mitigation	None required.
Community Safety	The policy encourages the creation of public access, public open space and amenity space within restoration strategies. This should contribute to ensuring consideration is given to the suitability for public access and use in the restoration of sites. The policy does not, however, explicitly consider or promote the safety of newly created public spaces or the access routes to them.
Mitigation	The policy could explicitly consider the safety of newly created public open and amenity spaces and the safety of access routes to them.
Economic development	The policy may result in additional costs for restoration of minerals sites. However, it will help to ensure protection of rural areas and landscape character and therefore protect the attractiveness of the rural area to other investors, businesses and tourists.
Mitigation	None required.

M 6 Salt and brine working

SA topic	Appraisal
Climate change and energy	Salt and brine extraction could impact upon ground water, water bodies and green infrastructure, and create additional greenhouse gas emissions through associated increase in traffic. However, the policy requires that proposals comply with policy M 3 'Proposals for minerals working' which should offset these impacts by promoting sustainable modes of travel to/from extraction sites, mitigation of long-term landscape impacts and landscape consideration in restoration proposals. Therefore, the policy contributes to offsetting detrimental impacts of salt and brine working on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Extraction processes and creation of new extraction sites could lead to the degradation or loss of green infrastructure and creation of noise, dust and vibrations that could negatively impact biodiversity. However, the policy requires that proposals comply with policy M 3 'Proposals for minerals working' which requires that noise and vibration levels resulting from development are acceptable and do not result in an unacceptable rise in background noise levels at the nearest sensitive receptors. It also requires that development is appropriately screened, maximising existing and introducing new natural landscape features such as trees and hedgerow planting. The accompanying explanation refers to the need to consider and mitigate impacts on protected sites which could see a protection of wildlife habitats and associated biodiversity.
Mitigation	None required.
Water	Extraction processes could impact upon ground water and water bodies through potential degradation, pollutants or increased flood risk. The policy itself does not consider these impacts or require suitable mitigation measures. The policy explanation refers to the need to consider impacts on ground water and avoid/mitigate sufficiently, but there is no such considered in the policy itself. The policy does refer to compliance with policy M 3 'Proposals for minerals working', which refers to protection of landscape features and introducing additional landscaping for screening purposes, which will contribute to offsetting potential increased flood risk.
Mitigation	The impacts on water bodies and requirement for avoidance or mitigation measures could be explicitly considered in the policy itself rather than the accompanying explanation.
Air	Salt and brine working could lead to a degradation of air quality through operational processes creating dust and transportation to/from the facility increasing emissions of greenhouse gases. However, the policy does require compliance with M 3 'Proposals for minerals working'. The latter requires that any odour, dust and particle emissions are controlled, mitigated or removed at source which will protect and benefit air quality. Further, it explicitly promotes sustainable models of travel to and from mineral extraction sites which should contribute to minimising car borne travel and reducing associated greenhouse gas emissions.
Mitigation	None required.
Land and resources	The policy explicitly requires the sustainable use of salt and brine which should contribute to the prudent and sustainable use of this natural resource. The policy does not consider soil or land quality which could be degraded through the extraction process.
Mitigation	The policy should promote the protection of land and soil quality in the creation of new extraction sites.
Waste	Screened out - the policy relates to salt and brine working and as such is not considered to have a direct or significant impact on waste production or management.
Mitigation	None required.
Cultural heritage and landscape	Creation of new extraction sites could visually impact on cultural and natural landscapes, but most work is likely to be underground. The policy also require compliance with DM 57 'Proposals for minerals working'. The latter explicitly requires mineral development proposals to be sensitively located within the landscape, protecting landscape character and visual amenity through minimising visual intrusion and ensuring appropriate screening from public view. This should contribute to protecting cultural heritage and landscape.
Mitigation	The policy could specifically refer to protection of heritage assets, unless sufficiently covered by other policies.
Population and human health	The policy requires compliance with policy M 3 'Proposals for minerals working'. The latter requires consideration for ensuring any odour, dust or particle emissions, noise, vibrations and illumination levels are controlled and mitigated. This will benefit residential amenity and health. The policy also requires that proposals do not interrupt statutory utilities or pipeline which will further contribute to protecting residential amenity.
Mitigation	None required.
Housing	Screened out - the policy relates to salt and brine working and as such is not considered to have a direct or significant impact on housing provision to meet identified need.
Mitigation	None required.
Community Safety	Salt and brine work could potentially lead to subsidence and ground instability which is not considered or mitigated in the policy. Creation of new extraction sites could increase traffic levels and presence of large industrial vehicles on local road networks. This could increase the risk to road users. The policy does require compliance with policy M 3 'Proposals for minerals working'. The latter explicitly promotes sustainable models of travel to and from mineral extraction sites which should contribute to minimising car borne travel and reducing associated greenhouse gas emissions.
Mitigation	The policy could refer to prevention of subsidence and protection of road safety.
Economic development	Screened out - the policy is not considered to impact significantly or directly on economic development of the borough.
Mitigation	None required.

M 7 Industrial sand proposals

SA topic	Appraisal
Climate change and energy	Permitting new extraction sites that contribute to identified need and maintaining permitted reserves, could impact upon water bodies and green infrastructure, and create additional greenhouse gas emissions through associated increase in traffic. However, the policy requires that proposals comply with policy M 3 'Proposals for Mineral Working' which should offset these impacts by promoting sustainable modes of travel to/from extraction sites, mitigation of long-term landscape impacts and landscape consideration in restoration proposals. Therefore, the policy contributes to offsetting detrimental impacts of industrial sand extraction on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Operational processes associated with industrial sand extraction could have a negative impact on biodiversity through associated noise and vibrations. However, by specifically referring to policy M 3 'Proposals for Mineral Working', these impacts are offset and mitigated due to requirements for additional planting and mitigation of potentially detrimental noise and vibration. The policy also states that proposals need to consider the potential impacts on the Local Wildlife Site and provide mitigation if necessary, to avoid any significant detrimental impacts on biodiversity.
Mitigation	None required.
Water	Silica sand extraction at new sites could impact on water quality and flood risk. However, referring to policy M 3 'Proposals for Mineral Working' should mitigate some of these impacts. Policy M 3 does not explicitly consider water impacts but by requiring consideration of landscape features and additional planting, and measures to remove dust and emissions at source that could pollute water bodies, this policy will have a positive impact on minimising water-based impacts.
Mitigation	The policy could specifically refer to water quality and offsetting potential flood risk, unless sufficiently covered by other policies.
Air	Creating new sites for industrial sand extraction could negatively impact air quality through dust production and increase greenhouse gas emissions associated with increased traffic levels. However, by specifically referring to policy M 3 'Proposals for Mineral Working', these impacts are offset and mitigated by requirement that any dust and particle emissions are controlled, mitigated and removed at source and also promotion of sustainable modes of travel to/from the site.
Mitigation	None required.
Land and resources	Permitting new extraction sites that contribute to identified need and maintaining permitted reserves, will lead to the increased consumption of this resource, use of land and resources in their construction and degradation of land and soil associated with its extraction. Neither the policy itself or the referenced policy M3 promote the prudent use of the resource or consider land and soil quality in their location.
Mitigation	The policy could explicitly promote the sustainable use of this natural resource and consideration of land and soil quality in the location of extraction sites.
Waste	Screened out - the policy does not directly or significantly impact waste production or management.
Mitigation	None required.
Cultural heritage and landscape	The creation of new industrial sand extraction site could visually impact upon cultural and natural landscapes. However, referring to Policy M 3 will contribute to mitigating these impacts by requiring the sensitive location of mineral development proposals with regard to landscape character and visual amenity. Further, the policy requires appropriate screening to minimise visual intrusion, thus contributing to protecting cultural heritage and landscape.
Mitigation	None required.
Population and human health	Permitting new industrial sand extraction sites will increase dust/particle emissions, noise, vibrations and illumination levels which could detrimentally impact upon human health and well-being. However, by requiring that proposals accord with Policy M 3, these impacts are adequately mitigated to the benefit of residential amenity and health. Further, policy M 3 requires that proposals do no interrupt statutory utilities or pipeline which will further contribute to protecting residential amenity.
Mitigation	None required.
Housing	Screened out - the policy does not directly or significantly impact housing provision to meet identified need.
Mitigation	None required.
Community Safety	The policy refers to policy M 3, which will help to mitigate potential impacts on slope stability that could present a risk to safety. Policy M 3 promotes sustainable models of travel to and from mineral extraction sites which should contribute to minimising car borne travel and reducing associated greenhouse gas emissions.
Mitigation	None required.
Economic development	The policy supports provision of a steady and adequte supply of silica sand and allocates a site at Rudheath Lodge. This will support investment in the Rudheath Lodge area and provision of silica sand to be used by other businesses. The criteria for assessment of proposals relate to need for silica sand and permitted reserves.
Mitigation	None required.

M 8 Minerals infrastructure

SA topic	Appraisal
Climate change and energy	Safeguarding rail sidings and wharves would provide the opportunity for future minerals operations to use sustainable modes of transportation, potentially reducing greenhouse gas emissions associated with vehicle borne traffic. However, as the policy relates to safeguarding existing infrastructure from devleopment, the impact on climate change will not differ significantly from the current position.
Mitigation	None required
Biodiversity, flora and fauna	Screened out - the policy relates to safeguarding of existing infrastructure from development and as such, the impact on biodiversity will not differ significantly from the current impacts.
Mitigation	None required.
Water	Screened out - the policy relates to safeguarding of existing infrastructure from development and as such, the impact on water will not differ significantly from current impacts.
Mitigation	None required.
Air	Safeguarding rail sidings and wharves would provide the opportunity for future minerals operations to use sustainable modes of transportation, potentially reducing greenhouse gas emissions associated with vehicle borne traffic. However, as the policy relates to safeguarding existing infrastructure from development, the impact on air quality will not differ significantly from the current position.
Mitigation	None required.
Land and resources	The policy protects existing land uses. It also protects existing recycled and secondary aggregate operators. This should help to retain opportunities for recycling of aggregates, therefore reducing the need for new aggregates.
Mitigation	None required.
Waste	The policy does not impact upon the amount of waste produced, but by safeguarding the rail sidings and wharf at Ince Resource Recovery Park, it supports opportunities for sustainable waste management. Safeguarding opportunities for aggregate recycling should contribute to reducing the amount of waste sent to landfill.
Mitigation	None required
Cultural heritage and landscape	Screened out - the policy relates to safeguarding of existing infrastructure from development and as such, the impact on cultural heritage and landscape will not differ significantly from current impacts.
Mitigation	None required.
Population and human health	Screened out - the policy relates to safeguarding of existing infrastructure from development and as such, the impact on population and human health will not differ significantly from current impacts.
Mitigation	None required.
Housing	Screened out - the policy relates to safeguarding of existing infrastructure from development, which could include new housing development. However, new housing development on minerals infrastructure sites is unlikely due to the nature of these sites, their siting and surroundings.
Mitigation	None required.
Community Safety	Screened out - the policy relates to safeguarding of existing infrastructure from development and as such, the impact on community safety will not differ significantly from current impacts.
Mitigation	None required.
Economic development	Protection of minerals infrastructure could prevent opportunities for alternative economic development on or close to the minerals infrastructure sites. However, it also has a positive impact on economic development by protecting existing businesses, protecting sustainable transport options for existing minerals operators and protecting existing minerals processing plants. This will benefit the existing businesses on the sites and existing minerals extraction operations. It also protects infrastructure that could be used by future minerals operations and sustainable transport options for other types of economic development, therefore supporting sustainable growth in the economy.
Mitigation	None required.

DM 1 Development of previously developed land

SA topic	Appraisal
Climate change and energy	The policy promotes development on previously developed land in identified settlements, which have been identified as a sustainable locations. Development in the countryside and Green Belt are more restricted. Therefore the policy will help to reduce travel and emissions and therefore reduce the impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	The policy promotes development on previously developed land in identified settlements, with restrictions on development in the countryside and Green Belt. Therefore, the policy seeks to reduce development of greenfield land, which should minimise impact on biodiversity, flora and fauna. The policy seeks to retain existing buildings in the countryside, which should minimise the risk to existing habitats.
Mitigation	None required.
Water	The policy promotes use of previously developed land, which is likely to have less risk of increased runoff than greenfield, if there are existing structures or hardstanding on the site. The policy does not specifically reference flooding, although the policy does identify that development should not conflict with relevant policies in the plan.
Mitigation	Could make specific reference to flooding mitigation as appropriate unless sufficiently covered by other policies within the plan.
Air	As the policy directs development to sustainable locations on previously developed land, this should reduce the need for a car and therefore reduce emissions. The policy seeks to retain the rural character in the countryside, which should help to reduce impacts on air quality.
Mitigation	None required.
Land and resources	The policy directs development to identified settlements on previously developed land. It also prevents loss of buildings that contribute to the rural character of the area and should help to limit the amount of development on greenfield land. As such, it will have a positive impact on soil quality.
Mitigation	None required.
Waste	Directing development to identified settlements that are considered sustainable could include household waste facilities. This should ensure that the location of such uses are in sustainable locations to maximise the amount of people able to access such a facility potentially increasing recycling.
Mitigation	None required.
Cultural heritage and landscape	The policy promotes use of previously developed land in identified settlements and development that protects and reflects the rural character of the area and does not 'urbanise' the countryside. This will help to protect and enhance cultural heritage and landscape.
Mitigation	None required.
Population and human health	The policy directs development to sustainable locations that will have access to public transport and some services and facilities. This will have a positive impact on health and wellbeing through encouraging social inclusion and active travel. As the policy directs development to brownfield land, this will protect existing green spaces, providing an opportunity to access open space.
Mitigation	None required.
Housing	The policy promotes use of previously developed land in identified settlements, reducing areas of land that could be developed for housing. The policy requires re-use of existing building in the countryside that could add additional cost to development. The policy promotes development that respects the existing character and layout, which again could add additional time and cost to development. However, supporting development in sustainable locations will benefit future residents in terms of accessiblity of services and facilities. Protecting the rural character of the area will retain the positive characterisitics that make the area attractive to residents, house-buyers and developers.
Mitigation	None required.
Community Safety	Screened out - the policy relates to development of previously developed land and as such is unlikely to significantly or directly impact community safety.
Mitigation	None required.
Economic development	The policy promotes use of previously developed land in identified settlements, reducing areas of land that could be developed for economic uses. The policy requires re-use of existing building in the countryside that could add additional cost to development. The policy promotes development that respects the existing character and layout, which again could add additional time and cost to development. However, supporting development in sustainable locations will benefit occupiers in terms of accessiblity of services and facilities and ease of travel to work. It will also create opportunities for linked trips. Protecting the rural character of the area will retain the positive characterisitics that make the area attractive to businesses and investors.
Mitigation	None required.

DM 2 Impact on residential amenity

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to impact on residential amenity and as such is unlikely to significantly or directly impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to impact on residential amenity and as such is unlikely to significantly or directly impact on biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to impact on residential amenity and as such is unlikely to significantly or directly impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to impact on residential amenity and as such is unlikely to significantly or directly impact on air.
Mitigation	None required.
Land and resources	Screened out - the policy relates to impact on residential amenity and as such is unlikely to significantly or directly impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to impact on residential amenity and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates to impact on residential amenity and as such is unlikely to significantly or directly impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The policy seeks to safeguard the quality of life for residents within developments and nearby. It prevents detrimental impacts on outlook, privacy, light and amenity and minimises disturbance. This will help to protect health and wellbeing.
Mitigation	None required.
Housing	The policy sets out requirements of all development that will impact on existing and future residents. Criteria in the policy such as separation distances, outdoor amenity space, outlook and light could impact on the number of dwellings that could be constructed, the cost of such developments or preclude housing coming forward. However, the policy will also ensure that the quality of life of future occupiers is safeguarded and may make new housing developments more attractive to future occupiers.
Mitigation	None required.
Community Safety	The policy sets requirements relating to privacy and light pollution. This could reduce overlooking and reduce the potential for security lighting, which could increase opportunities for crime.
Mitigation	None required.
Economic development	The policy requires consideration of residential amenity for all development. This could preclude economic development coming forward due to its impact on existing residents. However, it should also ensure that economic development permitted does not conflict with existing housing uses and therefore reduce the likelihood of complaints about the operation of economic uses.
Mitigation	None required.

DM 3 Design, character and visual amenity

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to design, character and visual amenity and as such is unlikely to significantly or directly impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	The policy states that development in the countryside will only be permitted where it would respect the key features of the landscape and is not detrimental to its character. This is likely to result in retention and protection of trees and hedgerows, therefore helping to protect biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates to design, character and visual amenity and as such is unlikely to significantly or directly impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to design, character and visual amenity and as such is unlikely to significantly or directly impact on air.
Mitigation	None required.
Land and resources	The policy states that development in the countryside will only be permitted where it would respect the key features of the landscape and is not detrimental to its character. This is likely to result in protection of land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to design, character and visual amenity and as such is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy requires a high standard of design that respects the character of the area. The policy seeks to strengthen local distictiveness ensuring the new development accords with its surroundings and considers the landscape.
Mitigation	None required.
Population and human health	The policy requires contribution to the local distictiveness of the surrounding area, including legibility of the area. This could contribute to social inclusion by creating a sense of place.
Mitigation	The policy could specifically promote health and wellbeing through the design, layout and access.
Housing	The policy requires consideration of character and layout. This includes making a contribution to the character of an area, ensuring that new developments fit in and do not prejudice long term planning. All these could impact the number of houses that could be built and add expense to a scheme. However, it will also help to protect the character and visual amenity of the area, which makes it attractive to developers and future occupiers.
Mitigation	None required.
Community Safety	The policy requires responding to site characteristics, ensuring legibility and have regard to layout, materials and scale. The policy includes a criterion requiring design to create safe environments and reduce fear of crime in the area.
Mitigation	Make reference in the policy to desiging our crime.
Economic development	The policy has requirements of design and responding to the character of the area. Therefore, this could impact on economic development in terms of where it can go and could conflict with operators requirements. Therefore adding additional constraints or costs to economic development. However, it will also help to protect the character and visual amenity of the area, which makes it attractive to developers and future occupiers.
Mitigation	None required.

DM 4 Sustainable Construction

SA topic	Appraisal
Climate change and energy	The policy requires sustainable construction, including energy efficiency and use of renewable and low carbon energy tecnhologies. It also encourages the use of sustainable construction techniques to reduce CO2 emissions. As such, the policy will help to reduce impacts on climate change, reduce energy consumption, promote energy efficiency and should result in an increase in installed renewable energy capacity.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates specifically to sustainable construction and will not have a significant impact on biodiversity.
Mitigation	None required.
Water	The policy requires development to achieve the highest level of water efficiency that is practical and viable. New dwellings will be required to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day. As such, the policy will help to encourage water efficiency. The policy does not refer to flood risk or water quality.
Mitigation	The policy could also refer to the need to protect quality of water resources and minimise the risk of pollution. Also to minimise the risk of flooding. However, these issues may already be sufficiently covered by other policies.
Air	The policy requires sustainable construction, including energy efficiency and use of renewable and low carbon energy tecnhologies. It also encourages the use of sustainable construction techniques to reduce CO2 emissions. As such, the policy will help to reduce impacts on air quality and should encourage the use of clean technologies.
Mitigation	The policy could specifically refer to the need to protect air quality, unless this issue is already dealt with through other policies of the Plan.
Land and resources	The policy requires development to achieve the highest level of energy and water efficiency. It also states that the Council will encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials and maximise opportunities for the recycling and composting of waste. This will help to reduce the consumption of natural resources.
Mitigation	None required.
Waste	The policy encourages the use of sustainable construction techniques that promote the reuse and recycling of building materials, maximising the opportunities for the recycling and composting of waste on all new development proposals (residential and non-residential) and reducing CO2 emissions.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates specifically to sustainable construction and will not have a significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	Minimising the amount of carbon will help to reduce emissions and this may therefore help to protect the health and wellbeing of the population.
Mitigation	None required.
Housing	The requirements for sustainable construction may make housing developments more costly or time consuming to provide. However, it should help to reduce energy and water costs for future occupiers and this may make new housing more attractive to buyers.
Mitigation	None required.
Community Safety	Screened out - the policy relates specifically to sustainable construction and will not have a significant impact on community safety.
Mitigation	None required.
Economic development	The requirements for sustainable construction may make economic developments more costly or time consuming to provide. However, it should help to reduce energy and water costs for future occupiers and this may make new developments more attractive to businesses.
Mitigation	None required.

DM 5 Protection and refurbishment of employment land and premises

SA topic	Appraisal
Climate change and energy	Screened out - as the policy relates specifically to criteria to assess proposals resulting in a loss of employment land or premises. The impact on climate change will depend on the location and nature of each proposal, so this policy has no significant impact.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - as the policy relates specifically to criteria to assess proposals resulting in a loss of employment land or premises. The impact on biodiversity will depend on the location and nature of each proposal, so this policy has no significant impact.
Mitigation	None required.
Water	Screened out - as the policy relates specifically to criteria to assess proposals resulting in a loss of employment land or premises. The impact on flooding and water efficiency will depend on the location and nature of each proposal, so this policy has no significant impact.
Mitigation	None required.
Air	Screened out - as the policy relates specifically to criteria to assess proposals resulting in a loss of employment land or premises. The impact on air quality will depend on the location and nature of each proposal, so this policy has no significant impact.
Mitigation	None required.
Land and resources	Screened out - as the policy relates specifically to criteria to assess proposals resulting in a loss of employment land or premises. The impact on land and resources will depend on the location and nature of each proposal, so this policy has no significant impact.
Mitigation	None required.
Waste	Waste management uses would be considered to be employment uses so this policy should help to protect provision of waste management sites where possible.
Mitigation	None required.
Cultural heritage and landscape	The impact on cultural heritage and landscape will generally depend upon the location and design of each proposal. However, the policy states that proposed uses should be compatible with the location and character of the surrounding area, so this should help to protect the cultural heritage and landscape.
Mitigation	None required.
Population and human health	Screened out - as the policy relates specifically to criteria to assess proposals resulting in a loss of employment land or premises. Whilst the policy could reduce opportunities for other types of development in particular locations, including new health facilities, impacts on health and social inclusion are not considered to be directly or significantly related to this policy.
Mitigation	None required.
Housing	The restrictions within the policy could make it more difficult to bring forward housing proposals on employment sites.
Mitigation	None required, as housing need is covered in other policies.
Community Safety	Screened out - as the policy relates specifically to criteria to assess proposals resulting in a loss of employment land or premises. The impact on community safety will depend on the design of each proposal, so this policy has no significant impact.
Mitigation	None required.
Economic development	This policy will protect employment sites and aims to retain a balanced portfolio of employment land. It should also help to minimise loss of existing businesses and employment.
Mitigation	None required.

DM 6 New agricultural and forestry buildings

SA topic	Appraisal
Climate change and energy	The policy supports proposals where an established need for the development in connection with the agricultural or forestry enterprise can be demonstrated. This should help to reduce numbers of such developments, which are likely to be in rural / less accessible areas and therefore reduce potential impacts on climate change due to travel.
Mitigation	None required
Biodiversity, flora and fauna	Screened out - the policy relates to criteria to assess proposals for new agricultural buildings and as such does not have a direct or significant impact on biodiversity as the impact will depend on the location and nature of each proposal.
Mitigation	None required
Water	The policy states that adequate provision should be made for the disposal of foul and surface water drainage and animal wastes without risks to watercourses. The impact on flooding will depend on the location and nature of each proposal and is sufficiently covered by other policies.
Mitigation	None required
Air	The policy supports proposals where an established need for the development in connection with the agricultural or forestry enterprise can be demonstrated. This should help to reduce numbers of such developments, which are likely to be in rural / less accessible areas and therefore reduce potential impacts on air quality due to travel.
Mitigation	None required
Land and resources	Screened out - the policy relates to criteria to assess proposals for new agricultural buildings and as such does not have a direct or significant impact on land and resources as the impact will depend on the location and nature of each proposal.
Mitigation	None required
Waste	The policy requires that adequate provision is made for the disposal of animal wastes without risk to watercourses. However, the policy relates to erection of agricultural buildings, not waste facilities.
Mitigation	None required
Cultural heritage and landscape	The policy requires that new agricultural buildings do not harm the character of the countryside, having regard to the needs of the business and will therefore help to protect landscape character and cultural heritage.
Mitigation	The policy could be strengthened from a cultural heritage perspective by removing the wording 'having regard to the needs of the business' as this gives scope for developments to harm the character of the countryside to some extent due to business needs.
Population and human health	Screened out - the policy relates to criteria to assess proposals for new agricultural buildings and as such does not have a direct or significant impact on health, social inclusion or access to services.
Mitigation	None required
Housing	Screened out - the policy relates to criteria to assess proposals for new agricultural buildings and as such does not have a direct or significant impact on housing provision.
Mitigation	None required
Community Safety	The policy requires that adequate provision is made for access and movement of machinery and livestock to avert the intensification or creation of a traffic safety hazard. As such, this should help to prevent negative impacts on road safety. Opportunities for crime will depend upon the exact design of new developments.
Mitigation	None required
Economic development	Restrictions on the provision of new agricultural buildings may make it more difficult for such developments to come forward and therefore impact on economic development, regeneration and employment. However, the criteria aim to protect the character of the countryside, which has economic benefits and attracts businesses and visitors.
Mitigation	None required

DM 7 Rural diversification of land based businesses

SA topic	Appraisal
Climate change and energy	Support for the principle of rural diversification is already set in policy STRAT 9. This policy provides additional criteria for the assessment of rural diversification schemes. Restrictions on scale of development, impact on the highway network and requirements for protection of wildlife habitats and utilising existing buildings should all help to reduce potential impact on climate change.
Mitigation	The policy could also refer to minimising the impacts of flooding, unless sufficiently covered by other policies in the plan.
Biodiversity, flora and fauna	The policy requires proposals to minimise and mitigate any impacts on wildlife habitats and also requires environmental improvements where possible, which should help to protect and enhance biodiversity.
Mitigation	None required.
Water	Screened out - as the policy relates specifically to criteria to assess proposals for rural diversification. Minimising risk of flooding and protecting water resources will be covered by other policies.
Mitigation	None required.
Air	Support for the principle of rural diversification is already set in policy STRAT 9. This policy provides additional criteria for the assessment of rural diversification schemes. Restrictions on scale of development, impact on the highway network and requirements for protecting wildlife habitats and utilising existing buildings should all help to reduce potential impact on air quality.
Mitigation	None required.
Land and resources	The policy requires that existing buildings are used where possible, however, it does not refer to the use of previously developed land.
Mitigation	The policy could also refer to the use of previously developed land where possible, unless sufficiently covered by other policies in the plan.
Waste	Screened out - as the policy relates specifically to criteria to assess proposals for new agricultural buildings and this will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy states that proposals should have no adverse effect on the character, appearance and landscape quality of the area and historic assets. As such, this policy should help to protect landscape and cultural heritage.
Mitigation	None required.
Population and human health	Screened out - as the policy relates specifically to criteria to assess proposals for rural diversification and this is unlikely to have a direct or significant impact on health or social inclusion.
Mitigation	None required.
Housing	Screened out - as the policy relates specifically to criteria to assess proposals for rural diversification and this is unlikely to involve provision of new housing.
Mitigation	None required.
Community Safety	The policy requires that proposals do not have an unacceptable impact on the highway network and there is a satisfactory means of vehicular access and parking arrangements. It also refers to the need for tarnsport assessments in sensitive locations. This should help to ensure road safety, although this is not specifically required through the policy.
Mitigation	Specific reference to highway safety could be added to the policy.
Economic development	Restrictions on rural diversification may make it more difficult for such developments to come forward and therefore impact on economic development and employment. However, the criteria aim to support acceptable rural diversification schemes and also protect the character of the countryside which has economic benefits and attracts businesses and visitors. Restrictions on new or extensions to farm shops and the range of goods to be sold could make it more difficult for such developments to come forward and therefore impact on economic development and rural employment.
Mitigation	None required.

DM 8 Equestrian Development

SA topic	Appraisal
Climate change and energy	The policy sets criteria which new equestrian develoment must meet. This is likely to reduce the number of proposals in rural, less accessible areas and reduce impacts on climate change. The policy also refers to prevention of odours, which may also help to reduce emissions of climate change gases.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires that proposals for equestrian development do not cause harm to biodiversity and wildlife habitats, including hedgerows and trees. The policy also recognises and requires avoidance of harm to wildlife from outdoor lighting.
Mitigation	None required.
Water	The policy encourages equestrian development to avoid flood risk areas and mitigate against flooding. The policy also requires adequate provision to be made for disposal of surface wter drainage and animal wastes without risk to watercourses. This will contribute to protecting water resources.
Mitigation	None required.
Air	Screened out - the policy relates to equestrian development, the impact of which on air will depend upon the exact location and design of the proposal.
Mitigation	None required.
Land and resources	The policy requires new equestrian development to make best use of existing infrastructure and buildings, but does not refer to use of brownfield land. It could, therefore, have a negative impact on land and soils, however, this is covered in other Local Plan policies.
Mitigation	None required as promotion of the use of brownfield land if sufficiently covered in other policies.
Waste	The policy requires that adequate provision is made for the disposal of foul water and animal waste, and that proposals be accompanied by a waste management scheme. However, as the policy relates only to equestrian development, it is not considered that it will have a significant impact on the production and management of waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires that equestrian development protects rural landscape and does not have detrimental impact on any sites of landscape, historical or archaeological value.
Mitigation	None required.
Population and human health	Screened out - as the policy relates to equestrian development and as such is not expected to have a significant or direct impact on health or social inclusion.
Mitigation	None required.
Housing	Screened out - as the policy relates to equestrian development and as such will not have a significant or direct impact on housing development.
Mitigation	None required.
Community Safety	The policy requires that equestrian development does not create an unacceptable impact on the highway network and that adequate provision is made for vehicular access and parking. This will contribute to protecting road safety. The policy does not consider design of equestrian development and as such will not contribute to reducing opportunities of crime. However, this may be sufficiently covered by other Local Plan policies.
Mitigation	None required.
Economic development	The restrictions within the criteria could make it more difficult or costly to provide new equestrian facilities. However, the restrictions will also help to protect the character of the countryside and retain its attractiveness for other businesses and visitors.
Mitigation	None required.

DM 9 Visitor accommodation

SA topic	Appraisal
Climate change and energy	The policy prevents new build visitor accommodation, static caravan and chalet development and touring caravan and camping sites in the Green Belt. It further prevents new build hotels and guest houses outside the boundaries of defined settlements, key service centres and local service centres. This will help to reduce the potential for development in unsustainable areas and travel and emissions associated with this. However, it does support proposals for agricultural diversification.
Mitigation	None required.
Biodiversity, flora and fauna	The policy prevents new build visitor accommodation, static caravan and chalet development and touring caravan and camping sites in the Green Belt. It further prevents new build hotels and guest houses outside the boundaries of defined settlements, key service centres and local service centres. Restricting developments in this way will reduce impacts on the rural area and therefore reduce the potential impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates specifically to the location of visitor accommodation. As such it will not have a direct or significant impact on water.
Mitigation	None required.
Air	The policy prevents new build visitor accommodation, static caravan and chalet development and touring caravan and camping sites in the Green Belt. It further prevents new build hotels and guest houses outside the boundaries of defined settlements, key service centres and local service centres. This will help to reduce the potential for development in unsustainable areas and travel and emissions associated with this. However, it does support proposals for agricultural diversification.
Mitigation	None required.
Land and resources	The policy prevents new build visitor accommodation, static caravan and chalet development and touring caravan and camping sites in the Green Belt. It further prevents new build hotels and guest houses outside the boundaries of defined settlements, key service centres and local service centres. This will help to reduce the potential use of greenfield land in rural areas. However, it does support proposals for agricultural diversification.
Mitigation	None required.
Waste	Screened out - the policy relates specifically to visitor accommodation. As such it will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy supports new hotels, guest houses, holiday lets and bed and breakfast visitor accommodation within the main settlement areas and town centre locations in particular. This could impact on cultural heritage, depending upon the exact location and design. However, the policy prevents new build visitor accommodation, caravan and camping sites in the Green Belt, which will help to reduce the potential impact on the landscape.
Mitigation	None required.
Population and human health	Screened out - the policy relates specifically to visitor accommodation. As such it will not have a direct or significant impact on population or human health.
Mitigation	None required.
Housing	Screened out - the policy relates specifically to visitor accommodation. As such it will not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	Screened out - the policy relates specifically to visitor accommodation. As such it will not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The policy is generally supportive of provision of visitor accommodation, but does introduce some criteria that will make it more difficult for proposals to come forward in certain locations. It also prevents new build visitor accommodation, caravan and camping sites in the Green Belt. Furthermore, it prevents new build hotels and guest houses outside the boundaries of defined settlements, key service centres and local service centres.
Mitigation	None required.

DM 10 Caravan and camping sites

SA topic	Appraisal
Climate change and energy	The principles of development in the countryside are set in Local Plan (Part One) policy. This policy provides additional criteria requiring good accessibility by public transport to proposed caravan and camping sites. As such, this should help to reduce emissions of greenhouse gases. However, new caravan and camping sites are likely to increase travel overall. Risk of flooding and impact on green infrastructure will depend on the exact location and design of developments and is not covered by this policy.
Mitigation	None required.
Biodiversity, flora and fauna	The policy prevents harm to the landscape and requires appropriate landscaping within the site. As such, the policy is likely to help protect and enhance biodiversity.
Mitigation	Policy could specifically refer to the need to protect and enhance biodiversity, unless sufficiently covered by other policies.
Water	Screened out - the policy relates specifically to caravan and camping sites and as such does not have a direct or significant impact on water.
Mitigation	None required.
Air	The principles of development in the countryside are set in Local Plan (Part One) policy. This policy provides additional criteria requiring good accessibility by public transport to proposed caravan and camping sites. As such, this should help to reduce emissions of greenhouse gases resulting from travel. However, new caravan and camping sites are likely to increase travel overall.
Mitigation	None required.
Land and resources	Caravan and camping sites may have a negative impact on land as they generally use greenfield sites. However, the policy restricts development to small scale proposals and states that they should have appropriate landscaping, so the policy will have a positive impact.
Mitigation	None required.
Waste	Screened out - the policy relates specifically to caravan and camping sites and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Caravan and camping sites may have a negative impact on landscape as they generally use greenfield sites. However, the policy prevents visually intrusive development or development that creates unacceptable harm to the landscape. The policy restricts developments to small scale proposals that blend into the surrounding landscape in terms of siting, design and material used. Furthemore it requires landscape buffers. The policy will therefore have a positive impact.
Mitigation	Refer to protection and enhancement of cultural heritage within the policy, unless sufficiently covered by other policies.
Population and human health	Screened out - the policy relates specifically to caravan and camping sites and as such does not have a direct or significant impact on population and human health.
Mitigation	None required.
Housing	Screened out - the policy relates specifically to caravan and camping sites and as such does not have a direct or significant impact on housing.
Mitigation	
Community Safety	Screened out - the policy relates specifically to caravan and camping sites and as such does not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The policy is generally supportive of provision of caravan and camping sites, but introduces criteria that may make it more costly or difficult for proposals to come forward in certain locations. However, it will also help to protect the character of the countryside, which makes it attractive to tourists and investors.
Mitigation	None required.

DM 11 Safeguarded areas around aerodromes

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to assessing development with regard to safety in safeguarded aerodrome areas and will not have a direct and significant impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Whilst providing some indirect protection to bird populations, the policy could prevent creation of wildlife habitats in certain forms that would attract a large number of birds given associated risk of bird strike.
Mitigation	None required.
Water	Screened out - the policy relates to assessing development with regard to safety in safeguarded aerodrome areas and hence the impact of this policy is not considered to have a direct or significant impact on water quality or flood risk.
Mitigation	None required.
Air	Screened out - the policy relates to assessing development with regard to safety in safeguarded aerodrome areas and hence any impacts on air quality are not likely to be direct or significant.
Mitigation	None required.
Land and resources	Screened out - the policy relates to assessing development with regard to safety in safeguarded aerodrome areas and hence any impacts on land and resources are not likely to be direct or significant.
Mitigation	None required.
Waste	The policy does not preclude waste development but could impact the location of waste facilities and prevent development of certain types of waste facility given associated risk of attracting birds in the safeguarded areas around aerodromes. However, the need for and siting of waste management facilities is sufficiently covered in other policies.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates to assessing development with regard to safety in safeguarded aerodrome areas. Any impacts of this policy on cultural heritage and landscape are not likely to be direct or significant.
Mitigation	None required.
Population and human health	Screened out - the policy relates to assessing development with regard to safety in safeguarded aerodrome areas and so is not considered to have direct or significant impacts on health and social inclusion.
Mitigation	None required.
Housing	Screened out - the policy relates to assessing development with regard to safety in safeguarded aerodrome areas and so is not considered to have direct or significant impacts on the provision of housing to meet identified need.
Mitigation	None required.
Community Safety	The policy will ensure the safety of airport and aircraft operations, providing benefits to public safety in these areas.
Mitigation	None required.
Economic development	The policy could prevent development within safeguarded areas where its height, design or use is considered to present a hazard for aircraft operations. The policy does not preclude all development but could prevent certain opportunities for investment, development and employment where they would pose a risk to aircraft operations. The exact impact, however, will depend on the specificities, type and location of development proposals in relation to the safeguarded area around the aerodrome.
Mitigation	None required.

DM 12 Jodrell Bank

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on climate change or energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on air.
Mitigation	None required.
Land and resources	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on population or human health.
Mitigation	None required.
Housing	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	Screened out - the policy relates to preserving the efficiency of Jodrell Bank Radio Telescope and so is not likely to have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	In seekig to prevent impairment to the efficiency of the Jodrell Bank Radio Telescope, the policy may restrict opportunities for some specific employment developments. However, it will protect the operation of the Telescope and associated economic benefits.
Mitigation	None required.

DM 13 Oulton Park

SA topic	Appraisal
Climate change and energy	The policy allows for further motor sport related development, and by nature, a motor racing track will produce relatively high levels of emissions. However, the policy requires that impacts on air quality are assessed and mitigated and encourages sustainable modes of travel to and from the racetrack. This will contribute to minimising the emissions arising from the racetrack itself and also from visitors to the facility. The policy also protects green infrastructure by requiring that trees and biodiversity are protected and steers development to locations which would cause least environmental impact.
Mitigation	Whilst the policy protects existing trees, hedgerows and other green infrastructure, it could encourage provision of new green infrastructure as a way to mitigate impacts on air quality.
Biodiversity, flora and fauna	The site is adjacent to Oulton Lake and very close to Little Budworth Country Park, both of which are designated as local wildlife sites. There is scope for development at Oulton Park to have an adverse impact on these sites and local habitats and protected species in the area. However, this is explicitly recognised in the policy which requires that development should protect and enhance biodiversity in line with DM44 - Protecting and enhancing the natural environment and ENV 4.
Mitigation	None required.
Water	If not properly controlled, there is scope for development at Oulton Park to adversely impact on water resources through pollutants entering Oulton Lake and other water courses. There is a small area of the site which is subject to flood risk (flood zone 3a), along the existing watercourses. Whilst the policy steers development to locations where environmental impact would be reduced and requires retention of existing trees which will contribute to reducing risk of flooding and pollution to water resources, the policy does not require that water-related impacts are considered or managed.
Mitigation	Refer to the need for development to consider and manage/mitigate potential increased risk of flooding and pollution of water resources, or draw links to Local Plan policy ENV 1 and other relevant policies which cover water management.
Air	The policy allows for further motor sport related development, and by nature, a motor racing track will produce relatively high levels of emissions. However, the policy requires that impacts on air quality are assessed and mitigated and encourages sustainable modes of travel to and from the racetrack. This will contribute to minimising the emissions arising from the racetrack itself and also from visitors to the facility. The policy also protect green infrastructure by requiring that trees and biodiversity are protected which will have positive impacts for air quality.
Mitigation	Whilst the policy protects existing green infrastructure, it could encourage provision of new green infrastructure, particularly species of tree/hedgerow which are recognised for providing benefits to air quality.
Land and resources	By defining the area for development on the policies map, the scope for expansion of the facility is limited. There is scope for development at Oulton Park to use greenfield land and, through pollution, to have an adverse impact on soil quality. However, protection of soil is covered in policy DM44 which is referenced in the policy.
Mitigation	The policy refers to protecting biodiversity in line with DM 44, but could be expanded to specifically refer to protection of geodiversity and soil quality in line with DM 44.
Waste	Screened out - as the policy relates specifically to Outlon Park and so it not likely to have a direct or significant impact on waste production or management.
Mitigation	None required.
Cultural heritage and landscape	Oulton Park is located within the countryside and so there is scope for development to have unacceptable adverse impacts on the surrounding landscape and features of cultural heritage importance, if not properly controlled. The policy requires that development proposals respect landscape character, include a landscaping strategy and retain existing trees and hedgerows. This will contribute to minimising negative impacts on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The impact on the health of local residents is unlikely to be significant as there are few residences nearby. However, the policy requires that impacts on air quality and noise are managed in accordance with the relevant Local Plan policy which will contribute to protecting the well-being of visitors and those that live or work nearby.
Mitigation	None required.
Housing	Screened out - as the policy relates specifically to Outlon Park and so it not likely to have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	There is scope for increased activity and development at Oulton Park to have an adverse impact on road safety at the site itself and on roads in the surrounding area. The policy requires that development does not cause unacceptable traffic congestion and encourages sustainable modes of travel to and from the site, which will contribute to minimising potential adverse impacts on road safety.
Mitigation	None required.
Economic development	This policy allows for the continued development at Oulton Park which is a significant tourist destination in a rural area. This is a form of development which is unique in the borough and its continued development will positively impact on the economy of the area.
Mitigation	None required.

DM 14 City and Town Centres

SA topic	Appraisal
Climate change and energy	The policy supports uses that are likely to generate trips within town centres. As such, this policy will help to concentrate development in the most sustainable areas and therefore reduce travel and greenhouse gas emissions.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - as the policy relates to uses in town centres, which is unlikely to have a significant impact on biodiversity
Mitigation	None required.
Water	The policy does not refer to flood risk or water quality. As some of the town centres include sites adjacent to water bodies and sites at risk of flooding, there is a risk that supporting town centre uses in the town centres could increase risk of flooding. It is considered that issues of water quality are sufficiently addressed through other policies of the Plan.
Mitigation	None required.
Air	The policy supports uses that are likely to generate trips within town centres and therefore in accessible locations. It also ensures that relevant larger scale development is located within town centres. As such, this policy will help to concentrate development in the most sustainable areas and therefore reduce travel and associated emissions.
Mitigation	None required.
Land and resources	The policy supports relevant uses within town centres and also permits alternative uses in specific situations. This should help to optimise the re-use of previously developed land and buildings.
Mitigation	None required.
Waste	Screened out - as the policy relates to retail uses in town centres, which is unlikely to have a significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy ensures that city and town centres positively contribute to the centre's historic cultural identity and accord with policy ENV 5 and ENV 6 in the Local Plan (Part One) as well as specifically mentioning of the historic Rows in Chester. It is considered that landscape considerations are sufficiently covered by other policies of the Plan.
Mitigation	None required.
Population and human health	The policy supports residential development in town centres, subject to specific criteria. This should help to provide residential development in an area with good access to health facilities and also to improve social inclusion and access to services. However, the policy does not specifically refer to health or health facilities.
Mitigation	None required.
Housing	The policy states that residential development will be supported in town centres, subject to specific criteria. As such, it should help to provide housing to meet identified needs.
Mitigation	None required.
Community Safety	The policy prevents reduced pedestrian footfall and requires maintenance of active frontages, which should help to reduce crime.
Mitigation	None required.
Economic development	The policy supports economic development within town centres. The criteria could prevent some forms of economic development from coming forward in town centres as it aims to prevent loss of A1 retail in Primary Shopping Centres, unless the development meets specific criteria. However, these restrictions aim to protect and enhance the vitality and viability of city and town centres.
Mitigation	None required.

DM 15 District and local retail centres

SA topic	Appraisal
Climate change and energy	The policy supports uses that are likely to generate trips within district and local centres and therefore in accessible locations. It also ensures that larger scale development is located within town centres. As such, this policy will help to concentrate development in the most sustainable areas and therefore reduce travel and greenhouse gas emissions.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - as the policy relates to uses in district and local retail centres, which is unlikely to have a significant impact on biodiversity.
Mitigation	None required.
Water	The policy does not refer to flood risk or water quality. As some of the district and local retail centres may include sites adjacent to water bodies and sites at risk of flooding, there is a risk that supporting town centre uses in these areas could increase risk of flooding. However, flood risk and water quality are covered by other policies in the plan.
Mitigation	None required.
Air	The policy supports uses that are likely to generate trips within district and local centres and therefore in accessible locations. It also ensures that larger scale development is located within town centres. As such, this policy will help to concentrate development in the most sustainable areas.
Mitigation	None required.
Land and resources	The policy supports relevant uses within district and local retail centres, which should help to optimise the re-use of previously developed land and buildings.
Mitigation	None required.
Waste	Screened out - as the policy relates to uses in district and local retail centres, which is unlikely to have a significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy refers to the need to ensure compliance with ENV 5 and ENV 6 in the Local Plan (Part One). It is considered that landscape is covered sufficiently through other policies of the Plan.
Mitigation	None required.
Population and human health	The policy specifically states that the loss of units to non-town centre uses will not be permitted except for community facilities where they support the needs of local communities. The policy should help to retain relevant uses, including community services and facilities, within district and local retail centres and within accessible locations. This should therefore help to promote health and social inclusion.
Mitigation	None required.
Housing	The policy may prevent housing from coming forward within district and local retail centres, however application of the policy will enable residents to access goods and services in the locality which will reduce the need to travel.
Mitigation	None required.
Community Safety	The policy should help to retain active frontages in district and local retail centres, which should help to reduce crime.
Mitigation	None required.
Economic development	The policy will support economic development within district and local retail centres and should help to protect the vitality and viability of these centres. However, it could prevent some forms of economic development from coming forward in district and local retail centres.
Mitigation	None required.

DM 16 Shopfronts

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on water.
Mitigation	None required.
Land and resources	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires new shopfronts to include historically accurate detailing, retain existing features of historic or architectural interest and preserve and enhance the character and appearance of listed buildings and conservation areas. As such, it will help to preserve features of historical and cultural heritage importance, with positive impacts for the townscape and local distinctiveness.
Mitigation	None required.
Population and human health	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on human health.
Mitigation	None required.
Housing	Screened out - the policy relates to the design of shop fronts and as such is unlikely to have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy places restrictions on provision of shutters and other security measures which may reduce security for businesses. However, this could enhance feelings of safety and reduce fear of crime more generally in the area as security measures such as shutters can discourage activity which help to prevent crime and can increase perception of crime. The policy permits shutters where design is acceptable, and so balances security requirements of businesses with protection of local amenity.
Mitigation	None required.
Economic development	Restrictions on shopfronts, canopies and shutters places additional requirements and potential costs on businesses and could make it more difficult for such developments to come forward. However, the policy aims to protect the character of the area and enhance the quality of the shopping environment, which has a positive impact on the attractiveness of centres to businesses and visitors.
Mitigation	None required.

DM 17 Advertisements

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on air.
Mitigation	None required.
Land and resources	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires advertisements to be sensitively designed and located and to have regard to the character of the building and locality. This will help to protect sites and areas of cultural heritage importance. It also states that advertisements should not be prominent in the landscape or townscape setting.
Mitigation	None required.
Population and human health	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on population and human health.
Mitigation	None required.
Housing	Screened out - the policy relates to advertisements and as such it does not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	The policy specifies that advertisements should not constitute a danger to public safety.
Mitigation	None required.
Economic development	Restrictions on advertisements could make it more difficult for developments to come forward and therefore impact on economic development and employment. However, the criteria aim to protect the character of the area, which has a positive impact on the attractiveness of centres to businesses and visitors.
Mitigation	None required.

DM 18 ICT and telecommunications

SA topic	Appraisal
Climate change and energy	Positive impact of improved broadband on reducing the need to travel and therefore reducing emissions and climate change.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires that development proposals have regard to the Green Belt and the natural environment, including conservation areas. As such, this should help to protect biodiversity and wildlife.
Mitigation	None required.
Water	Screened out - the policy relates to ICT and telecommunications and as such should not have a direct or significant impact on water.
Mitigation	None required.
Air	Positive impact of improved broadband on reducing the need to travel and therefore reducing emissions.
Mitigation	None required.
Land and resources	The policy supports mast sharing and requires the use of existing buildings or other structures where possible and this should help to reduce consumption of natural resources and protection of land.
Mitigation	None required.
Waste	Screened out - the policy relates to ICT and telecommunications and as such should not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires that telecommunications installations and equipment have special regard to the natural and historic environment where the quality of the landscape / townscape may be particularly sensitive to the intrusion of communications infrastructure. It also requires that proposals are sympathetically designed and camouflaged where appropriate and do not have an adverse impact on the character or appearance of the area or the appearance of any building. As such, this policy should help to protect cultural heritage and landscape.
Mitigation	None required.
Population and human health	An increasing number of services and opportunities are accessible online. This can promote job creation, reduce social isolation, and allow access to services that otherwise wouldn't be available. This would be increasingly the case in rural areas.
Mitigation	None required.
Housing	The policy could increase costs of new housing development due to ICT and telecommunications requirements. However, this is also likely to increase the attractiveness of the properties to new occupiers.
Mitigation	None required.
Community Safety	Screened out - the policy relates to ICT and telecommunications and as such should not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The policy may increase costs of developments due to ICT and telecommunications requirements. However, the policy will help to improve broadband connectivity for new businesses. The policy will help to provide opportunities for new businesses, and provide conditions for sustainable growth. There is a further possibility, depending on areas connected to broadband infrastructure and access to computers, of helping people in deprived or rural areas. This impact may be greater in these areas due to the low starting position.
Mitigation	None required.

DM 19 Proposals for residential development

SA topic	Appraisal
Climate change and energy	The policy directs residential development to identified settlements, which are in sustainable locations. By situating residential development in areas that can access public transport and services reduces the need to travel by car, minimising the impact on climate change. The policy does allow for some development on greenfield garden land, which could reduce the green infrastructure and potentially impact on flooding. However, this is just in identified settlements and outside this area, greenfield will only be used to meet the housing need and there is a promotion of brownfield.
Mitigation	None required.
Biodiversity, flora and fauna	The policy limits the amount of development on greenfield land outside identified settlements and within the countryside. It also promotes brownfield or re-use of buildings. This could help to reduce impacts on biodiversity.
Mitigation	The policy could specifically refer to protection of biodiversity and habitats, unless sufficiently covered by other policies.
Water	The policy restricts development on greenfield land and within the countryside and promotes use of brownfield land and re-use of existing buildings. Protection of greenfield land may help to reduce risk of flooding. However, the policy does not specifically refer to flooding and water management.
Mitigation	The policy could specifically refer to prevention of flooding and water pollution, unless sufficiently covered by other policies in the plan.
Air	As the policy directs development to sustainable locations that have access to public transport and service, this reduces the need to travel by car. This could have a positive impact on air quality.
Mitigation	None required.
Land and resources	The policy restricts development on greenfield sites and in countryside. However, it may allow for development on greenfield sites within settlements. It does restrict development of garden land and promotes re-use of buildings and development of previously developed land. This will help to protect landscape, resources and soil quality.
Mitigation	None required.
Waste	The policy relates to proposals for residential development and as such, is unlikely to significantly or directly impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy allows residential development in identified settlements on garden land where the development doesn't harm the character of the surrounding area. The policy also includes consideration of the design, character and visual amenity policy in the plan. Within the countryside, where the strict criteria has been met, the development must not have a greater impact on the countryside or rural setting, protecting landscape.
Mitigation	None required.
Population and human health	The policy promotes development in sustainable settlements that have access to services and facilities along with public transport. Therefore creating opportunities for active travel and social inclusion.
Mitigation	The policy could protect green open space within identified settlements unless covered in other policies in the plan.
Housing	The policy supports housing development in specific circumstances and restricts development within the countryside and Green Belt. However, it does support housing development within settlements, and also outside identified settlements, where necessary to meet minimum housing requirements. It should also help to provide housing in sustainable locations, close to services and facilities.
Mitigation	None required.
Community Safety	Locating housing in identified settlements reduces isolated housing, which could reduce the fear of crime. Where residential development may be acceptable outside the settlement boundary, the policy promotes safe access to local services and facilities.
Mitigation	None required.
Economic development	Requiring residential development in identified settlement will encourage local people to use the services and facilities. As the identified settlements are in sustainable locations with access to public transport, this could increase the accessibility to jobs, especially in the rural area.
Mitigation	None required.

DM 20 Mix and type of new housing development

SA topic	Appraisal
Climate change and energy	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on biodiversity as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Water	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on water as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Air	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on air as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Land and resources	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on land and resources as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Waste	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on cultural heritage and landscape as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Population and human health	The policy will help to ensure that housing meets the needs of a wide variety of groups, including elderly persons and those with special accessiblity needs. As such, it will help to reduce inequality in access to dwellings.
Mitigation	None required.
Housing	The policy should help to ensure that housing meets identified needs, including specialist groups and meets relevant accessibility standards.
Mitigation	None required.
Community Safety	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on community safety as the impact will depend on the location and nature of each proposal.
Mitigation	None required
Economic development	Screened out – the policy relates to mix and type of new housing development and as such does not have a direct or significant impact on economic development.
Mitigation	None required

DM 21 Development within a residential curtilage

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to development within residential curtilage and as such, is unlikely to significantly or directly impact climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to development within residential curtilage and as such, is unlikely to significantly or directly impact biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to development within residential curtilage and as such, is unlikely to significantly or directly impact water.
Mitigation	None required.
Air	Screened out - the policy relates to development within residential curtilage and as such, is unlikely to significantly or directly impact air.
Mitigation	None required.
Land and resources	There are restrictions to extending residential gardens in the countryside and Green Belt. This will limit the loss of the countryside to other uses. Proposals in Green Belt have additional criteria that ensure development is not disproportionate to the orginal house, protecting the loss of greenfield, Green Belt land.
Mitigation	None required.
Waste	Screened out - the policy relates to development within residential curtilage and as such, is unlikely to significantly or directly impact waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy relates to development within the residential curtilage and the policy requires that the extension or outbuilding is within keeping with the scale and character of the area and must be subordinate to the original dwelling. For replacement building, the policy retains buildings that contribute to the local character, architectural or histroic merit.
Mitigation	None required.
Population and human health	The policy considers the surrounding residential amenity for extensions to existing dwellings. The policy also allows for annexes for dependant persons, allowing suitable accomodation close to family, promoting social inclusion.
Mitigation	None required.
Housing	The policy relates to extenstions, outbuildings and replacement dwellings and sets criteria which must be met. As such, the policy may limit opportunities for new housing, but will help to protect the countryside, landscape and amenity of existing occupiers. The policy does allow for annexes for dependant persons, therefore assisting with a specific type of accommodation provision.
Mitigation	None required.
Community Safety	Screened out - the policy relates to development within residential curtilage and as such, is unlikely to significantly or directly impact community safety.
Mitigation	None required.
Economic development	Screened out - the policy relates to development within residential curtilage and as such, is unlikely to significantly or directly impact economic development.
Mitigation	None required.

DM 22 Change of use of buildings to residential

SA topic	Appraisal
Climate change and energy	The policy allows for change of use of existing buildings for residential use. Although the policy does promote this in identified settlements, this would also be allowed in the countryside provided it met the criteria. This could lead to development of residential dwellings in isolated locations that would rely on car journeys. As the policy relates to existing buildings, this should not impact on green infrastructure or flood risk.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to change of use to dwelling houses and residential conversions and as such it is unlikely to significantly or directly impact on biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to change of use to dwelling houses and residential conversions and as such it is unlikely to significantly or directly impact on water.
Mitigation	None required.
Air	The policy relates to change of use of existing buildings that could include isolated locations, increase the need to use a car. Increased car journeys in isolated locations can have a negative impact on air quality.
Mitigation	Could include promotion of sustainable transport and access to service and facilities.
Land and resources	The policy is concerned with change of use or conversion of existing buildings to residential use. This will minimise the pressure on greenfield site and protect soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to change of use to dwelling houses and residential conversions and as such it is unlikely to significantly or directly impact on water.
Mitigation	None required.
Cultural heritage and landscape	The policy is relating to change of use or conversion of an existing building for residential. The policy requires development to consider the design, character and visual amenity of the area. Outside the settlement boundary conversion or change of use should not be harmful to its setting and should enhance its immediate setting.
Mitigation	None required.
Population and human health	Change of use of dwellings in identified settlements will have access to public transport and services and facilities. Outside the settlement boundary, conversion or change of use of a rural building could lead to an isolated dwelling, which would not encourage social inclusion or promote active travel.
Mitigation	None required.
Housing	The policy allows conversion or change of use of existing buildings to residential provided the criteria is met. This will contribute to the housing numbers in the borough. However, due to existing buildings, this may not create dwellings that would be suitable to all needs.
Mitigation	None required.
Community Safety	The change of use or conversion of rural dwellings could lead to isolated dwellings that increase the fear of crime. An isolated dwelling could also increase the number of cars on the road, decreasing road safety. Although the policy does promote change of use or conversion of buildings in identified settlements.
Mitigation	None required.
Economic development	Change of use of buildings to dwellings in identified settlements could reduce the need for a car, accessing services and facilities locally. This could also introduce linked trips, as economic uses are together. However, the policy does allow for rural conversion or change of use that would increase the use of a car and not be close to services and facilities.
Mitigation	None required.

DM 23 Delivering affordable housing

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on biodiversity as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Water	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on water as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Air	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on air as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Land and resources	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on land and resources as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Waste	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on cultural heritage and landscape as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Population and human health	The preferred position of providing affordable housing on site will help to improve social inclusion, and prevent social isolation and economic segregation.
Mitigation	None required.
Housing	The policy should help to deliver affordable housing, on site where possible, to meet identified needs. However, the policy doesn't provide details of levels of affordable housing to be provided as this is set out in the Local Plan (Part One).
Mitigation	None required.
Community Safety	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on community safety as impacts on road safety and opportunities for crime will depend on the location and nature of each proposal.
Mitigation	None required
Economic development	Screened out - the policy relates to ways in which affordable housing can be delivered and as such does not have a direct or significant impact on economic development.
Mitigation	None required

DM 24 Rural exception sites

SA topic	Appraisal
Climate change and energy	The section of the policy stating that rural exception sites will only be permitted where the local need cannot otherwise be met on sites within an identified settlement boundary should help to reduce travel and therefore reduce climate change. The explanation also refers to the need for services and facilities to be accessible from the site.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the principle of allowing rural exception sites is set out in policy SOC 2 in the Local Plan (Part One). This policy just provides criteria relating to assessment of housing need, definition of people with a local connection and a sequential approach to meeting local needs. As such, it does not have a direct or significant impact on biodiversity as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Water	Screened out - the principle of allowing rural exception sites is set out in policy SOC 2 in the Local Plan (Part One). This policy just provides criteria relating to assessment of housing need, definition of people with a local connection and a sequential approach to meeting local needs. As such, it does not have a direct or significant impact on water as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Air	The section of the policy stating that rural exception sites will only be permitted where the local need cannot otherwise be met on sites within an identified settlement boundary should help to reduce travel and therefore reduce impacts on air quality. The explanation also refers to the need for services and facilities to be accessible from the site.
Mitigation	None required.
Land and resources	The section of the policy stating that rural exception sites will only be permitted where local need cannot otherwise be met on sites within an identified settlement boundary should help to reduce impacts on greenfield land and protect land and resources.
Mitigation	None required.
Waste	Screened out - the principle of allowing rural exception sites is set out in policy SOC 2 in the Local Plan (Part One). This policy just provides criteria relating to assessment of housing need, definition of people with a local connection and a sequential approach to meeting local needs. As such, it does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The section of the policy stating that rural exception sites will only be permitted where local need cannot otherwise be met on sites within an identified settlement boundary could help to optimise the re-use of previously developed land and therefore help to protect the landscape. The explanation to the policy also states that the scale of development must reflect considerations such as impact on landscape and cultural heritage.
Mitigation	None required.
Population and	The section of the policy relating to local connection should help to improve social inclusion.
Mitigation	None required.
Housing	The policy should help to provide housing on rural exception sites in suitable locations and to provide for people with a local connection.
Mitigation	None required.
Community Safety	Screened out - the principle of allowing rural exception sites is set out in policy SOC 2 in the Local Plan (Part One). This policy just provides criteria relating to assessment of housing need, definition of people with a local connection and a sequential approach to meeting local needs. As such, it does not have a direct or significant impact on community safety as as the impact on road safety and opportunities for crime will depend on the location and nature of each proposal.
Mitigation	None required
Economic development	Screened out - the principle of allowing rural exception sites is set out in policy SOC 2 in the Local Plan (Part One). This policy just provides criteria relating to assessment of housing need, definition of people with a local connection and a sequential approach to meeting local needs. As such, it does not have a direct or significant impact on economic development.
Mitigation	None required

DM 25 Essential rural workers dwellings

SA topic	Appraisal
Climate change and energy	Allowing rural workers dwellings in specific situations should help to reduce the need for rural workers to travel to work. However, rural workers dwellings may be in relatively isolated locations, so this may increase travelling for leisure purposes.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to essential rural workers dwellings and as such will not have a direct or significant impact on biodiversity, flora and fauna. Any impact on biodiversity will depend upon the exact location and design of the proposed rural workers dwellings.
Mitigation	None required.
Water	Screened out - the policy relates to essential rural workers dwellings and as such will not have a direct or significant impact on water.
Mitigation	None required.
Air	Allowing rural workers dwellings in specific situations should help to reduce the need for rural workers to travel to work, and associated air quality impacts. However, rural workers dwellings may be in relatively isolated locations, so this may increase travelling for leisure purposes.
Mitigation	None required.
Land and resources	The policy restricts agricultural workers dwellings to specific circumstances. This will reduce the number of dwellings built and therefore help to protect land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to essential rural workers dwellings and as such will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy restricts agricultural workers dwellings to specific circumstances. This will reduce the number of dwellings built and therefore help to protect cultural heritage and landscape.
Mitigation	None required.
Population and human health	Rural workers dwellings are likely to be in more isolated rural locations and therefore may not have easy access to health facilities and services in rural areas. However, additional dwellings in rural areas may help to support the provision of health facilities and other services in rural areas.
Mitigation	None required.
Housing	The policy will help to provide housing to meet identified needs. The restrictions on rural workers dwellings may limit the amount of new housing that is provided.
Mitigation	None required.
Community Safety	Screened out - the policy relates to essential rural workers dwellings and as such will not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The provision of rural workers dwellings should help to support agricultural, forestry or equestrian activities. The restriction on provision of rural workers dwellings may limit this.
Mitigation	None required.

DM 26 Specialist Accommodation

SA topic	Appraisal
Climate change and energy	The policy states that new facilities, including large scale extra care village developments outside settlement boundaries will be resisted. It also states that they should be well-located in relation to services and facilities and public transport. This should help to reduce the need for car borne travel and associated emissions.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out – the policy relates to specialist accommodation and as such does not have a direct or significant impact on biodiversity as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Water	Screened out – the policy relates to specialist accommodation and as such does not have a direct or significant impact on water as the impact will depend on the location and nature of each proposal.
Mitigation	None required.
Air	The policy states that new facilities, including large scale extra care village developments outside settlement boundaries will be resisted. It also states that they should be well-located in relation to services and facilities and public transport. This should help to reduce the need for car borne travel and associated emissions.
Mitigation	None required.
Land and resources	The policy states that proposals for specialist accommodation will be supported within identified settlements. It also states that new facilities, including large scale extra care village developments outside settlement boundaries will be resisted. This is likely to reduce the amount of development on greenfield sites and promote brownfield sites, thereby helping to protect land and resources.
Mitigation	None required.
Waste	Screened out – the policy relates to specialist accommodation and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy states that proposals for specialist accommodation will be supported within identified settlements. It also states that new facilities, including large scale extra care village developments outside settlement boundaries will be resisted. This is likely to reduce the amount of development on greenfield sites and promote brownfield sites, thereby helping to protect land and resources. However, impact on cultural heritage will depend upon the exact location and nature of the proposed development.
Mitigation	None required.
Population and human health	The policy states that proposals for specialist accommodation will be supported within identified settlements. It also states that proposals should be well-located in relation to existing services and facilities and public transport. This should help to ensure that new developments have access to services, potentially including health services, and support social inclusion.
Mitigation	None required.
Housing	This policy supports the development of specialist accommodation in suitable locations. It also states that where appropriate, a mix of accommodation should be provided, including accessible, adaptable and special care residential units. This should therefore help to provide housing for specialist groups and housing that meets relevant accessbility standards.
Mitigation	None required.
Community Safety	Screened out – the policy relates to specialist accommodation and as such does not have a direct or significant impact on community safety as the impact will depend on the location and nature of each proposal.
Mitigation	None required
Economic development	The policy states that proposals for specialist accommodation will be supported within identified settlements. It also states that new facilities, including large scale extra care village developments outside settlement boundaries will be resisted. Provision of new specialist accommodation close to existing services should help to maintain the vitality and viability of shops and services.
Mitigation	None required

DM 27 Student Accommodation

SA topic	Appraisal
Climate change and energy	The location of purpose built student accommodation within urban areas, and within reasonable walking distance from the university, or with good public transport links/cycling route accessibility, should help to reduce the need for car journeys. This should minimise greenhouse gas emissions from this source.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates specifically to student accommodation and as such this policy will not have a direct or significant impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates specifically to student accommodation and as such this policy will not have a direct or significant impact on water.
Mitigation	None required.
Air	The location of purpose built student accommodation within urban areas, and within reasonable walking distance from the university, or with good public transport links/cycling route accessibility, should help to reduce the need for car journeys. This should minimise greenhouse gas emissions from this source, and help protect air quality.
Mitigation	None required.
Land and resources	Promotion of development within the existing built up area is likely to see most development come forward on brownfield land, therefore protecting land and resources.
Mitigation	None required.
Waste	The policy requires that proposals do not have a detrimental impact on residential amenity due to waste issues. This should help to ensure that facilities are available on site to store, manage and sort waste, therefore increasing recycling levels and reducing fly-tipping.
Mitigation	None required.
Cultural heritage and landscape	Promotion of development within the existing built up area will help to protect landscape, however, developments could have an impact on cultural heritage, particularly as they are likely to be located in Chester.
Mitigation	Could refer specifically to protection and enhancement of cultural heritage within the policy, unless sufficiently covered by other policies.
Population and human health	Promotion of development within the existing built up area will help to improve accessibility to services and should help to improve social inclusion and value diversity.
Mitigation	None required.
Housing	The policy will help to provide new student accommodation in suitable locations. However, the restrictions on provision may reduce the overall amount of student accommodation provided.
Mitigation	None required.
Community Safety	The policy will help to ensure that development does not cause increased harm to the amenity of local residents and reduce impacts, for example in terms of noise and waste, which should help to reduce the potential for these to turn into crime and disturbance issues.
Mitigation	None required.
Economic development	The plan will look to concentrate development within the existing built up areas. This will help to safeguard shops and services. However, the restrictions on student accommodation developments could reduce the total amount of development coming forward - although this could mean that sites are retained for other economic uses.
Mitigation	None required.

DM 28 Houses in Multiple Occupation

SA topic	Appraisal
Climate change and energy	Screened out - as the policy relates specifically to change of use from a dwelling to a HMO, which will not have a significant impact on climate change.
Mitigation	None required
Biodiversity, flora and fauna	Screened out - as the policy relates specifically to change of use from a dwelling to a HMO, which will not have a significant impact on biodiversity.
Mitigation	None required
Water	Screened out - as the policy relates specifically to change of use from a dwelling to a HMO, which will not have a significant impact on water.
Mitigation	None required
Air	Screened out - as the policy relates specifically to change of use from a dwelling to a HMO, which will not have a significant impact on air quality
Mitigation	None required
Land and resources	Screened out - as the policy relates specifically to change of use from a dwelling to a HMO, which will not have a significant impact on land and resources
Mitigation	None required
Waste	The policy includes a requirement to provide adequate recycling facilities.
Mitigation	None required
Cultural heritage and landscape	Screened out - as the policy relates specifically to change of use from a dwelling to a HMO, which will not have a significant impact on cultural heritage and landscape
Mitigation	None required
Population and human health	The restrictions on numbers of HMOs should help to retain mixed communities and prevent over-dominance of HMOs in certain areas.
Mitigation	None required
Housing	Restrictions on the number of HMOs will reduce the capacity to meet the need for student accommodation, but will continue the provision of family dwellings, for which there is also a need. The policy will also help to ensure that a mix of dwelling types are used and prevent over-dominance of HMOs in certain areas.
Mitigation	None required
Community Safety	The policy does not refer to crime or road safety, but does ask for provision of secure cycle parking where possible.
Mitigation	Could refer to crime and road safety within the policy, unless sufficiently covered by other policies.
Economic development	The policy should help to retain mixed communities, and therefore support a mix of shops and services. Restrictions on HMOs could make it more difficult for such developments to come forward.
Mitigation	None required

DM 29 Health impacts of new developments

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates specifically to improving health and minimising negative impacts for health. As such, this policy will not have a significant impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates specifically to improving health and minimising negative impacts for health. As such, this policy will not have a significant impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates specifically to improving health and minimising negative impacts for health. As such, this policy will not have a significant impact on water
Mitigation	None required.
Air	The policy seeks to improve health and minimise negative health impacts of development. It does not explicitly refer to air quality or the associated links to health in the policy itself but the explanation recognises factors such as odours from hot food takeaways and minimising pollution to support healthy communities, which will contribute to positive impacts on air. Covering this in the policy itself would have a more positive impact on air quality.
Mitigation	Refer specifically to air quality within the policy, unless sufficiently covered by other policies.
Land and resources	Screened out - the policy relates specifically to improving health and minimising negative impacts for health. As such, this policy will not have a significant impact on land and resources.
Mitigation	None required.
Waste	The policy explanation recognises potential impacts of hot food takeaways on residential amenity in terms of litter, and allows for the use of planning conditions to mitigate such impacts. Although it is not included in the policy itself, this will contribute to positive impacts on avoidance of litter. Covering this in the policy itself would have a more positive impact on minimising waste and associated impacts on health.
Mitigation	Include reference to mitigating impacts on residential amenity in terms of litter within the policy itself.
Cultural heritage and landscape	Screened out - the policy relates specifically to improving health and minimising negative impacts for health. As such, this policy will not have a significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The aim of the policy is to ensure health impacts are taken into account in new development, that negative impacts are avoided and positive impacts are maximised.
Mitigation	None required.
Housing	Screened out - the policy relates specifically to improving health and minimising negative impacts for health. As such, this policy will not have a significant impact on housing.
Mitigation	None required.
Community Safety	The policy explanation recognises potential impacts on residential amenity in terms of traffic disturbance from hot food takeaways and allows for use of planning conditions to mitigate such impacts. Although it is not included in the policy itself, this will contribute to positive impacts on road safety. Covering this in the policy itself would have a more positive impact on community safety, although road safety may be sufficiently covered by other policies.
Mitigation	Include reference to mitigating impacts on residential amenity in terms of traffic disturbance within the policy itself.
Economic development	Requiring new development to assess and, where appropriate, mitigate negative health implications may make it more difficult to bring forward development. The policy does, however, require mitigation measures to be proportionate to the scheme which should contribute to minimising such impact.
Mitigation	None required.

DM 30 Noise

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on air.
Mitigation	None required.
Land and resources	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The aim of the policy is to ensure that noise levels in residential developments are acceptable and that other developments do not result in an unacceptable rise in background noise levels. As such this will have a positive impact on health by preventing noise and disturbance.
Mitigation	None required.
Housing	The restrictions on noise levels may reduce the amount of housing that comes forward, or may make it more expensive to develop. However, the policy should help to protect the amenity of future occupiers.
Mitigation	None required.
Community Safety	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The restrictions on noise levels may reduce the amount of economic development that comes forward, or may make it more expensive to develop. However, the policy should help to protect the amenity of future and existing occupiers of residential properties.
Mitigation	None required.

DM 31 Air quality

SA topic	Appraisal
Climate change and energy	In seeking to protect against adverse impacts of air quality on health and amenity, the policy will contribute to managing and potentially reducing the emission of greenhouse gases and other pollutants. By requiring air quality assessments and mitigation measures appropriate to the location and expected impact of development, the impacts of development on air quality will be better understood, managed and potentially offset. However, such requirements relate to developments that have potential for significant air quality impacts, but the policy could offer guidance in relation to how other developments (that may have an smaller impact on air quality) should consider air quality.
Mitigation	The policy could also offer support for minimising generation of air pollutants with all development proposals (e.g. through use of clean technologies and working practices and sustainable modes of travel) if not sufficiently covered by other policies.
Biodiversity, flora and fauna	Screened out - as the policy relates specifically to air quality. There may be some indirect impacts of air quality on biodiversity, but this policy will not have a significant direct impact on biodiversity.
Mitigation	None required.
Water	Screened out - as the policy relates specifically to air quality. As such, this policy will not have a significant direct impact on water.
Mitigation	None required.
Air	The policy will contribute to protecting air quality by requiring that any significant impacts from development are understood and mitigated. The policy will ensure that development impacts on air quality have minimum impact on people's health. The policy focuses upon developments that have potential for significant air quality impacts, but the policy could provide guidance in relation to how other developments (that may have an insignificant impact on air quality) should consider air quality.
Mitigation	The policy could also offer support for minimising generation of air pollutants with all development proposals (e.g. through use of clean technologies and working practices and sustainable modes of travel) if not sufficiently covered by other policies.
Land and resources	Screened out - as the policy relates specifically to air quality. As such, this policy will not have a significant direct impact on land and resources.
Mitigation	None required.
Waste	Screened out - as the policy relates specifically to air quality. As such, this policy will not have a significant direct impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out - as the policy relates specifically to air quality. As such, this policy will not have a significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The requirements set out in the policy relating to air pollution levels and odour control measures should have a positive impact on health and quality of life.
Mitigation	None required.
Housing	The policy does not prohibit development on air quality grounds but the requirements for air quality assessment and appropriate mitigation measures will place additional requirements and costs on some developments, potentially making them more costly and difficult to bring forward. The policy is not expected to have a significant impact on all residential development, but could affect larger scale schemes where the associated air quality impacts require greater mitigation. However, the policy should help to protect the health and amenity of future occupiers.
Mitigation	None required.
Community Safety	The policy will not have a direct or significant impact on crime or road safety. However, the requirements set out in the policy relating to air pollution levels and odour control measures should have a positive impact on health and safety.
Mitigation	None required.
Economic development	Employment development may include particular types of development that would generate odours or pollutants that would have significant impacts on air quality. The policy does not prohibit such development but requires assessment and mitigation measures which may be costly and potentially restrictive. However, the policy should help to protect the health and amenity of future occupiers and employees.
Mitigation	None required.

DM 32 Land contamination and instability

SA topic	Appraisal
Climate change and energy	The policy requires development adjoining or adjacent to a landfill site to be accompanied by a full landfill gas assessment and identify the necessary mitigation measures to protect the development from the risk of landfill gas. This may help to reduce the emissions of greenhouse gases by identifying any issues with landfill gas or potential migation measures.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires that in line with policy SOC 5 and ENV 4, proposals on contaminated land do not have a significant adverse impact on ecological receptors. This, and the requirements in the policy for a contamination assessment, should help to reduce potential impacts of pollution from development of contaminated land on biodiversity.
Mitigation	None required.
Water	Development on contaminated land could have a detrimental impact on surface and ground water quality. The policy refers to protection of controlled waters and management of risk from contamination but does not refer specifically to protection of water quality.
Mitigation	Could specifically refer to prevention of water contamination in the policy, unless sufficiently covered by other policies.
Air	The requirements set out in the policy relating to land contamination should help to protect air quality, particularly the requirement for development adjacent to or adjoining a landfill site to be accompanied by a landfill gas assessment and identify and identify the necessary mitigation measures to protect development from the risk of landfill gas.
Mitigation	None required.
Land and resources	The policy requires that development on landfill must clearly demonstrate that the risk from contamination can be successfully managed over the life time of the development. In areas of potential land instability, an assessment should be made to ensure that the land is suitable for the proposed development, without risk to people and property resulting from underground conditions. These requirements should help to ensure that contamination and quality of soils is assessed and is remediated where necessary.
Mitigation	None required.
Waste	Screened out - the policy relates specifically to land contamination and instability, and as such does not have a direct or significant impact on waste. - The policy include impact of landfill sites on new development, but will not have a significant impact on new landfill sites or other waste facilities.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates specifically to land contamination and instability, and as such does not have a direct or significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The requirements set out in the policy relating to land contamination should help to protect air quality, and reduce risk from soil contamination - therefore will have a positive impact on health.
Mitigation	None required.
Housing	The restrictions on developments due to land contamination and instability may reduce the amount of housing that comes forward, or may make it more expensive to develop. However, the policy should help to protect the health and amenity of future occupiers.
Mitigation	None required.
Community Safety	The requirements set out in the policy relating to land contamination should help to protect air quality, and reduce risk from soil contamination and land instability - therefore will have a positive impact on community safety.
Mitigation	None required.
Economic development	The restrictions on developments due to land contamination and instability may reduce the amount of economic development that comes forward, or may make it more expensive to develop. However, the policy should help to protect the health and amenity of future occupiers and employees.
Mitigation	None required.

DM 33 New or extension to hazardous installations

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates specifically to new or extension to hazardous installations and as such, this policy will not have a significant impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates specifically to new or extension to hazardous installations and as such, this policy will not have a significant impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates specifically to new or extension to hazardous installations and as such, this policy will not have a significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates specifically to new or extension to hazardous installations and as such, this policy will not have a significant impact on air.
Mitigation	None required.
Land and resources	The policy requires that new or extensions to hazardous installations do not affect ground stability and mineral reserves would not be sterilised. This will help to ensure prudent use of natural resources and protect land and soil quality.
Mitigation	None required.
Waste	The policy permits applications for underground hazardous waste storage or containment facility providing that the proposals meets certain criteria. The criteria could make it more difficult to bring forward developments, but should ensure that installations do not affect ground stability and mineral reserves would not be sterilised.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates specifically to new or extension to hazardous installations and as such, this policy will not have a significant impact on cultural heritage or landscape.
Mitigation	None required.
Population and human health	The policy states that new or extensions to hazardous installations will only be permitted where they do not create or increase risk to the general public. This will help to protect health.
Mitigation	None required.
Housing	Screened out - the policy relates specifically to new or extension to hazardous installations and as such, this policy will not have a significant impact on provision of housing.
Mitigation	None required.
Community Safety	Screened out - the policy relates specifically to new or extension to hazardous installations and as such, this policy will not have a significant impact on crime or road safety.
Mitigation	None required.
Economic development	The policy permits applications for hazardous installations and pipelines where this would not significantly restrict development on the surrounding land. This should help to provide a balance between the economic benefits of allowing hazardous installations, whilst also preventing impacts on economic benefits relating to other nearby uses.
Mitigation	None required.

DM 34 Development in the vicinity of hazardous installations

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates specifically to development in the vicinity of hazardous installations and as such, this policy will not have a significant impact on climate change.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates specifically to development in the vicinity of hazardous installations and as such, this policy will not have a significant impact on biodiversity.
Mitigation	None required.
Water	Screened out - the policy relates specifically to development in the vicinity of hazardous installations and as such, this policy will not have a significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates specifically to development in the vicinity of hazardous installations and as such, this policy will not have a significant impact on air.
Mitigation	None required.
Land and resources	Screened out - the policy relates specifically to development in the vicinity of hazardous installations and as such, this policy will not have a significant impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates specifically to development in the vicinity of hazardous installations and as such, this policy will not have a significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates specifically to development in the vicinity of hazardous installations and as such, this policy will not have a significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	The policy aims to protect members of the public from being subject to threshold levels of risk from hazardous installations and should therefore have a positive impact on health. However, the policy does state that exceptions to this policy may be considered in certain circumstances.
Mitigation	None required.
Housing	The restrictions on development in the vicinity of hazardous installations could restrict levels of housing provision. However, the policy does state that exceptions to this policy may be considered in certain circumstances. The policy also aims to protect existing and future residents.
Mitigation	None required.
Community Safety	The policy aims to protect members of the public from being subject to threshold levels of risk from hazardous installations and should therefore have a positive impact on community safety. However, the policy does state that exceptions to this policy may be considered in certain circumstances.
Mitigation	None required.
Economic development	The restrictions on development in the vicinity of hazardous installations could restrict levels of economic developement. However, the policy does state that exceptions to this policy may be considered in certain circumstances. The policy also aims to protect existing and future employees.
Mitigation	None required.

DM 35 Open space and new development

SA topic	Appraisal
Climate change and energy	The policy promotes opportunities for new green infrastructure when new development generates a need and requires open space to be provided in the locality of the development or existing facilities need improving. The policy refers to SOC 6 (Part One), which seeks to protect and enhance existing open spaces. As the policy requires, as far as possible, open space to be in the locality of the development, this will not increase car journeys to open space. Open space has the potential to reduce the impacts of flooding, directing the water away from homes and businesses. Open space has the opportunity to reduce emissions, particularly CO2 when there is the introduction of trees and plants.
Mitigation	None required.
Biodiversity, flora and fauna	The policy promotes new open space in new developments or improve the quality and access to open space. This has the potential to have a negative impact on existing wildlife habitats. However, an increased amount of open space has the potential for creation of new habitats. The policy has the potential to enhance and increase tree cover and woodlands, although this is not specifically referred to in the policy.
Mitigation	Encourage tree planting in new open space and protecting existing woodlands. Consider wildlife habitats when making access to open space.
Water	Creating new open space will minimise the risk of flooding. Furthermore the policy refers to SOC 6 (Part one), which seeks to protect and enhance existing open spaces, thus ensuring that there is not an increase in flood risk. The policy could suggest that design of a development could include opens space within a higher risk area of flooding to allow development to lower risk areas on the site.
Mitigation	The policy could suggest designing a site layout that situates the open space on areas that are at high risk of flooding.
Air	Although the policy does not directly refer to air quality, the policy will by its nature protect the air quality if not improve it. This can have the potential to offset the negative impacts of a development, especially if the open space is provided within the same locality.
Mitigation	None required.
Land and resources	The policy promotes use of natural resources and has the potential to enhance it by planting new trees in new opens spaces and enhance poor quality open space. By its nature open space will protect greenfield from being developed and minimise the amount of greenfield being lost to development.
Mitigation	None required.
Waste	Screened out - the policy relates specifically to open space in new development. As such it will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy will increase the provision of open space and will improve poor quality open space. By requiring new development to include open space on site or within the locality, this will minimise the effect of the overall scheme on the landscape. The policy also affords protection to existing open space by referencing SOC 6 (Part One).
Mitigation	None required.
Population and human health	The policy will contribute to social inclusion as open space will be a free resource available to everyone. Improving the quality and introducing new open space will improve human health, allowing people access to exercise and enjoy the outdoors.
Mitigation	None required.
Housing	The policy introduces criteria and additional economic burden on larger scale developments that will make it more difficult for proposals to come forward. However, provision of open space may make new housing developments more attractive to future occupiers.
Mitigation	None required.
Community Safety	The policy will encourage new open space , which will allow access to areas that are safe for children to play. This can also improve road safety. The open space could encourage groups of people to congregate, causing nuisance.
Mitigation	None required.
Economic development	Screened out - the policy relates specifically to open space in new development. As such it will not have a direct or significant impact on economic development.
Mitigation	None required.

DM 36 Provision for sport and recreation

SA topic	Appraisal
Climate change and energy	The policy does refer to policy SOC 6 of the Local Plan (Part One) that seeks to protect, manage and enhance existing open space, sport and recreation facilities. However, the policy supports the location of artificial sport surface on existing playing fields where it meets a strategic need, which could exacerbate the risk of flooding and could increase the impacts of climate changes. The policy does not promote renewable energy, energy efficiencies or opportunities for green infrastructure. The policy explanation refers to the need for new sport and recreation proposals to be appropriately located and accessible by a range of transport modes.
Mitigation	None required.
Biodiversity, flora and fauna	The policy does not directly refer to biodiversity within the criteria. However, increasing access to green corridors and enhancing biodiversity is within policy SOC 6 of the Local Plan (Part One), which is referred to in this policy.
Mitigation	None required.
Water	The policy does refer to policy SOC 6 of the Local Plan (Part One) that seeks to protect, manage and enhance existing open space, sport and recreation facilities, which will reduce the risk of flooding. However, the policy supports the location of artificial sport surface on existing playing fields where it meets a strategic need, which could exacerbate the risk of flooding.
Mitigation	The policy could suggest that recreation uses could be located on areas that have a high flood risk that would not otherwise be suitable for other development.
Air	The policy does refer to policy SOC 6 of the Local Plan (Part One) that seeks to protect, manage and enhance existing open space, sport and recreation facilities. The policy explanation refers to the need for new sport and recreation proposals to be appropriately located and accessible by a range of transport modes.
Mitigation	The requirement for proposals to be in accessible locations could be added to the policy, rather than just in the explanation.
Land and resources	The policy relates to the loss of or replacement of pitches and identifies how requirements for new pitches or contributions will be calculated. This is likely to assist with protection and enhancement of pitches and therefore help to protect greenfield land and soil resources. It supports artificial pitches, but only in specific circumstances.
Mitigation	The policy could specifically refer to protection of soil resources, unless sufficiently covered by other policies.
Waste	Screened out - the policy relates to the provision of sport and recreation and as such will have no direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy could enhance the local character by protecting the natural elements within the district depending on the development. Although it is not specifically referred to in the policy. The policy refer to policy SOC 6 of the Local Plan (Part One) that affords protection to existing recreational facilities which will contribute to an areas landscape and character.
Mitigation	The policy could protect local character by protecting and enhancing natural features for recreational development.
Population and human health	The policy requires development to meet the tests of policy SOC6 of the Local Plan (Part One). As such it will have a positive impact on health, by improving the quality and protecting of existing facilities. This is likely to improve the availability, quality and useage of pitches. The policy explanation also refers to location and accessibility of sites, which could increase opportunities for walking and cycling to new pitches and increase social inclusion.
Mitigation	The requirement for proposals to be in accessible locations could be added to the policy, rather than just in the explanation.
Housing	The policy introduces additional economic burden on housing developments that will make it more difficult for proposals to come forward. However, provision of sport and recreation facilities would make new housing developments more attractive.
Mitigation	None required.
Community Safety	Screened out - the policy relates to the provision of sport and recreation and as such will have no direct or significant impact on community safety.
Mitigation	None required.
Economic development	The policy sets criteria to maintain and enhance the leisure provision across the borough. Recreation development can promote tourism and could contribute to the visitor economy. The policy protects existing recreation facilities and promotes new facilities. The policy introduces an additional economic burden on housing developments that will make it more difficult for proposals to come forward. This could have a knock on effect on economic development in the area.
Mitigation	None required.

DM 37 Recreational routeways

SA topic	Appraisal
	The policy affords protection and requires proposals, wherever possible, to enhance and extend footpaths/ bridleways, cycle networks, public right of ways and canals - ensuring there are different options to commute other than by car, which will help to minimise the effects of climate change.
Mitigation	None required.
Biodiversity, flora and fauna	By protecting footpaths, cycle ways and waterways this will protect the wildlife habitats adjacent to these sites, such as hedgerows and grass verges. The policy explanation also refers to the potential impact of recreational pressure on biodiversity and states that increased public access may not be appropriate in all areas and a project-level Habitats Regulations Assessment may be required on a case-by-case basis.
Mitigation	The potential implications of recreational pressure on biodiversity could be added to the policy itself, rather than just the explanation, unless sufficiently covered by other policies.
Water	As the policy affords protection to canals and waterways, footpaths and cycle networks this will minimise the risk of flooding. The policy protects and where possible enhances canals and waterways.
Mitigation	None required.
Air	The policy protects existing routes that allow sustainable modes of travel including cycling, on foot and by boat. This will improve the air quality, as there is a potential for reduced car use.
Mitigation	None required.
Land and resources	The policy protects existing recreational routeways and therefore protects these resources and the land they are situated on. Enhancement of recreational routeways could have a positive or negative impact on land and soil quality, depending upon the nature of the proposal.
Mitigation	None required.
Waste	The policy itself does not refer to waste management along the routeways and there is a risk of fly tipping at these locations. However, the explanation refers to measures to enhance routes, such as bins.
Mitigation	None required.
Cultural heritage and landscape	The policy requires protection and where possible enhances the routeways across the borough. These will contribute to the landscape and local character.
Mitigation	None required.
Population and human health	The policy affords protection and where possible enhancement to routeways across the borough that are available for all to use. These route allow sustainable modes of travel, improving human health. The routeways also offer an alternative route for commuters.
Mitigation	None required.
Housing	The requirements set out in the policy could make it more difficult / costly to develop housing schemes. On the other hand the requiremetns set out in the policy could also benefit the proposed housing development and could attract future residents.
Mitigation	None required.
Community Safety	As the policy offers protection to routeways across the borough that allow alternative modes of transport to be used, this reduces the need for car journeys and therefore improves road safety. It also offers safer routes for walking and cycling away from cars. However, safety along recreational routes will depend upon the design of these routes.
Mitigation	The policy does not refer to community safety. This could be mentioned within the policy in order to ensure natural surveillance of public rights of way, lighting etc. that would help to improve community safety in these areas.
Economic development	The policy protects and enhances routeways across the borough that can contribute to the visitor economy, especially in relation to canals and waterways. The requirements as set out in the policy could however make it more difficult / costly to develop new economic schemes.
Mitigation	None required.

DM 38 Waterways and mooring facilities

SA topic	Appraisal
Climate change and energy	The policy contributes to protection and enhancement of the green infrastructure network. The policy requires environmental improvements, which may include additional planting. Supporting public access to and use of the waterways could support alternative, more sustainable modes of travel.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires environmental improvements, and retention and enhancement of existing natural features which will positively contribute to biodiversity and the wider ecological network. The policy also protects internationally designated sites of ecological importance from any adverse effects of development affecting the waterways.
Mitigation	None required.
Water	The policy aims to protect and enhance the environment of the waterways, which should contribute to maintaining and improving the quality of such water resources. It also protects the structural integrity of the waterways. However, it does not specifically cover potential pollution impacts on the water resources from development affecting the waterways.
Mitigation	Specific reference to avoiding pollution to the water resource could be added into the policy, unless sufficiently covered by other policies.
Air	The policy contributes to protection and enhancement of the green infrastructure network. The policy requires environmental improvements, which may include additional planting. Supporting public access to and use of the waterways could support alternative, more sustainable modes of travel.
Mitigation	None required.
Land and resources	The policy aims to protect and enhance waterways in terms of public enjoyment, environmental and landscape value and operational integrity, which will contribute to protecting the waterways as a natural resource. The policy doesn't refer to development on brownfield land, but this is covered within the strategy and other policies of the Local Plan. The criteria for new mooring facilities requires appropriate location and refers to meeting objectives for development in the Green Belt in line with STRAT9. This will contribute to at will protecting greenfield land and land around the waterways.
Mitigation	None required.
Waste	Screened out - the policy relates to development affecting waterways and so is not considered to have a significant or direct impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires environmental improvements which make a positive contribution to the visual appearance of the waterway corridor. It also requires high standards of design that respect local landscape character and historic assets, and encourages active frontages and positive connections with the waterway. This will protect and possibly enhance the setting of the waterways within the local landscape/townscape and enhance local distinctiveness.
Mitigation	None required.
Population and human health	Improving public access to canals and rivers in the borough will have a positive impact on health and wellbeing by supporting use of the waterways for informal recreation and exercise, as well as enhancing public enjoyment of local landscapes. Supporting access to these types of areas for all, promotes social inclusion and equality.
Mitigation	None required.
Housing	Screened out - the policy relates to development affecting waterways and so is not likely to have a significant or direct impact on housing.
Mitigation	None required.
Community Safety	Requiring development to have a active frontage, connection to the waterway and improved access will increase the feeling of security and reduce crime levels.
Mitigation	None required.
Economic development	The policy allows for development along the waterways that will bring regeneration benefits. Enhancing access and attractiveness of the waterways could also increase tourism and the visitor economy which can boost investment in an area and create jobs. In waterways near a town centre, this type of development near the waterways can increase dwell time that will contribute to the vitality and viability of the centre. Some of the requirements may increase costs of development, but will create wider benefits for the area and environment.
Mitigation	None required.

DM 39 Culture and community facilities

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on air quality.
Mitigation	None required.
Land and resources	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires that buildings and land that has been defined as an Asset of Community Value will be a material consideration in determining planning applications. It also support locally distinctive local art. As such, this should help to strengthen local distinctiveness and sense of place. The policy supports the development of new cultural attractions as well as the temporary use of vacant buildings for cultural uses. As such it will reinforce the boroughs cultural elements. The policy further promotes pay and play community access to sport and recreation through a community use agreement.
Mitigation	None required.
Population and human health	The policy supports provision and retention of community facilities, local services and access to sport and recreation. As such it should improve health and social inclusion, whilst reducing inequality.The policy support the provision of justified healthcare facilities. As such it will help to improve access to health facilities. The policy further supports retention and provision of cultural facilities. As such, this could improve social inclusion through use of these facilities.
Mitigation	None required.
Housing	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	Screened out - the policy relates to culture and community facilities and as such does not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The protection of existing community facilities, culture or local services could reduce the amount of economic development that comes forward. However, the policy should help to protect important facilities that will improve the attractiveness of the area to residents, visitors and employees.
Mitigation	None required.

DM 40 Development and flood risk

SA topic	Appraisal
Climate change and energy	The policy relates to development in flood risk areas. The policy minimises the impacts on flooding on other areas and requests that the effects of climate change are taken into account. Therefore will have a positive impact on climate change and energy. Flood risk is a likely effect of climate change and the requirement of this policy to locate development to mitigate against flood risk will positively contribute to adapting to and reducing this potential impact of climate change. The policy explicitly requires developers to show that the effects of climate change have been considered, and encourages the inclusion of sustainable drainage techniques and resistance/resilience measures to address both current and future flood risk.
Mitigation	The policy does not consider the location of development from an accessibility perspective in order to reduce energy consumption through sustainable travel - however, the focus on the policy is solely flood risk and hence this could be sufficiently covered elsewhere in the plan.
Biodiversity, flora and fauna	Screened out - the policy relates to development and flood risk and as such is unlikely to significantly or directly impact on biodiversity.
Mitigation	None required.
Water	It is the explicit intent of the policy to manage and mitigate flood risk and hence it has a strong positive contribution to this objective. Requirement to follow the formal Sequential Test will direct development towards areas of lower risk of flooding. In addition, development proposals on at risk sites are required to show development design has considered mitigation measures where applicable (e.g. SUDS) and that development will not have a detrimental impact on existing flood risk defences. This should protect against current and future flood risk, at the site of the development and caused by the development.
Mitigation	The policy could directly consider protection or enhancement of water quality, unless sufficiently covered by other policies in the plan.
Air	Screened out - the policy relates to development and flood risk and as such is unlikely to significantly or directly impact on air quality.
Mitigation	None required.
Land and resources	Efficient management of flood risk through this policy could cumulatively contribute to the efficient and sustainable use of land where, through promotion of improved drainage techniques and resilience/resistance measures etc., development can be steered towards appropriate brownfield sites to optimise the re-use of previously developed land. By ensuring that Flood Risk Assessments are undertaken where necessary, potential risks of flood events degrading soil and land quality can be managed and mitigated. Further, through managing flood risk, the policy could positively contribute to protecting land and soil quality that could be degraded with flood events.
Mitigation	The policy does not explicitly promote water efficiency to encourage prudent use of natural resources - however, this could be covered elsewhere in the plan.
Waste	The policy does not encourage improvements to water efficiency which could lead to a reduction in the production of waste.
Mitigation	The policy could promote water efficiency, unless sufficiently covered elsewhere in the plan.
Cultural heritage and landscape	Screened out - the policy relates to development and flood risk and as such is unlikely to have a direct or significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	Effectively managing local flood risk could directly, or indirectly, protect and enhance the well-being of the population – through, for example, reducing risk of sewer flooding, or flooding of recreation and amenity space. Further, enhanced well-being could be achieved through this policy by reducing stress levels associated with risk of flooding to homes.
Mitigation	None required.
Housing	The policy sets a criteria of when a flood risk assessment is required. This could impacted on deliverability of housing and add extra time and expense to the application process. However, it will protect future occupiers from flood risk.
Mitigation	None required.
Community Safety	Flooding can present a risk to human safety, hence managing and mitigating flood risk will positively contribute towards creating safe environments to live.
Mitigation	None required.
Economic development	The overall premise of the policy will positively contribute to reducing the threat of flooding that can have a negative impact the borough's economy. The policy explicitly seeks to manage flood risk which will directly, and indirectly, protect existing and future economic and social infrastructure, assets, services and amenities, and thereby support economic investment and growth. Effective flood risk management will increase investor confidence and thereby further support sustainable economic development within the borough. The policy could result in increased time or costs for individual schemes, or prevent some developments coming forward, but with wider benefits for flood prevention.
Mitigation	None required.

DM 41 Sustainable Drainage Systems

SA topic	Appraisal
Climate change and energy	Increased flooding is a potential effect of climate change. This policy will positively contribute to adapting to and mitigating this effect as SuDS slow down and hold back surface water run-off to manage and mitigate flood risk. As such, it will increase resiliance to the effects of climate change.
Mitigation	None required.
Biodiversity, flora and fauna	SuDs may involve increased tree or shrub planting and could therefore have an indirect effect on biodiversity. However, this is unlikely to be a direct or significant effect and is therefore screened out.
Mitigation	None required.
Water	The policy requires proposals for major developments to incorporate SuDS scoping and design and sets out targets for run-off rates. This will help to reduce the risk of flooding. SuDS may also help to protect and improve the quality of water resources through the breakdown of pollutants during the storage stage. As such, this policy will have a positive impact on minimising flood risk and protecting the quality of water resoruces and minimising risk of pollution.
Mitigation	None required.
Air	Screened out - the policy relates to SuDS and water run-off and therefore does not have a direct or significant impact on air quality.
Mitigation	None required.
Land and resources	SuDs are likely to replicate natural systems and may involve tree planting, so are likely to contribute to protection of soil quality. Depending on the SuDS technique used, there may be potential to capture or harvest rainwater for functions that do not require treated water (e.g. irrigation, toilet flushing etc) and positively contribute to the prudent use of water. However, there is also a risk that creation of storage ponds for example could have a negative impact on soil quality, depending on the way in which they are constructed.
Mitigation	None required.
Waste	SuDS techniques can involve improvements to water efficiency, prudent use of water and minimisation of pollutants in water. As such, this could reduce the quantities of waste water produced. However, this depends on the SuDS technique employed.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the use of SuDS may impact on landscape, but this will depend upon the site and and the technique used. As such, the policy does not have a direct or significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	Inclusion of SuDS is likely to contribute to provision of green infrastructure, amenity and recreational space with associated positive benefits to human health through improvements to local air quality and opportunities for outdoor activity and recreation. The use of SuDS will also minimise flood risk and associated contamination that could harm human health.
Mitigation	None required.
Housing	The requirement for incorporation of SuDS may increase costs and therefore reduce viability. However, inclusion of SuDS may also improve the attractiveness of developments and lead to an increase in property values and could provide savings on construction and maintenance costs compared to conventional drainage methods. This will depend upon the site, nature of the scheme and the SuDS techniques used. Reduction in flood risk will help to protect existing residential properties.
Mitigation	None required.
Community Safety	Use of SuDS will mitigate flood risk and flooding which can result in harm to human safety. As such, the policy will help to improve community safety. Implications in terms of crime and water safety for any accessible areas or water bodies created would depend upon the location and design of these areas.
Mitigation	None required.
Economic development	The policy requires proposals for major developments to incorporate SuDS scoping and design and sets out targets for run-off rates. This may impact on the viability of development as well as cost and time during the planning application process and construction. The requirement for incorporation of SuDS may increase costs and therefore reduce viability. However, inclusion of SuDS may also improve investor confidence, improve the attractiveness of developments and lead to an increase in development values. It could provide savings on construction and maintenace costs compared to conventional drainage methods. This will depend upon the site, nature of the scheme and the SuDS techniques used. Reduction in flood risk will help to protect existing social and economic infrastructure, assets and amenities to support sustainable economic growth.
Mitigation	None required.

DM 42 Flood water storage

SA topic	Appraisal
Climate change and energy	Increased flooding is a potential effect of climate change. This policy will prevent negative impacts on existing flood storage areas and will safeguard future flood storage areas and will therefore protect existing flood prevention and mitigation measures and increase resiliance to the effects of climate change.
Mitigation	None required.
Biodiversity, flora and fauna	There are likely to be wildlife habitats and biodiversity within flood storage areas. This policy will prevent negative impacts on existing flood storage areas and associated habitats and biodiversity.
Mitigation	None required.
Water	This policy will prevent negative impacts on existing flood storage areas and will therefore protect existing flood prevention and mitigation measures and increase resiliance to the effects of climate change.
Mitigation	None required.
Air	Screened out - the policy relates to flood water storage and therefore does not have a direct or significant impact on air quality.
Mitigation	None required.
Land and resources	Protecting existing flood storage areas would ensure the prudent use of these areas and protect existing soil quality. However, preventing development that could impact negatively on flood storage areas could prevent development of brownfield land.
Mitigation	None required.
Waste	Screened out - the policy relates to flood water storage and therefore does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	Screened out - the policy relates to protection of the function of existing flood storage areas and does not have a direct or significant impact on cultural heritage and landscape.
Mitigation	None required.
Population and human health	This policy will prevent negative impacts on existing flood storage areas and will therefore protect existing flood prevention and mitigation measures. This should help to reduce flood risk and associated contamination, which could impact on human health.
Mitigation	None required.
Housing	Restrictions on development within or adjacent to flood storage areas may prevent housing developments from coming forward. However, protection of the function of flood storage areas would help to protect existing residential properties from flooding.
Mitigation	None required.
Community Safety	Protection of the function of flood storage areas will help to mitigate flood risk and flooding which can result in harm to human safety. As such, the policy will help to improve community safety.
Mitigation	None required.
Economic development	Restrictions on development within or adjacent to flood storage areas may prevent economic development from coming forward. However, protection of the function of flood storage areas would help to protect existing properties and businesses from flooding.
Mitigation	None required.

DM 43 Water quality, supply and treatment

SA topic	Appraisal
Climate change and energy	Improving water efficiency and, where appropriate, surface water drainage will contribute to increasing resilience to the impacts of climate change, specifically flooding. By supporting expansion or additional development of surface water drainage, the policy will ensure that there is adequate capacity to minimise flood risk, and thereby increasing resilience to the impacts of climate change.
Mitigation	None required.
Biodiversity, flora and fauna	The policy sets out requirements to ensure protection of water quality and to ensure that development proposals do not cause unacceptable harm to biodiversity. This will have a positive impact on protecting flora and fauna on land and within water bodies to support biodiversity.
Mitigation	The benefits to biodiversity could be improved by explicitly referring to its protection and enhancement. However, this could be sufficiently covered elsewhere in the Plan given this policy's focus on water quality, supply and treatment.
Water	The explicit intent of the policy is to protect and, where possible, improve water quality and efficiency - ensuring that new development does not detrimentally impact water quality or quantity. Optimising water efficiency and, where needed, expanding surface water drainage, will contribute to mitigating flood risk. Further, ensuring that development proposals do not affect water quality of surface or groundwater, will minimise the risk of pollution arising from new development.
Mitigation	No methods are suggested to optimise water efficiency or improve water quality. Including suggestions of rainwater harvesting or grey-water recycling could, for example, be included in the policy.
Air	Screened out - the policy will impact upon development and could, therefore, have an impact on air quality. However, there will not be a direct, significant effect.
Mitigation	None required.
Land and resources	Increasing water efficiency will positively contribute to the prudent use of natural resources. Further, requiring development proposals to improve water quality where possible and ensuring that development do not affect water quality of surface/ground water, will have a positive impact on protecting land and soil quality. Ensuring adequate capacity of wastewater infrastructure through additional development or expansion will minimise the risk of its flooding which could cause contamination.
Mitigation	The policy could potentially impact upon development on brownfield land and buildings, however it does not optimise or promote it. Given the specific focus of this policy on water quality, supply and treatment, this could be sufficiently mitigated by covering it elsewhere in the plan.
Waste	The policy requires development proposals to optimise water efficiency. This should support a reduction in the production of waste. The policy supports the development or expansion of wastewater treatment facilities which will positively contribute to meeting the waste management needs of the area.
Mitigation	The policy does not offer suggested methods of how water efficiency could be optimised. It could, for example, promote the inclusion of SUDS, rain water harvesting or grey-water recycling to maximise the benefits towards this objective.
Cultural heritage and landscape	Screened out - the policy will not have a direct significant effect on cultural heritage and landscape. The likely impact on cultural heritage assets is likely to depend on the location, design and type of each development proposed.
Mitigation	None required.
Population and human health	Maintaining water quality and quantity will have positive health implications. The policy will ensure adequate capacity of water supply, surface water drainage and wastewater treatment to support existing and new facilities/services that will support the needs and demands of local communities.
Mitigation	The policy does not directly seek to address inequalities in health, poverty and access to services. However, this could be mitigated by covering it elsewhere in the plan.
Housing	Screened out - the policy could support new housing development through ensuring adequate capacity of water supply, surface water drainage and wastewater facilities. However, it will not directly impact the provision or standard of housing development as impacts are likely to depend on the location, type and design of each development proposal.
Mitigation	None required.
Community Safety	Improving water quality where possible and mitigating flood risk through ensuring adequate surface water drainage capacity, will positively contribute towards creating safe environments to live and work.
Mitigation	None required.
Economic development	The policy will support provision of new development by ensuring adequate capacity of water supply, surface water drainage and wastewater treatment. This will enable additional opportunities for ongoing private sector investment, and support the creation of new businesses, economic development and sustainable growth in the local economy. Mitigating flood risk by ensuring adequate surface water drainage will positively contribute to protecting existing and future economic and social infrastructure and assets while also increasing investor confidence.
Mitigation	None required.

DM 44 Protecting and enhancing the natural environment

SA topic	Appraisal
Climate change and energy	The policy aims to protect and enhance the boroughs natural environment. The criteria within the policy will contribute to maintaining and promoting green infrastructure in the borough. By maintaining and enhancing the boroughs biodiversity and geodiversity this can contribute to reducing the potential impacts of climate change.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires no net loss to natural assets and seeks a net gain, increasing the quality and quantity of habitats. The policy will promote effective management of the boroughs ecological and nature conservation. The policy promotes opportunities for enhancement and creation of new habitats creating diversity in the borough.
Mitigation	None required.
Water	The policy is concerned with ecological networks in the borough, which can form part of a sustainable water management system. Protecting ecological networks, especially around water courses, can prevent and reduce the risk of water pollution.
Mitigation	None required.
Air	Protecting and enhancing biodiversity will protect and increase natural areas and planting, which will also help to protect and improve air quality.
Mitigation	None required.
Land and resources	The land that is covered by an ecological network will be protected and results in prudent use of natural resources. The policy seeks to protect soil resources and use them sustainably.
Mitigation	None required.
Waste	Screened out - the policy relates to protecting and enhancing the natural environment and as such is unlikely to significantly or directly impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy is concerned with the preservation of existing biodiversity and geodiversity as well as creation of new. This will contribute to the landscape and the natural features of an area that make the distinct. The policy seeks to allow development that will result in no net loss of natural assets.
Mitigation	None required.
Population and human health	Screened out - the policy relates to protecting and enhancing the natural environment. This may have an indirect effect on health through provision of green space for walking and cycling, but the purpose of the policy is to protect the ecological network and this is unlikely to have a significant or direct impact on population and human health.
Mitigation	None required.
Housing	Screened out - the policy relates to protecting and enhancing the natural environment and as such is unlikely to significantly or directly impact on housing.
Mitigation	None required.
Community Safety	Screened out - the policy relates to protecting and enhancing the natural environment and as such is unlikely to significantly or directly impact on community safety.
Mitigation	None required.
Economic development	Screened out - the policy relates to protecting and enhancing the natural environment and as such is unlikely to significantly or directly impact on economic development.
Mitigation	None required.

DM 45 Trees, woodland and hedgerows

SA topic	Appraisal
Climate change and energy	The policy requires protection, replacement or enhancement of trees, woodland and hedgerows and this will contribute to reducing climate change and mitigating the effects of climate change.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires protection of existing trees, woodlands, traditional orchards and hedgerows where possible. This will protect existing wildlife habitats. It also requires replacement and enhancement (where possible), which will contribute to the creation of new habitats.
Mitigation	None required.
Water	The policy requires protection, replacement or enhancement of trees, woodland and hedgerows. Trees and hedgerows can help to reduce flooding by slowing the rate of water movement and can also mitigate the impacts of flooding, for example by helping to stabilise land. Therefore the policy will contribute to minimisation of flood risk and mitigation of flooding.
Mitigation	None required.
Air	The policy requires protection, replacement or enhancement of trees, woodland and hedgerows and this will contribute to improving air quality.
Mitigation	None required.
Land and resources	The policy requires protection, replacement or enhancement of trees, woodland and hedgerows. This will help to protect soil quality.
Mitigation	None required.
Waste	Screened out – the policy relates to trees and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy requires protection, replacement or enhancement of trees, woodland and hedgerows. This will help to protect and enhance eixsting landscapes, particularly where tree cover forms an important feature of the landscape.
Mitigation	None required.
Population and human health	Protection, replacement or enhancement of trees may help to provide attractive green spaces, which may be accessible and therefore provide opportunities for walking and cycling.
Mitigation	None required.
Housing	The need to protect, replace or enhance trees, orchards, woodlands and hedgerows may add to the costs of development. This could therefore impact on economic viability and the likelihood of housing developments coming forward. However, retention and provision of trees and hedgerows can improve the attractiveness of the site for future occupiers.
Mitigation	None required.
Community Safety	Screened out – the policy relates to trees and as such does not have a direct or significant impact on community safety as the impact will depend on the location and nature of the woodlands and tree planting and whether it is publicly accessible.
Mitigation	None required
Economic development	The need to protect, replace or enhance trees, orchards, woodlands and hedgerows may add to the costs of development. This could therefore impact on economic viability and the likelihood of developments coming forward. However, retention and provision of trees and hedgerows can improve the attractiveness of the site for future occupiers.
Mitigation	None required

DM 46 Development in conservation areas

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to development in Conservation Areas and as such is unlikely to significantly or directly impact climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to development in Conservation Areas and as such is unlikely to significantly or directly impact biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to development in Conservation Areas and as such is unlikely to significantly or directly impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to development in Conservation Areas and as such is unlikely to significantly or directly impact on air.
Mitigation	None required.
Land and resources	The policy does not specifically refer to protection of soil or re-use of previously developed land. However, it does require minimisation and mitigation of loss of hedgerows, trees and other landscape features. This will help to protect greenfield areas.
Mitigation	None required.
Waste	Screened out - the policy relates to development in Conservation Areas and as such is unlikely to have a significant or direct impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The policy will protect and enhance the historical, natural and cultural heritage value of Conservation Areas and their settings. Positively contributing to maintaining, enhancing and managing the character and appearance of the landscape and townscapes in Conservation Areas will strengthen their local distinctiveness and sense of place.
Mitigation	The policy could specifically refer to the need to protect and enhance local distinctiveness and sense of place - however, this may be sufficiently covered by other policies in the Plan.
Population and human health	The policy protects and enhances the Conservation Area. In turn this will promote local distinctiveness and a sense of place, which could have a positive impact on social inclusion.
Mitigation	The policy could specifically refer to the need to protect and enhance local distinctiveness and sense of place - however, this may be sufficiently covered by other policies in the Plan.
Housing	The policy could have a negative impact on housing provision in Conservation Areas as the policy requires a design that responds to the setting, retaining features and following layouts of building plots, which could add expense and reduce the number of dwelling that could be built. However, the protection and enhancement of Conservation Areas will help to provide attractive areas for local residents.
Mitigation	None required.
Community Safety	Screened out - the policy relates to development in conservation areas and as such is unlikely to significantly or directly impact on community safety.
Mitigation	None required.
Economic development	The policy inhibits certain development types and may lead to additional development costs as a consequence of design requirements which may have a negative effect on the viability of some forms of development. However, the policy will protect the character, historic and natural value of Conservations Areas and their settings, contributing positively to the physical, social and environmental infrastructure in the areas. This is likely to improve the vitality of Conservation Areas by supporting attractive and locally distinct environments to encourage visitors and investment.
Mitigation	None required.

DM 47 Listed buildings

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to listed buildings and as such is unlikely to significantly or directly impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires proposals to take account of landscape setting, natural features and the need to retain trees. This will help to retain existing biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to listed buildings and as such is unlikely to significantly or directly impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to listed buildings and as such is unlikely to significantly or directly impact on air.
Mitigation	None required.
Land and resources	The policy includes restrictions on redevelopment of listed buildings and could therefore impact on the likelihood of redevelopment of previously developed land. However, the policy does refer to the need for new developments to take account of topography, landscape setting, natural features and archaeological features, which could help to protect land and soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to listed buildings and as such is unlikely to have a significant or direct impact on waste management.
Mitigation	None required.
Cultural heritage and landscape	The proposed policy would give strong protection to listed buildings and their setting. It requires protection or enhancement of listed buildings. This would meet the need to protect sites and areas of cultural and historic heritage. It also refers to the need for developmetns to take account of topography, landscape setting and natural features as well as townscapes, local landmarks, views and skylines, therefore helping to protect landscapes.
Mitigation	Could refer to enhancement of listed buildings within this policy.
Population and human health	Use of listed buildings for public service use is feasible. There may be some restrictions with regard to specific accessibility due to conservation interests, but the policy states that alterations to improve disabled acessibility to properties may be allowed in specific circumstances. Complete assessment would be heavily dependant on the specifics of the building, the requirements of the accessibility standard, and the potential development necessary.
Mitigation	None required.
Housing	Use of listed buildings for residential is feasible. There may be some restrictions with regard to specific accessiblity due to conservation interests, but the policy states that alterations to improve disabled accessiblity to properties may be allowed in specific circumstances. The impact would depend on the specifics of the building, the requirements of the accessibility standard, and the potential development necessary.
Mitigation	None required.
Community Safety	Screened out - the policy relates to listed buildings and as such is unlikely to significantly or directly impact on community safety.
Mitigation	None required.
Economic development	The retention of listed buildings will help to improve the physical, social and environmental infrastructure of the local area. There is also scope for some level of tourism and visitor economy, particularty in Chester. However, protection of listed buildings may make it more difficult or expensive to bring forward economic development.
Mitigation	None required.

DM 48 Non-designated heritage assets

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on biodiversity, flora and fauna.
Mitigation	None required.
Water	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on water.
Mitigation	None required.
Air	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on air.
Mitigation	None required.
Land and resources	The policy promotes safeguarding or enhancement of non-designated heritage assets. This may restrict potential re-use of the building or land.
Mitigation	It may be of value to the building in question to be adapted for re-use than standing vacant - consideration of this balance could be raised for consideration in this policy.
Waste	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy gives strong protection to non-designated heritage assets and thus positively contributes to preserving their cultural and historic heritage value and maintaining local distinctiveness and sense of place.
Mitigation	None required.
Population and human health	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on population and human health.
Mitigation	None required.
Housing	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	Screened out - the policy relates to non-designated heritage assets, and as such will not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The protection of buildings/structures of architectural and historic interest will help to improve the physical, social and environmental infrastructure of the local area. This creates a more attractive environment for investors and visitors and thus potentially improve the vitality and vibrancy of the area. However, it could make redevelopment of specific sites more difficult or expensive.
Mitigation	None required.

DM 49 Registered Parks and Gardens and Battlefields

SA topic	Appraisal
Climate change and energy	Protecting the integrity and setting of Registered Landscapes and Battlefields may help to mitigate and provide resilience to the impacts of climate change, through protection of green infrastructure.
Mitigation	None required.
Biodiversity, flora and fauna	The policy will protect against adverse development impacts on Registered Landscapes and Battlefields and thus will positively contribute to continuing protection of biodiversity and wildlife habitats in these areas.
Mitigation	The enhancement of Registered Landscapes is not considered explicitly – the policy could promote opportunities to create new wildlife habitats within Registered Landscapes to enhance their contribution to this objective.
Water	Protection of Registered Landscapes and Battlefields should have positive benefits for this objective by preserving green infrastructure that contributes to resilience to flood risk. The policy does not explicitly consider how development proposals could impact Registered Landscapes and Battlefields with regard to development impacts on water quality and efficiency – however, this is likely to be adequately covered in other policies.
Mitigation	The policy could improve benefits to this objective by explicitly considering the impact of development proposals on Registered Landscapes and Battlefields with regards to potential pollution and flood risk associated with new development.
Air	Protecting the integrity and setting of Registered Landscapes and Battlefields should protect air quality through preserving the integrity and setting of green infrastructure.
Mitigation	The policy could increase benefits to this objective by explicitly referring to protection and improvement of air quality through protecting and enhancing green infrastructure in and around Registered Landscapes and Battlefields.
Land and resources	The policy will protect land quality by resisting development that would adversely affect the integrity and setting of Registered Landscapes and Battlefields. However, the impact on soil quality and use of brownfield land is likely to be dependent on the location and design of the development proposal and the Registered Landscape or Battlefield affected. The policy does not consider or promote protection of natural resources, however, this could be adequately covered elsewhere in the plan.
Mitigation	The policy could improve benefits to this objective by explicitly considering potential pollution and disturbance of land and soil quality resulting from new development affecting Registered Landscapes and Battlefields.
Waste	Screened out - the policy refers to Registered Parks and Gardens and Battlefields - as such it will not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy recognises and explicitly intends to protect the historic value of Registered Landscapes, Battlefields and their settings - thereby positively contributing to the maintenance of local distinctiveness, appearance and character of these landscapes.
Mitigation	The policy promotes protection of the historic value of Registered Landscapes and Battlefields, but does not consider their enhancement. This could be included elsewhere in the plan, or opportunities to enhance Registered Landscapes promoted within this policy.
Population and human health	Protecting Registered Landscapes and Battlefields could contribute positively to improving wellbeing of residents and reducing health inequalities through creation of places that promote outdoor recreation and social interaction, and thus support healthy living.
Mitigation	The policy could specially consider and promote equal access to Registered Landscapes and Battlefields.
Housing	Screened out - the policy refers to Registered Parks and Gardens and Battlefields - as such it will not have a direct or significant impact on housing.
Mitigation	None required.
Community Safety	Screened out - the policy refers to Registered Parks and Gardens and Battlefields - as such it will not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The policy will preserve the historic and natural value of Registered Landscapes, Battlefields and their settings as heritage assets, thus contributing positively to the physical, social and environmental infrastructure in these areas. While the policy does not directly impact local economic growth, supporting the character and local distinctiveness of these environments has potential to attract visitors and investment in the area – thereby positively contributing to their vitality and vibrancy and potentially providing a stimulus for local economic growth. The restrictions on development could increase costs or prevent development coming forward on specific sites, but with wider benefits for the whole borough.
Mitigation	To maximise these positive economic contributions, the policy could include consideration of the accessibility/integration of Registered Landscapes into the built environment.

DM 50 Archaeology

SA topic	Appraisal
Climate change and energy	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on climate change and energy.
Mitigation	None required.
Biodiversity, flora and fauna	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on biodiversity, flora and fauna. Intrusive work during field evaluation could potentially disturb wildlife habitats - however, the impact is likely to depend on the specifications of the site of interest and the fieldwork required.
Mitigation	None required.
Water	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on water quality.
Mitigation	None required.
Air	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on air quality.
Mitigation	None required.
Land and resources	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on land and resources.
Mitigation	None required.
Waste	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on waste.
Mitigation	None required.
Cultural heritage and landscape	The policy positively contributes to the protection and management of sites of archaeological significance and as such positively contributes to maintaining the borough's cultural and historic heritage value. The policy will ensure that sites of archaeological value are recognised. However, for consideration of how this will impact development once the archaeological assessment or field evaluation has been undertaken, reference is made to the Chester Archaeological Plan.
Mitigation	The policy could include consideration of protection and enhancement of sites of archaeological significance once identified.
Population and human health	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on population and human health.
Mitigation	None required.
Housing	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on housing - any impacts upon the provision, type or design of subsequent housing development is likely to depend on the specifics of each development proposal and the site of archaeological interest.
Mitigation	None required.
Community Safety	Screened out - the policy relates to archaeology and as such does not have a direct or significant impact on community safety.
Mitigation	None required.
Economic development	The requirements for archaeological assessments could result in additional costs for developments. However, the protection of archaeology will bring wider benefits and may increase tourism.
Mitigation	None required.

DM 51 Wind energy

SA topic	Appraisal
Climate change and energy	Further to ENV7, the policy supports an increase in the borough's renewable energy capacity. Supporting non-polluting energy generation should contribute to reducing the use of non-renewable energy sources and associated greenhouse gas emissions. Explicit consideration for landscape characteristics and minimising landscape impact in the policy should contribute to the protection of green infrastructure to the benefit of adapting to climate change.
Mitigation	None required.
Biodiversity, flora and fauna	By referring to Local Plan (Part One) Policy ENV 7 which requires that renewable energy proposals do no have unacceptable impacts on biodiversity or the natural environment, the policy will have a positive impact on mitigating potential impacts on biodiversity. A more positive impact for biodiversity could be achieved through explicitly referring to its protection and, where possible, enhancement in the policy itself, however, the accompanying explanation highlights that more detailed consideration of biodiversity impacts are covered by other policies in the plan. As such, this is sufficiently covered in other policies.
Mitigation	None required.
Water	By referring to Local Plan (Part One) Policy ENV7 which requires that renewable energy proposals do not have unacceptable impacts on water, the policy will contribute to mitigating potential negative impacts on water. The policy steers development involving larger turbines to the 'areas of least constraint', which takes into account presence of constraints such as inland waters. The policy could provide more positive impacts for water by explicitly referring to it, however, it is considered that flood risk and water management is sufficiently covered in other policies.
Mitigation	None required.
Air	Supporting wind energy as a renewable and non-polluting source of energy should contribute to reducing emissions of greenhouse gases associated with non-renewable energy sources. However, the policy does not specifically refer to air quality, or consider the use of clean technologies and working practices in construction of wind energy facilities.
Mitigation	None required.
Land and resources	The policy explicitly promotes consideration of landscape sensitivity, and supports an increase in the borough's renewable energy capacity which will support the prudent use of non-renewable natural resources. It does not specifically promote the use of brownfield land or areas of lower soil quality for wind energy development, however, this is sufficiently covered in other policies in the plan.
Mitigation	None required.
Waste	Screened out - the policy relates to wind energy proposals and as such is not considered to have a direct or significant impact on waste production or management.
Mitigation	None required.
Cultural heritage and landscape	The policy specifically considers the sensitivity of the landscape in determining the suitable scale and location of development. The policy requires a supporting landscape appraisal with development proposals which should ensure consideration for cultural heritage and landscape in development proposals. The policy promotes reference to design guidance in order to minimise any landscape impacts and prevents negative impacts on heritage assets.
Mitigation	None required.
Population and human health	Screened out - the policy relates to wind energy proposals and as such is not considered to have a direct or significant impact on addressing social and economic inequalities.
Mitigation	None required.
Housing	Screened out - the policy relates to wind energy proposals and as such is not considered to have a direct or significant impact on housing provision.
Mitigation	None required.
Community Safety	The policy specifically considers potential impacts on aviation which will positively contribute to enhancing safety of local communities.
Mitigation	None required.
Economic development	The criteria may make wind energy developments more difficult or costly, but will help to protect the character of the area, which makes it attractive to investors and new businesses / residents.
Mitigation	None required.

DM 52 Solar Energy

SA topic	Appraisal
Climate change and energy	The policy supports an increase in the borough's renewable energy capacity through solar energy, as long as proposals meet certain criteria. Supporting non-polluting energy generation should contribute to reducing the use of non-renewable energy sources and associated greenhouse gas emissions. The policy requires retention of hedgerows and trees where possible.
Mitigation	None required.
Biodiversity, flora and fauna	The policy has explicit concern for landscape impact - requiring retention of hedgerows and trees where possible.
Mitigation	None required.
Water	Screened out - the policy relates to solar energy proposals. Such development could have water-based impacts, however, the impact will depend on the location and detailed design of the facility.
Mitigation	None required.
Air	The policy supports an increase in the borough's renewable energy capacity through solar energy, as long as proposals meet certain criteria. Supporting non-polluting energy generation should contribute to reducing the use of non-renewable energy sources and associated emissions. The policy requires retention of hedgerows and trees where possible. The policy does not specifically refer to air quality, or consider the use of clean technologies and working practices in construction of solar energy facilities.
Mitigation	The policy could specifically refer to the need to protect air quality, and consider the use of clean technologies and working practices in construction of solar energy facilities that would further enhance benefits to this objective.
Land and resources	The policy explicitly requires that, where possible, solar farms should be located on previously developed land. It requires that any proposals minimise disturbance to agricultural land by avoiding most versatile land in favour of lesser quality land. The policy requires that proposals demonstrate how the site can be reinstated to its previous use and condition once the operational lifespan has been reached which should contribute to mitigating potential degradation of soil quality.
Mitigation	None required.
Waste	Screened out - the policy relates to solar energy proposals and as such is not considered to have a direct or significant impact on waste production or management.
Mitigation	None required.
Cultural heritage and landscape	The policy explicitly considers landscape sensitivity, requiring landscape and visual impact assessments to accompany development applications (depending on the scheme). The policy requires any adverse landscape or visual impacts to be sufficiently mitigated through layout, siting and design. It also prevents impacts on heritage assets and their setting.
Mitigation	None required.
Population and human health	Screened out - the policy relates to solar energy proposals and as such is not considered to have a direct or significant impact on population and human health.
Mitigation	None required.
Housing	Screened out - the policy relates to solar energy proposals and as such is not considered to have a direct or significant impact on housing provision.
Mitigation	None required.
Community Safety	The policy seeks to ensure that development associated with proposals for solar energy cause no risk to public safety. This will minimise risks to community safety associated with solar energy development and positively contribute to creating safe environments.
Mitigation	None required.
Economic development	The policy introduces criteria that could make it more difficult or expensive to bring forward solar energy proposals. However, the policy aims to protect the character of the area, which brings economic benefits as it attracts investors, residents and businesses.
Mitigation	None required.

DM 53 Energy generation, storage and district heat networks

SA topic	Appraisal
Climate change and energy	Further to ENV7, the policy supports proposals that optimise the use of renewable energy sources; that provide energy storage to balance the grid; support the use of intermittent energy sources (e.g. wind and solar); and enable the establishment / expansion of district heat networks. This should assist to reducing the use of non-renewable energy sources and associated greenhouse gas emissions. It also ensures that proposals have no unacceptable impact on air quality and that heat recovery is considered.
Mitigation	None required.
Biodiversity, flora and fauna	By referring to Local Plan (Part One) Policy ENV 7 which requires that renewable energy proposals do not have unacceptable impacts on biodiversity or the natural environment, the policy will have a positive impact on mitigating potential impacts on biodiversity. A more positive impact for biodiversity could be achieved through explicitly referring to its protection and, where possible, enhancement in the policy itself. The accompanying explanation states that the production of biomass should not impact negatively upon water and ecology.
Mitigation	None required.
Water	By referring to Local Plan (Part One) Policy ENV7 which requires that renewable energy proposals do not have unacceptable impacts on water, the policy will contribute to mitigating potential negative impacts on water. The accompanying explanation states that the production of biomass should not impact negatively upon water and ecology. The policy could provide more positive impacts for water by explicitly referring to it, however, it is considered that flood risk and water management is sufficiently covered in other policies.
Mitigation	None required.
Air	The policy explicitly states that there should be no unacceptable impact on air quality and that proposals for biomass installations will not be permitted within or adjacent to Air Quality Management Areas. Further, supporting the use of intermittent renewable energy sources (such as wind and solar) should contribute to reducing emissions of greenhouse gases associated with non-renewable energy sources. The policy requires that energy generation proposals should include an assessment of the potential heat recovery, and heat generating proposals should consider options for power generation.
Mitigation	None required.
Land and resources	The policy explicity promotes, where possible that schemes be located on previously developed land and/or in existing industrial areas. Furthermore, it requires that where technically feasible and economically viable, development should utilise existing power lines, structures and infrastructure. It also requires that the production of biomass crops should avoid the use of best and most versatile agricultural land and where biomass is proposed to be used for energy generation, it should be sustainably sourced. The policy will, in supporting an increase in the borough's renewable energy capacity, support the prudent use of non-renewable natural resources.
Mitigation	None required.
Waste	Screened out - the policy relates to energy generation, storage and district heat networks and as such is not considered to have a direct or significant impact on waste production or management.
Mitigation	None required.
Cultural heritage and landscape	The policy explicitly promotes, where possible that schemes be located on previously developed land and/ or in existing industrial areas. Furthermore, it requires that where technically feasible and economically viable, development should utilise existing power lines, structures and infrastructure. The policy further states that proposals should not adversely impact on neighbouring land users and that the cumulative impacts of development will be considered. This should ensure consideration for cultural heritage and landscape in development proposals.
Mitigation	The policy could specifically refer to protection of cultural heritage, unless sufficiently covered by other policies.
Population and human health	Screened out - the policy relates to energy generation, storage and district heat networks and as such is not considered to have a direct or significant impact on addressing social and economic inequalities.
Mitigation	None required.
Housing	Screened out - the policy relates to energy generation, storage and district heat networks and as such is not considered to have a direct or significant impact on housing provision.
Mitigation	None required.
Community Safety	The policy specifically states that proposals should not adversely impact on neighbouring land users and that the cumulative impacts of proposals for energy development will be considered. This should ensure consideration for community safety in the design of development proposals.
Mitigation	The policy could enhance benefits to this objective by explicitly referring to protection of community safety.
Economic development	The policy explicitly promotes, where possible that schemes be located on previously developed land and/ or in existing industrial areas. As such it will assist in regeneration of industrial areas and scale of economy. The policy also requires that proposals should not limit the range and choice of employment land in the area. As such it will protect land for economic development. The policy will facilitate greater use of renewable energy sources that will, in turn, support the sustainable growth of the borough.
Mitigation	None required.

DM 54 Waste management facilities

SA topic	Appraisal
Climate change and energy	Meeting the requirements set out in Local Plan (Part One) Policy ENV8, the policy should contribute to promoting the use of waste as a resource and as such contribute to reducing energy and resource consumption. The policy promotes the desirability of managing waste close to its source which, combined within encouraging more sustainable modes of transport for importations/exportations, should contribute to reducing greenhouse gas emissions associated with vehicle borne traffic. Requiring minimising of potential adverse impact on the ecology of the area should also contribute to protecting green infrastructure in the area, to the benefit of adapting to and mitigating the impacts of climate change.
Mitigation	None required
Biodiversity, flora and fauna	The policy explicitly requires development of waste management facilities to minimise potential adverse impacts on ecology of the area. The policy also suggests that opportunities to enhance green infrastructure and biodivesity where possible.
Mitigation	None required
Water	The policy explicitly requires proposals to avoid impacts on hydrogeological, hydrological and soil permeability characteristics which should positively contribute to mitigating potential water-based impacts.
Mitigation	Could be more explicit with regards to how water quality could be protected, and whether water quality is included within monitoring requirements.
Air	Encourages more sustainable modes of transport for the importation and exportation of material which should contribute to reducing vehicle borne greenhouse gas emissions. Encourages consideration for the distance waste has travelled, promoting the desirability of managing waste close to its source. Requirements for monitoring could include air quality monitoring, although this is not explicitly stated. the policy also refers to the need to protect and enhance air quality through use of clean technologies.
Mitigation	None required
Land and resources	The policy encourages proposals for waste management facilities to be located on previously developed or degraded land, explicitly promoting development on areas of lower environmental quality to protect land and soil quality. It also encourages the sharing of facilities between linked farms which would contribute to the prudent use of land and resources.
Mitigation	None required
Waste	Requiring compliance with the waste managing hierarchy set out in ENV8 Managing Waste in Local Plan (Part One) will contribute to ensuring prioritisation for the prevention of waste, its sustainable re-use and disposal as a last resort. This will ensure the sustainable management of waste.
Mitigation	None required
Cultural heritage and landscape	The policy sets out in the criteria that schemes should have regard to the setting and character of the site and take into account its surroundings and landscape.
Mitigation	None required
Population and human health	Waste management facilities can impact upon residential amenity and quality of life of local communities. The policy requires that any potential adverse impacts on human health are minimised. The policy requires arrangements to be set out for the management of the facility, including hours of operation which should contribute to minimising impacts on local communities. Consideration for protecting the amenity and quality of life of local communities is included in the accompanying explanation, but there is little regard for protecting amenity in the policy itself.
Mitigation	The consideration for protecting amenity and quality of life that is currently included in the accompanying explanation could be included in the policy itself. Greater details could be included, for example, with reference to addressing specific issues such as odour, vermin, noise etc.
Housing	Screened out - while the policy will contribute to meeting waste management needs to facilitate additional housing development, the policy will not have a direct or significant impact on housing provision.
Mitigation	None required
Community Safety	The policy requires that proposals for waste management facilities set out arrangements for the management of the facility, including hours of operation. This will contribute to protecting the safety and well-being of workers and nearby communities. It also refers to protection of aircraft safety. Requiring measures of monitoring to be set out with applications will further contribute to protecting community safety in the long-term. The policy encourages development to have good access to the existing highway network but does not consider the capacity of these highways to accommodate associated increased levels of traffic.
Mitigation	The policy could explicitly consider suitability of the existing road network to ensure there is adequate road capacity so new development does not compromise the safety of road users.
Economic development	The criteria relating to waste facilities may make these specific developments more difficult or costly. However, the policy aims to protect surrounding businesses and occupiers and the character of the area, which will have economic benefits.
Mitigation	None required

DM 55 Sites for replacement household waste recycling facilities

SA topic	Appraisal
Climate change and energy	Any replacement site for Frodsham will have to be located within or on the edge of the town. Similarly, any replacement site for Tattenhall will have to be located on or adjacent to an existing employment site, or other suitable brownfield land. This will assist in reducing travelling distances to these facilities. Furthermore, replacement facilities at these locations, as well as the extension of the current facility in Chester will increase the opportunity for more modern facilities that could in turn increase opportunities for greenhouse gas reduction technologies.
Mitigation	None required.
Biodiversity, flora and fauna	The policy requires replacements sites at Frodsham and Tattenhall to be located on brownfield land. Furthermore, the policy requires proposals to demonstrate how they comply with the locational criteria set out in the National Planning Policy for Waste (Appendix B). The latter requires considerations of any adverse effect on a site of international importance for nature conservation (Special Protection Areas, Special Areas of Conservation and RAMSAR Sites), a site with a nationally recognised designation (Sites of Special Scientific Interest, National Nature Reserves), Nature Improvement Areas and ecological networks and protected species.
Mitigation	The policy could refer to creation of habitats through landscaping.
Water	The policy specifically requires that any site would be managed so as to avoid pollution of watercourses. Furthermore, the policy requires proposals to demonstrate how they comply with the locational criteria set out in the National Planning Policy for Waste (Appendix B). The latter requires comprehensive consideration of any effects on protection of water quality and resources and flood risk management.
Mitigation	None required.
Air	Any replacement site for Frodsham will have to be located within or on the edge of town. Similarly, any replacement site for Tattenhall will have to be located on or adjacent to an existing employment site, or other suitable brownfield land. This will assist in reducing travelling distances to these facilities. Furthermore, replacement facilities at these locations, as well as the extension of the current facility in Chester will increase the opportunity for more modern facilities that could in turn increase opportunities for greenhouse gas reduction technologies. Furthermore, the policy requires proposals to demonstrate how they comply with the locational criteria set out in the National Planning Policy for Waste (Appendix B). In terms of air emissions, including dust, the latter requires considerations of the proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled through the use of appropriate and well-maintained and managed equipment and vehicles.
Mitigation	None required.
Land and resources	The policy requires the use of brownfield land for replacement household waste recycling facilities, so redevelopment represents prudent use of natural resources and may improve soil quality. Household waste recycling will also help to result in prudent use of natural resources.
Mitigation	None required.
Waste	Allocation of a site for replacement household waste recycling facilities will support sustainable waste management to meet the waste management needs of the area. This should contribute to reducing the amount of waste sent to landfill. The policy does not deal with addressing the amount of waste produced.
Mitigation	The policy could make reference to Local Plan (Part One) Policy ENV8 which would contribute to ensuring waste management accords with the waste hierarchy.
Cultural heritage and landscape	The policy specifically requires proposals to be properly screened and not to have an unacceptable impact on the local landscape. Furthermore, the policy requires proposals to demonstrate how they comply with the locational criteria set out in the National Planning Policy for Waste (Appendix B). Considerations will include the potential effects on the significance of heritage assets, whether designated or not, including any contribution made by their setting.
Mitigation	None required.
Population and human health	The policy specifically requires that impacts on the amenities of neighbouring properties and land uses should be acceptable, in particular noise and odour. Furthermore, the policy requires proposals to demonstrate how they comply with the locational criteria set out in the National Planning Policy for Waste (Appendix B). The latter requires the consideration of sensitive receptors, including human receptors, in terms of noise, dust, odours, light and vibrations. The policy therefore address health concerns of surrounding residents and employees.
Mitigation	None required.
Housing	Screened out - new household waste facilities will help to mange waste from additional housing, but the policy will not have a direct impact on provision of housing.
Mitigation	None required.
Community Safety	The policy specifically requires that any site will be capable of being safely accessed by HGV and other types of vehicles, with adequate room for manoeuvring and waiting on site. This will improve road safety. The design of new waste facilities could impact on community safety but the detailed design of such facilities is not covered by the policy and as such it has no significant effect.
Mitigation	None required.
Economic development	The policy requires proposals to demonstrate how they comply with the locational criteria set out in the National Planning Policy for Waste (Appendix B). The latter requires the consideration of likely proposed development in the vicinity of any household waste recycling site. This will assist in locating sites for replacement household waste recycling facilities within areas where they will not have a negative impact on potential economic development.
Mitigation	None required.

B Site appraisals

Site: Northern Gateway - Hoole Enterprise Centre - CH 3(C)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is located adjacent to Chester Railway Station, and there are numerous bus stops in close proximity to the site. The site lies adjacent to a main pedestrian route and in close proximity to the several routes which are part of the National Cycle Network. Therefore, the site can easily be accessed by sustainable modes of travel. The site is brownfield land and is currently covered in hard standing; its development for employment use could, depending on design of the scheme and its landscaping, present opportunities to incorporate green infrastructure which could reduce surface water run-off and provide trees to contribute to reducing CO2 emissions in the area. The site is located within flood zone 1 and will not impact on flooding in the area.	Ensure that development on site is designed to link into the existing pedestrian and cycle network and provides cycle parking. Require development to incorporate planting.
Biodiversity flora and fauna	The site is currently covered in hard standing and contains limited green infrastructure (some shrubs and trees along the site boundaries, none of which are protected). The site is, however, identified as being a core area of the wider Ecological Network and an Area of Nature Conservation Value lies adjacent to, and covers a small part of the site. Developing the site for employment use may provide opportunities to provide green infrastructure and create habitats, dependent on the design and landscaping of the scheme which is unknown at this stage.	Require landscaping/planting within or on the edge of the scheme, giving consideration to the site's role within the wider Ecological Network. Retain existing trees along boundary.
Water	There are no water bodies in or adjacent to the site the site lies within Flood Zone 1. Currently the site is hard-standing and contains no green infrastructure. Developing the site for employment use may present the opportunity to incorporate landscaping and other green infrastructure to reduce the level of hard-standing on site. This could reduce surface water run-off, dependent on the design of the scheme which is unknown at this stage.	Ensure development provides landscaping/planting and, if appropriate, provides SUDS on site. A site specific flood risk assessment should be undertaken for development on this site, in line with SFRA recommendation.
Air	The site is located near to the Air Quality Management Area in Chester. The site is in an accessible location and can be accessed by sustainable modes of travel - it is located adjacent to Chester Railway Station, a main pedestrian route and near to cycle routes on the National Cycle Network, and there are several bus stops within the vicinity of the site, served by regular services. However, the site is currently vacant and so its development for employment use would likely see an increase in traffic in the area, which may impact on air quality and the nearby Air Quality Management Area.	Maximise accessibility to the site by sustainable modes of travel, e.g. provision for cycling, ensuring the configuration of the site linking into the surrounding pedestrian and cycle network.
Land and resources	This site is brownfield land, currently covered in hard standing. Therefore, development for employment use is unlikely to result in significant degradation of land and soil quality. Ground contamination is considered to be medium risk on and adjacent to the site, and so its development would not result in the loss of high quality land and soil. It could, depending on the details of a development scheme, offer opportunities for remediation and landscaping, to the benefit of land and soil.	Ensure development provides landscaping/planting.
Waste	Screened out - the proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	There are no listed buildings on site, but the site lies adjacent to Chester Railway Station which is Grade II* listed, and as such development of the site for employment use could impact on the setting of the station building. The site lies within the City Centre (Chester) Conservation Area and Areas of Archaeological Importance (Zones 64 & 69), and is in close proximity to the Hoole Road Conservation Area and the Flookersbrook (Chester) Conservation Area. Development of the site could impact the setting of these conservation areas, and create ground disturbance which could affect archaeological assets. The site contributes to the Hoole Gateway into Chester and so development could impact the setting and character of Chester. The Heritage Impact Assessment identifies that as the site is currently vacant, development of the site presents the opportunity for positive enhancement on the approach into the city, both by road and rail. However, this will be dependent on the design of the development, which is unknown at this stage.	Require careful management of position of structures, design and form of development, together with archaeological assessment and mitigation if required and landscaping improvements.

Population and human health	The employment use of the site is unlikely to include community facilities, however, given the location and accessibility of the site, its occupants could use the numerous nearby health and community facilities, which could assist in developing social integration and cohesion. The site lies adjacent to a main pedestrian route and nearby to a route on the National Cycle Network, and so could support access to/from the site by active travel. Currently the site is vacant; developing it for employment use, dependent on the type of employment and design of the scheme, could better foster and facilitate access by alternative, more sustainable and active means of travel, to the benefit of human health. However, potential noise and air pollution from adjacent railway operations could detrimentally impact upon the amenity of future employees.	Ensure that the design of the scheme links into the existing pedestrian and cycle network, particularly enhancing links to the railway station. Require that the design of the development and its landscaping are carefully considered to mitigate potential negative impacts on amenity from adjacent railway uses.
Housing	Screened out - The proposed development is an employment scheme and does not have a direct or significant impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and fear of crime. It may also impact on road safety, dependent on the employment use and the type and amount of traffic generated. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate potential issues.	Should require design of proposals to reduce opportunities for crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land in a sustainable location and will provide opportunities for the creation of new business or expansion of current businesses. Further, it will support development of the Chester Business Quarter. Development of the site for employment use will improve accessibility to jobs for the local residents, as well as the wider area given its proximity to Chester Railway Station. It is not clear whether the development of the site for employment use would result in improved social, physical and environmental infrastructure in the area as this would depend on the exact nature and design or proposals.	None required.

Site: Northern Gateway - Hoole Lane, Boughton - CH 3(D)

Sustainability objective	Comments	Mitigation
Climate change and energy	Very accessible location within close proximity to Chester Rail Station as well as 2 bus stops adjacent to the site, and cycle and walking routes along the adjacent canal. Therefore, the site can be accessed by a range of transport modes, including sustainable modes of travel. The One City Plan proposes pedestrian routes through the Chester Business Quarter that would more directly connect the site with the train station. As a brownfield site currently occupied by a car park, its development for employment use is not considered to have a significant detrimental impact on green infrastructure. No information is provided about proposed green infrastructure, however, the site's development could present opportunities to create new green infrastructure.	Ensuring pedestrian links through the Chester Business Quarter that are aspired to in the One City Plan are pursued would further enhance the sustainable access to the site.
Biodiversity Flora and Fauna	There are some trees and shrubs along one boundary of the site, but none of which are protected. As a previously developed site, the loss of green infrastructure and associated impacts on biodiversity should not be significant. No information is available about proposed schemes or levels of landscaping, and as such, opportunities for the enhancement and creation of habitats are not clear. Proposed employment uses on the site could provide green infrastructure to enhance benefits to habitat creation and biodiversity. There are local wildlife sites along the Shropshire Union Canal adjacent to the site that could be impacted upon by the development.	Planting and landscaping should be encouraged with proposals to mitigate any loss of green infrastructure in construction and maximise potential to enhance habitation creation. Consideration should be required regarding local wildlife sites along the adjacent canal, and appropriate mitigation measures offered accordingly.
Water	There are no water bodies on the site, but the Shropshire Union Canal runs adjacent to the site. The site does not lie within any flood zones and hence its development for employment purposes would be appropriate. The site is currently used as a car park comprising hard standing, hence future development on the site is not likely to contribute any further increased risk of surface water run-off and flooding than present. Future development schemes, if incorporating planting and green infrastructure, could have positive implications for this objective.	Inclusion of green infrastructure and planting with future development schemes could bring benefits to mitigating surface water run-off.
Air	The site is not within an Air Quality Management (AQMA) area, but is close to the Boughton AQMA and Chester AQMA. It is in a relatively accessible location, accessible via a range of modes of transport, including sustainable modes of travel. However, development on the sites is still likely to increase traffic, which may impact on air quality.	Planting and landscaping with development proposals should contribute to offsetting any potential detrimental impacts on air quality.
Land and resources	The site comprises previously developed land and as such its development should not result in significant degradation of land and soil quality. Ground conditions on the site are considered to be of high risk of contamination, hence the site development for employment use would not result in the loss of high quality soil and land. Planting and landscaping with development proposals could have a beneficial impact on soil quality, however, no details are available at this stage in terms of landscaping schemes.	Planting and landscaping with development proposals could have a beneficial impact on soil quality.
Waste	Screened out - the development of the site for employment use is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	The site is covered by the Chester Urban Archaeological Plan and Chester Archaeological Character Zone. Further, it lies adjacent to Boughton Canalside Conservation Area and would have a direct impact on its setting, and the character of Chester. However, the site is currently occupied by car parking and if developed sensitively and to a high-quality, the visual impact on the setting of the conservation area and Chester could be improved. The Heritage Impact Assessment identifies that the Chester Leadworks and Shot Tower listed building is west of the site. These assets are highly significant and the area has a social communal value and the canal is a key permeable route. The vacan site currently detracts from local character.	Requiring archaeological assessment and appropriate mitigation measures would contribute to avoiding or minimising potential impacts. Ensure the design quality of the development scheme is high given the site's prominence and impact upon the setting of the conservation area and Chester. The Heritage Impact Assessment identifies that development on the site should have a strong frontage to the canal side, be an appropriate scale / mass and buildings should front the canal directly. The space between the building and the canal needs high quality public realm, allowing access. Views of significant buildings should be respected. Materials should be high quality and appropriate to the area and reflective of its industrial character.
Population and human health	The proposal is for employment uses and hence they will not include provision of new health care facilities. In its current use as a car park, the site does not contribute to providing a healthy standard of living, whereas its development for employment use could potentially support healthy living by fostering sustainable and active travel to employment opportunities and also potentially assisting in developing social integration and community cohesion given its accessible location within the settlement of Boughton. The One City Plan aspires for enhanced pedestrian routes throughout the Chester Business Quarter and connecting it into surrounding areas. This would enhance access to health and community facilities in Boughton and adjacent wards of Hoole and Chester City.	Ensuring pedestrian links through the Chester Business Quarter that are aspired to in the One City Plan are pursued would enhance sustainable access to health and community facilities within Boughton and the adjacent wards of Hoole and Chester City.
Housing	Screened out - the development of the site for employment use and as such is not considered to have an impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety with increased levels of traffic generated in the area. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land in a sustainable location and will provide opportunities for the creation of new businesses. The site is included as a priority area within the One City Plan as part of the Chester Business Quarter. As such, the sites development for employment use would be compatible with and potentially support other businesses in the area. It will improve accessibility to jobs for the residents or Boughton and the neighbouring ward of Hoole, as well as the wider area given its proximity to Chester rail station. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site: Northern Gateway - Garden Lane - CH 3(E)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is located within walking distance of the city centre of Chester. There is a bus exchange in walking distance to the site. The site is based within the Gorse Stacks and canal basin area in the One City Plan. There is an aspriation in the plan to strengthen the pedestrain route and link the centre with the Garden Quarter. The site is currently operating as a car park, with a green land to the east of the site. The loss of this land to employment uses will impact upon the green infrastructure of the borough. The trees located on site will contribute to reducing the impacts of climate change.	The development of the site contributed to reducing car trips and strengthen the pedestrain links with the city centre. Rention of existing trees on site and where this is not possible, planting two trees for every tree lost on or close to the site.
Biodiversity Flora and Fauna	The site is currently used as a car park. The site is within an urban area in close proximity to the inner ring road in Chester. To the east of site is green field with trees and overgrown planting. This is currently not accessible due to fencing. Development of this area of the site could impact habitats, especially there is limited green space in that area due to the urban context of the site. However, this assessment is not based on a proposed scheme and therefore mitigation of this area and habitats could be made. The site has been identified as having low risk contamination and where this contamination is on the site is unknown. Development of the site will need to ensure that habitats that may have formed on the sites are not affected by the contaminated land.	The scheme for the site should aim to retain the green field to the east. Where this is not possible, an assessment for habaits should be taken and migration measures may need to be put in place. Considerations should be made to any potential habitats and the contaminated land within the site.
Water	The site is not at risk of flooding, therefore employment use on the site would be appropiate. The site is currently a car park with hard standing. Therefore, any future development is unlikely to increase the risk of flooding. However, the greenfield, land will absorb some rainwater and the loss of this land may contribute to an increased risk of flooding. As the site has identified contaminated land, the benfits of remediation of the land for development could reduce the risk of contamination of water courses in the area.	Planting and landscaping of the site that mitigates the potential impacts that can be caused by the loss of the greenfield and trees on site.
Air	The site is within the Chester AQMA, and as such, development of this site is likely to have a negative impact on an area already experiencing air quality issues. There are a number of well established trees on the site that will be contributing to reducing CO2 emissions in the area. The site is located at the fountains roundabout and along the inner ringroad, which has a large amount of cars travelling throughout the day.	The scheme design should include tree planting to replace any trees lost.
Land and resources	The land has been identified as having low level contamination and is currently used as a car park and a patch of green field that in fenced off. Development on the brownfield part of the site will promote sustainable development, minimising the use of greenfield and can reduce the risk of pollution if the contaminated land is remediated. However, development of the greenfield part of the site will result in a negative impact on land and resources due to the loss of a greenfield site.	A scheme that focuses development within the brownfield part of the site, with retention of greenfield and remediation of the land as appropiate.
Waste	Screened out - the site is a proposed allocation for employment use and as such is unlikely to significantly or directly impact on waste.	
Cultural heritage and landscape	The site is located below St Martins Way, which is part of the inner ring road of Chester. Therefore, although on a lower level is in a prominent location. The site is currently a car park within a built up area of Chester, close to the town centre. This site would be considered outside the historic core of the centre. Depending on elevations of the building, much of the scheme could be below the inner ring road and the site is set back from Garden Lane. There is a diversity of buildings and facades along Garden Lane, many are red brick buildings, with residential terraced housing to the north of the site. As the site is a car park, there is an element of open space, although it is hardstanding. The greenfield to the east of the site, although not high quality, does add to the landscape of the site. The Heritage Impact Assessment identifies that the site is close to several Listed Buildings and is within Chester City Centre Conservation Area. There is potential for neutral or positive impacts, with management of position, scale and form and retention of some of the trees.	The scheme and design should reflect the character of the existing context. Considerations to landscaping should be made to mitagate any loss of greenfield on the site. The Heritage Impact Assessment suggest careful design to manage the position, scale and form of development and the retention of some trees.

Population and human health	Th site is located close to the city centre of Chester. There are a range of uses along Garden Lane, including car sales, residential, medical centre, with pharmacy and sheltered accomodation. Health services can be accessed by the site and due to its location, access to other facilities and services the city centre offers. Due to the location of the site in relation to the inner ring road, there could be an impact on noise levels. However, as the intended use of the site is employment use, this would not have a detrimential impact. In line with the One City Plan, a stregthen pedestrian link with the town centre and transport options could promote a healthier lifestyle. The low risk contamination of the land could pose a risk to health.	Assessments of the containmination of the land should be undertaken to ensure no impact to human health and remidation of the land as appropiate. Strengthening connectivity with the town centre and other modes of transport can promote a healthier lifestyle and community cohesion.
Housing	Screened out - the proposal is for employment use and as such is unlikely to have a significant or direct impact on housing.	
Community safety	The details of a scheme have not been submitted. The site is close to the inner ring road and any scheme should consider the road safety of cars travelling past the site. The site is currently a car park, which at times could be quiet and could increase the fear of crime. Depending on the scale and size of development and the amount of people in the building, this could reduce or increase the number of people visiting the area, reducing the fear of crime.	Ensure designs of a scheme consider the inner ring road and road safety. Opportunities to reduce crime should be taken to ensure the design of the scheme.
Economic development	The site is being assessed for employment use and will therefore contributes to the employment land of the borough. The site is in a sustainable location, close to the city centre and bus exchange, improving access to jobs.	None required.

Site: Remaining parts of Chester West Employment Park - CH 3(F)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is in an accessible location, on the edge of Chester. It is served by cycle routes and regular bus services along Sealand road which would support its access via a range of transport modes, including sustainable modes. As a previously developed site, the loss of green infrastructure should not be significant. Depending on the details of the development scheme (which are not available at this stage), there may be potential to provide additional green infrastructure to the benefit of this objective.	Proposals for development of the site should include landscaping and planting.
Biodiversity Flora and Fauna	The site is not located within an area of particular ecological or nature conservation importance. There is a Local Wildlife Site nearby the site to the east. As a previously developed site, the loss of green infrastructure and associated impacts on biodiversity should not be significant. No information is available about proposed schemes or levels of landscaping, and as such, opportunities for the enhancement and creation of habitats are not clear. Proposed employment uses on the site could provide green infrastructure to enhance benefits to habitat creation and biodiversity.	Planting and landscaping should be encouraged with proposals to mitigate any loss of greenfield land in construction and maximise potential to enhance habitation creation.
Water	There are no water bodies within the site but the River Dee runs nearby the site to the south-east. As such, parts of the site are covered by Flood Zone 3. Development consisting of “offices/general industry” falls into the “Less Vulnerable” category and hence is deemed “appropriate” development with the level of flood risk. Mitigation measures should be included to offset any increased risk resulting from development, however, there is no such detailed proposals available.	Site specific flood risk assessment may be required if the part of the site subject to flood risk cannot be avoided. Should require mitigation of increased runoff and prevention of issues relating to surface water flooding - i.e. provision of SuDS and additional landscaping to help reduce the risk.
Air	The site is not within an Air Quality Management area, but may impact on the AQMA covering Chester. It is in a relatively accessible location, accessible via a range of modes of transport. However, development on the sites is still likely to increase traffic, which may impact on air quality.	Requiring planting and landscaping with development proposals should contribute to mitigating impacts on air quality.
Land and resources	The site comprises previously developed land and as such its development should not result in significant degradation of land and soil quality and may improve soil quality. The sites are not currently agricultural land, so the proposal will not result in the loss of high grade agricultural land.	Planting and landscaping with development proposals should contribute offsetting any detrimental impact on soil and land quality.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	There are no listed buildings or protected trees within or nearby the site. The site is covered by Chester Archaeological Character Zone and designated as a primary zone within the Chester Urban Archaeological Plan. However, the site sits within the existing Sealand Industrial Estate and its allocation for employment use would be in keeping and compatible with surrounding uses.	Require archaeological assessment and mitigation measures to avoid or minimise potential impacts accordingly.
Population and human health	The site is in an accessible location, served by various modes of transports, including sustainable modes. The proposal is for employment uses of the sites, so they will not include provision of new health care facilities. Siting of additional employment uses in the Sealand Industrial Estate could provide jobs for local people and may assist in developing social integration and community cohesion.	None required.
Housing	Screened out - the site is proposed for employment use and as such is not considered to have a direct or significant impact on housing provision.	

Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety through generating increased traffic levels. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land in a sustainable location and will provide opportunities for the creation of new businesses. The site forms part of an existing employment area and aligns with STRAT3 Local Plan (Part One) which safeguards existing employment land in Sealand Industrial Estate for employment use. Therefore, the site's development for employment use would help to support existing businesses in the area. It will improve accessibility to jobs for local residents. It is not clear whether the development of the site for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site: Land off New Crane Street, Chester - CH 3(G)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is on brownfield land. It is located within the Chester urban area, adjacent to a main pedestrian route and a cycle route on the National Cycle Network. The site is approximately 1km from the Chester Bus Interchange at Gorse Stacks and approximately 2km from Chester Train Station. There are several bus stops within the vicinity of the site, served by regular services, and the nearest park and ride stop is less than 1km away. As such, the site is accessible by sustainable modes of travel. Part of the site is located within a Flood Zone 2; it is currently hard standing and development for employment use could provide opportunities to introduce green infrastructure on the site. Dependent on design of the scheme and landscaping, this could reduce surface water run-off and provide trees to contribute to reducing CO2 emissions in the area.	Should require landscaping/planting within and on the edge of the site.
Biodiversity flora and fauna	The site is in close proximity to the River Dee SAC and SSSI, and a local wildlife site and area of nature conservation run adjacent to the site. Development of the site for employment use could adversely impact upon these features of importance, dependent on the type of employment and design of the development, which is unknown at this stage. The site is currently hard standing and contains no trees or green infrastructure, but is identified as being within the core area and corridor/stepping stone components of the borough's wider ecological network. Developing the site for employment use may provide opportunities to provide green infrastructure and create habitats, dependent on the design and landscaping of the scheme.	Ensure that development considers and, if required, provides further assessment of potential impacts on the River Dee SAC and SSSI. Encourage planting and landscaping within the development, having regard to the site's role within the wider Ecological Network.
Water	The majority of the site is in Flood Zone 1 and a small area is in Flood Zone 2. Currently the site is hard-standing and contains no green infrastructure. Developing the site for employment use may present the opportunity to incorporate landscaping and other green infrastructure to reduce the level of hard-standing on site. This could reduce surface water run-off, dependent on the design of the scheme, which is unknown at this stage.	Ensure development provides landscaping/planting and, if appropriate, SUDS on site. Require a site-specific flood risk assessment, in line with SFRA recommendation.
Air	The site is located near to the Air Quality Management Area in Chester. The site is in an accessible location and can be accessed by sustainable modes of travel - it is located adjacent to a main pedestrian route and a cycle route on the National Cycle Network; it is approximately 1km from the Chester Bus Interchange at Gorse Stacks and approximately 2km from Chester Train Station; there are several bus stops within the vicinity of the site, served by regular services, and the nearest park and ride stop is less than 1km away. As such, there could be potential to see a reduction in the number of cars generated by the site, compared to its current use as a car park. However, dependent on the type of employment use (which is currently unknown), there could be an increase if traffic with adverse impacts on air quality and the nearby Air Quality Managment Area.	Maximise accessibility to the site by sustainable modes of travel, e.g. providing cycle parking, configuring and designing the site to integrate into the surrounding pedestrian and cycle network.
Land and resources	The site is brownfield land, currently completely hard standing. As such, development for employment use is not likely to generate a more negative outcome for land and resources than its current use as a car park. Development for employment use could, dependent on its design and landscaping, provide opportunities to incorporate and replace some of the hardstanding with green infrastructure, to the benefit of land and soil. Part of the site lies within a Minerals Safeguarding Area for sand and gravel, so developing the site for employment use could constrain potential future use of this mineral resource. However, the policy could set out requirements relating to protection of the Minerals Safeguarding Area which would help to mitigate such potential impacts.	Ensure development provides landscaping/planting. Ensure that development meets the criteria in the Minerals Safeguarding Areas policy in Local Plan (Part Two) to ensure that the mineral resource is not sterilised.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	Part of the site lies within the City Centre (Chester) Conservation Area – development would impact on the character and setting of the conservation area, but its impact would be dependent on the design of the scheme, which is not known. Currently, the site is completely hard-standing and used as a car park, so development, dependent on its design and form, could have a positive impact. Part of the site is within the Chester and Boughton Area of Archaeological Importance; development of the site could have adverse impacts if there is ground disturbance. The site is located in a prominent location on a principal route into the city centre so has potential to impact upon the setting and character of the historic core. There is a Grade II listed building less than 100m from the site, however, it is screened by existing buildings and so development of the site is not likely to have a significant impact on its setting. Impacts are dependent on design of the development scheme which is not known at this stage. The Heritage Impact Assessment identified the potential for harm to archaeology and to the setting of non-designated heritage assets, without careful design and archaeological mitigation.	Require careful and high quality design and landscaping. Further archaeological assessment and mitigation may be required if potential for ground disturbance.
Population and human health	The site is located within the Chester urban area, where there are numerous health facilities in relatively close proximity. The employment use of the site is unlikely to include community facilities, however, given the location and accessibility of the site, its occupants could use nearby health and community facilities, which could assist in developing social integration and cohesion. The site lies adjacent to a main pedestrian route and a route on the National Cycle Network, and so could support access to/from the site by active travel. Currently the site is in use as a car park; developing the site for employment use, dependent on the type of employment and design of the scheme, could better foster and facilitate access by alternative, more sustainable and active means of travel, to the benefit of human health.	Ensure that the site is designed to support active travel, e.g. configuring the site to link into the pedestrian and cycle network and providing cycle parking on site.
Housing	Screened out - The proposed development is an employment scheme and as such does not have a direct or significant impact on housing provision.	
Community safety	The site lies within a pipeline buffer and HSE inner consultation zone. There could be potential risk of conflict with some employment uses and further consultation/assessment may be required to ensure the type of employment use on site is compatible with this risk. It is not clear at this stage what the exact design of proposals will be, and so any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety, dependent on the employment use and the type and amount of traffic generated. However, as the site currently operates as a car park, employment use could foster and facilitate access by more sustainable modes, given the location and accessibility of the site. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate potential issues.	Require the design of development to reduce opportunities for crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of this site for employment uses would increase provision of employment and provide opportunities for creation of new businesses or expansion of an existing business. The site is in a sustainable location that could, dependent on the type of employment and design of the scheme, foster and support access by more sustainable modes of travel than the current car parking use. Dependent on the type of employment use which is unknown at this stage, development of the site could support tourism and revitalisation of the area.	None required.

Site: Land at Encirc Glass Ltd - EP 2(A)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is close to the small settlement of Elton but currently not well served by public transport. There is scope to improve bus links from the wider area, in particular Ellesmere Port and the surrounding villages. The site is adjacent to a railway line and close to a station. Although currently poorly served by passenger trains, there is scope to use rail for freight use and new rail links are currently being constructed and will be used for freight. There is also scope to use the Ship Canal for freight use, making use of the berth facility being put in place at Ince Park. No information on proposed development is available but given the size of the site and its proximity to other areas of undeveloped land, there should be scope to include green infrastructure in any proposals.	Development of this site has the potential to incorporate requirements for sustainable transport links, in particular requirements for new bus links to the wider area, particularly Ellesmere Port. Policy could also encourage use of rail and water for freight. A site travel plan should be implemented. Proposals should incorporate significant open/landscaped areas linking into existing landscape features.
Biodiversity Flora and Fauna	There are no specific nature conservation designations directly affecting this site, however it is relatively close to the Mersey Estuary and development of this large site (which is predominately previously developed and part greenfield) is likely to impact negatively on habitats and there is potential for protected species to be present on the site. Without more detailed information it is not possible to assess the degree of likely harm.	Ecological surveys of the site would be required as part of any develoment proposal to assess the potential impact on habitats and species. This is a large site and there is scope within it to leave areas for ecological mitigation. Regard should be had to the ecological network and any opportunities taken to contribute to this through development of this site.
Water	The site is within an area at risk of flooding. Less than 10% site is designated in the SFRA as being in flood zone 3b (functional floodplain) and however, development consisting 'offices/general industry' is deemed 'appropriate' within flood zone 3. Development of the site for employment uses is possible but further detailed information on flood risk is required to inform site layout and design.	Further information on flood risk is required either through a Level 2 SFRA or a detailed flood risk assessment. This information should inform layout of the site with a view to avoiding development on areas in flood zone 3b. The effect of this may
Air	No specific air quality issues have been raised in relation to this site, however there are local concerns about air quality in this area as a result of industrial development and transport infrastructure. Industrial development on this site, and the cumulative impact of development in this area could create air quality problems in future. However, it is not possible to assess this in the absence of specific proposals.	Encouragement for transport by more sustainable modes could help in reducing vehicular emissions.
Land and resources	This site includes a signficant proportion of previously developed land (former power station site) and its redevelopment should be encouraged in preference to greenfield sites. Development of the site would improve land and soil quality in this area. The development of the greenfield part of the site would have a negative impact on land and resources due to the loss of a greenfield site.	Although this has not been raised as a particular issue, given its former use the site may be contaminated and further information would be required on ground conditions as part of any development proposals.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	There are no known sites of landscape, historical or cultural value on the site and its development will not impact on the provision of open space. The Heritage Impact Assessment identifies that there is a Conservation Area in Elston, but this is separated from the site by a number of residential buildings and streets, as such, there is no anticipated impact on the Conservation Area.	None required.
Population and human health	The site is proposed for employment development. It will not provide health facilities. Due to the location it is unlikely to assist in developing social integration or community cohesion.	None required.
Housing	Screened out - The proposed development is not considered to have a direct or significant impact on housing.	
Community safety	In the absence of detailed proposals it is not possible to assess the potential impact on crime. The site is located within a hazard zone and it will be necessary to ensure that proposed development on the site does not put future employees at risk. Details of development proposals will need to be subject to analysis through the HSE Webapp system. Appropriate emergency planning procedures would need to be put in place in accordance with appropriate legislation.	Any proposed scheme could incorporate appropriate security arrangements to protect the site. For large scale development such as that which could come forward on this site, a full transport assessment would be required which would need to include consideration of impacts on road safety. Details of development proposals will need to be subject to analysis through the HSE webapp system. Appropriate emergency planning procedures would need to be put in place in accordance with appropriate legislation.
Economic development	The site provides opportunities for employment whilst redeveloping previously developed land. Additional transport infrastructure, including a new rail link are currently being put in place. There is scope to increase accessibility to jobs from the local area including Ellesmere Port, if appropriate transport infrastructure is put in place. There is scope to make linkages with the University of Chester at the nearby Thornton Research Centre which could provide opportunities for training and learning.	Encouragement for transport by more sustainable modes including provision for bus services serving the site from the local area including Ellesmere Port.

Site:	New Bridge Road - EP 2(B)	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	The site lies adjacent to the canal towpath along the Shropshire Union Canal which provides access via walking and cycling (National Cycle Network Route 70). Public transport provision to the site is limited - with Ellesmere Port railway station located a significant distance from the site and the site is separated from the nearest bus stops via the canal and the M53. While there is potential for sustainable access to the site, its location adjacent to the M53 could, in reality, result in access predominantly via private vehicles. As previously developed land, its development for employment use is not considered to have a significant detrimental impact on green infrastructure. No information is provided about proposed landscaping, however, the site's development could present opportunities to create new green infrastructure. The southern parcels of the allocation are close to Little Stanney Woods and the surrounding open which connects to the woods. There may be opportunities to link the site to the existing green infrastructure.	Enhance pedestrian links between the site and Ellesmere Port railway station. Encourage creation of green infrastructure with the site's development and link to existing green infrastructure.
Biodiversity flora and fauna	While there are no protected trees on the site itself, it is located close to, and therefore could impact upon, sites of nature conservation importance such as Stanlow special protection area (SPA) (Marine) and the Shropshire Union Canal. The site is also located within the Mersey Forest. The site itself is previously developed land and whilst there is some vegetation on the currently clear site, its development could present opportunities to provide higher quality green infrastructure to enhance benefits to habitat creation and biodiversity. This is dependent upon the design on development proposals which are unknown at this stage.	Planting and landscaping should be encouraged with proposals to mitigate any loss of green infrastructure in construction and maximise potential to enhance habitation creation.
Water	The site is located adjacent to the Shropshire Union Canal. A small proportion of the site is located within Flood Zone 3, however, development consisting 'offices/general industry' is deemed 'appropriate' within this flood zone. The site is currently clear and appears to comprise a mix of hardstanding and vegetation. Therefore, its development could increase surface run-off and flooding but the extent of the impacts are likely to depend on the design of the scheme and proposed mitigation measures which are unknown at this stage.	Flood risk area to be avoided if possible, or mitigation measures introduced. Measures such as SuDS required to deal with run-off. Provision of landscaping.
Air	The site lies adjacent to the canal towpath along the Shropshire Union Canal which provides access via walking and cycling (National Cycle Network Route 70). Public transport provision to the site is limited - with Ellesmere Port railway station located a significant distance from the site and the site is separated from the nearest bus stops via the canal and the M53. While there is potential for sustainable access to the site, its location adjacent to the M53 could, in reality, result in access predominantly via private vehicles and is likely to impact on air quality. The site is not located within Ellesmere Port's Air Quality Management Area but travel to and from the site has the potential to impact on this.	Could enhance pedestrian and cycle routes serving the site, especially to the railway station to ensure sustainable modes of travel offer a feasible alternative to the accessing the site via car.
Land and resources	The northern portion of the site constitutes remediated brownfield and as such its development would not result in significant degradation of land and soil quality. Planting and landscaping with development proposals could have a beneficial impact on soil quality, however, no details are available at this stage in terms of landscaping schemes. The southern portion of the site constitutes brownfield land that is highly contaminated and its development could improve land and soil quality.	Ensuring that planting and landscaping are incorporated with development proposals could have a beneficial impact on soil quality.
Waste	Screened out - the development of the site for employment use is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	The site's development could impact upon the listed Shropshire Union Canal Bewley's Bridge which is located adjacent to the site. However, this will be dependent upon the design of the proposal which is not available at this stage. Further, the site's development would be in keeping with surrounding industrial uses and hence the landscape impact is it not likely to be significant. There could be opportunities to improve the visual impact of the site through a scheme of high-quality design. A HIA of the site has been undertaken which concluded that the site is developable subject to appropriate mitigation measures to protect the heritage assets.	Ensuring development proposals are designed to a high standard, with landscape screening along the canal boundary, could enhance the visual impact of the site from the canal.
Population and human health	The proposal is for employment uses and hence will not include provision of new health care facilities. The site is separated from the residential and community facilities located in Ellesmere Port Town by the canal and M53, which limits the site's potential to bring benefits to social integration and health. Located within the Stanlow area, the site could be affected by hazardous zones and restrictions which could present a risk to human health.The site falls within a buffer zone for a major hazard pipeline, which covers the south part of the site.	Enhancing pedestrian links from the site to the facilities on the other side of the M53 would potentially enhance access to health facilities and integration within the community. The design of the scheme should take account of the hazard zones and associated risk to human health within the Stanlow area. The layout of the development should also take account of the major hazard pipeline that runs through the south of the site.
Housing	Screened out - the development of the site for employment use and as such is not considered to have an impact on housing provision.	

Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety with increased levels of traffic generated in the area. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Development of the site for employment uses will help to provide employment land in a suitable and sustainable location and will provide opportunities for the creation of new businesses. It will provide job opportunities for residents in the local area and wider area, given proximity to Ellesmere Port railway station. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None identified.

Site: Former Booston Oil Depot - EP 2(C)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is located in Ellesmere Port surrounded by other employment uses, such as Vauxhall Motors. The site is likely to be accessed by car, due to the lack of bus stops and train stations in walking distance to the site. Whilst the site in isolation wouldn't reduce traffic, the proposal for the site includes the use of the Manchester Ship Canal for distribution, including adapting the canal to accommodate larger vessels and to reinstate the freight line that existing to the south of the site. The proposed site can act as a port for other operators in the area, including Vauxhall Motors, reducing the total number of vehicles on the road. The area is industrial, with limited footpaths and large site entrances that may not be safe for pedestrians to cross. The site, as located in an existing employment area and is close to the M53 motorway junction. The site is located in flood zone 1 and includes surface water issues and is in an indicative area of critical drainage. The recommendation from the SFRA is the site is permitted subject to an FRA. The site is located adjacent to amenity green space at Booston Wood, this is also a Local Wildlife Site. The site is vacant brownfield land that is surrounded by green spaces including the Mersey Estuary, and Manchester Canal.	The site should be subject to an FRA. There are area of surface water on the site and mitigation schemes such as SUDs maybe appropriate. Improvements to pedestrian and cycle routes to nearby urban areas including Ellesmere Port and towards Eastham as part of the development of this site and any others in the North Road area. Retention of key landscape features and mitigation for loss of green infrastructure by enhancement of adjacent sites.
Biodiversity flora and fauna	The site is adjacent to a Local Wildlife site of Booston Wood. The site itself is brownfield, although it is vacant and close to the Manchester Canal. There are trees and hedges on site, which will be lost due to development of the site. It is also close to the Mersey Estuary Ramsar Site. The site itself has naturalised and there may be protected species. Development is likely to have a negative impact on nature conservation.	Ecological surveys would be required to ascertain whether the extent of the ecological resource on the site. The impact of proposed development on the Ramsar site will be addressed through the HRA assessment. Retention of key features and appropriate mitigation will be required to offset any adverse impact. There may be the opportunity to enhance the adjacent Booston Wood Local Wildlife Site and contribute towards the Mersey Forest as part of the mitigation package.
Water	The site is entirely within Flood Zone 1 indicating a low risk of tidal and fluvial flooding. However, surface water flood risk has been identified as being significant on this site. Development could be permitted, subject to confirmation that development would be safe through a site specific flood risk assessment. There are water bodies close by and it will be necessary to assess the impact of development on local water quality.	Site specific Flood Risk Assessment is required to assess the impact of proposed development on surface water. Development should take account of the findings of that assessment. SuDS should be used where possible.
Air	There are no AQMAs within the immediate area of the site, but there is one in Ellesmere Port Town Centre. There is a small risk of increase in traffic contibuting to the air quality issues in this area. The site is 0.6km from junction 7 of the M53 and is surrounded by industrial units. The proposal could reduce the total number of cars and amount of freight on the road, making use of the canal. Although, there maybe some additional traffic through increase of workers in the area, the opportunities to use less polluting modes of transport could improve the air quality.	Considerations need to be made on the gas pipeline on site, and design and layout must ensure that the pipeline is not disturbed. The policy should promote development that makes the best use if the Manchester Ship Canal.

Land and resources	The site is a mix of brownfield land and greenfield land. The site is mainly greenfield and does have a number of trees and bushes on site. The land has a gas pipeline running through the site and is in a built up industrial area. There is potential to improve the land through landscaping. Due to the former use of the site, there could be potential for contaminated land, which could be remediated through the development process.	None required
Waste	Screened out - the proposed development is an employment scheme and does not have a driect or significant impact on waste management.	
Cultural heritage and landscape	The site does not have or is not adjacent to a historic asset. The site is located off the M53 in an industrial area. The site is in close proximity to the Manchester Ship Canal and River Mersey. The site is currently brownfield that is overgrown and doesn't contribute to the landscape. Therefore, development of high quality has the potential to improve the landscape of the area. The site is adjacent to amenity open space at Booston Wood and has the opportunity to link with this existing open space through the design and layout of the scheme.	None required
Population and human health	The site is located in Ellesmere Port urban area, just off junction 7 of the M53. The site is not in close proximity to health facilities, as most of them are located to the town centre. The end use of the site is unknown, however, it is unlikely that a scheme containing health facilities would come forward and the location of the site doesn't promote active travel. The site is within an existing employment area, although many of the sites are large and don't promote social integration and access to services.	Creating access to the the local wildlife site and amenity open space of Booston Wood could improve health, although this could impact on biodiversity.
Housing	Screened out - the proposed development is an employment scheme and as such does not have a direct or significant impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety.	None required
Economic development	The site is located within the urban area of Ellesmere Port, however, is not in easy access of public transport and the main way to access the site is via a car. The site is a suitable location, in an existing employment area and provides an opportunity to create a new business.	None required

Site: Hooton Park - EP 2(D)

Sustainability objective	Comments	Mitigation
Climate change and energy	Located in an urban area, but the specific location will predominantly be accessed by car due to the distance to the rail station and regular bus routes. The closest bus stops are approximately 1 km away and involves a crossing the M53. The site is situated in flood zone 1 and will require a site specific flood risk assessment. The site is a mix of greenfield and brownfield, with some of the site currently being used a car park. There are trees on the site boundary. Not clear whether it would provide opportunities to enhance existing or create new green infrastructure.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping within and on the edge of the site. Opportunities may exist to enhance the green infrastructure and the Local Wildlife Site.
Biodiversity flora and fauna	The site is adjcent to a non-statutory Local Wildlife Site. It is also close to Booston Wood Local Nature Reserve and the River Mersey Special Protection Area and Ramsar site. It is partly greenfield and partly brownfield. There are some trees and hedgerows on the site. No information is available about proposed scheme or levels of landscaping. As such, opportunities for the enhancement and creation of habitats are not clear. However, it is possible that the proposed employment uses would not provide significant green infrastructure (unless specifically required by policy) and there would be an overall loss of habitats. Additional ecological appraisals have been done as part of the work on the Local Development Order (LDO).	Should require significant landscaping within and on the edge of the site , particularly along the boundary with the Local Wildlife Site to the south, to mitigate the loss of habitats and provide additional habitats. Ensure that any development does not impact on the protected species within the River Mersey Special Protection Area / Ramsar site.
Water	There are no water bodies within the site, but the site is close to the Manchester Ship Canal and River Mersey. The site is located within Flood Zone 1 which represents land that has a low annual probability of flooding, but there is some identified risk of surface water flooding on the site. Development consisting of “offices/general industry” falls into the “Less Vulnerable” category. The site proposals would be deemed “appropriate” within Flood Zone 1. However, some migitation measures may be required in terms of the potential for runoff and surface water flooding. As part of the site is currently greenfield, development of this area may increase runoff, so SUDS and additional landscaping should be considered to reduce the risk.	Should require mitigation of increased runoff and prevention of issues relating to surface water flooding. Should include provision of SUDS and additional landscaping to help reduce the risk. Requirements for planning approval to be subject to an FRA.
Air	Located in an urban area, but the specific location will predominantly be accessed by car due to the distance to the rail station and regular bus routes. There is also an existing Air Quality Management Area (AQMA) in Ellesmere Port which is on the route between this site and Ellesmere Port station and town centre. As such, the development could increase air quality issues within the AQMA.	Could include requirement for pedestrian / cycle routes. Also need to prevent negative impact on existing AQMA.
Land and resources	The site is partly greenfield and partly brownfield and as such, proposals on this site would impact on soil quality and function. The loss of the greenfield part of the site would have a negative impact on land due to the loss of a greenfield site.	High quality landscaping and significant planting could contribute to offsetting degradation of land and soil quality.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	No national or local landscape quality designations cover the site. The south eastern parcel of the site lies adjacent to amenity open space at Booston Wood and has the opportunity to link with this existing open space through the design and layout of the scheme. There are no sites of historic or cultural value on the site, however the Hooton Hangars Grade II* and Grade II Listed Buildings and a Locally Listed Building are located adjacent to the site. A HIA has been undertaken which has confirmed that the site is developable with careful design and landscape enhancement. The loss of the greenfield part of the site will impact on the landscape, but is located within a generally urban and built-up area As no details are currently available about the proposed development on these sites, it is not clear if / how the sites would be landscaped and which features would be retained.	Should require significant landscaping within and on the edge of the site, particularly on the south western edge of the site to mitigate the loss of the greefield part of the site and prevent any impact on the listed hangars. Could also require retention of any significant trees and hedgerows. Heritage impacts should be minimised through careful design and landscape enhancement
Population and human health	Located in an urban area, but the specific location will predominantly be accessed by car due to the distance to the rail station and regular bus routes. As such, health facilities cannot be easily accessed from the site. The proposal does not include the provision of new health care facilities. The site is located close to other employment areas, but some distance from residential areas, so will not have a significant impact on assisting in developing social integration or community cohesion.	None required.
Housing	Screened out - The proposed development is an employment scheme as as such does not have a direct or significant impact housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. The north eastern parcel of the allocation falls within the inner of one hazard zone and the middle and outer of two hazard zones. This is however a small part of the site and can be mitigated through design and layout. There is also a gas pipeline on site that will need to be considered along with contaminated land, although this is low risk.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies. Layout of the scheme will need to consider the pipeline on site and the hazard zones on the north eastern portion of the site. Adequate remediation of the land should be taken in line with the proposed use.
Economic development	The development of the site for employment uses will help to provide employment land of a significant scale. It will provide opportunities for the creation of new businesses. It may help to improve accessibility to jobs for residents in the surrounding rural area. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site: Remaining land at Cheshire Oaks Business Park - EP 2(E)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is located within an existing employment area, close to the retail designation of Cheshire Oaks, residential properties and the M53. The site is easily accessible by car and there are buses that travel to the Cheshire Oaks area. The site is a mix of green field and part of the site is a car park. There are a number of trees within the site, which will be contributing to reducing CO2 to the green infrastructure.	Development of the site should retail existing trees and planting where possible. Promotion of sustainable modes of travelling, including walking and cycling.
Biodiversity Flora and Fauna	As part of the site is greenfield and existing trees and landscaping could be home to nature conservation, development of the site could impact existing habitats. There is a nature park in close proximity that has open space as well as woodlands. Proposed landscaping is not known.	Assessment of the site for habitats should be undertaken and mitigation plans put in place. There should be every effort made to retain the existing trees on site and contribute to creation of new habitats where possible.
Water	The site is not at risk of flooding. The site is mostly greenfield, but does have hardstanding to the east of the site that is used as a car park. The loss of greenfield could contribute to increase risk of flooding.	Depending on the size of the development, SUDS maybe required to ensure effective management of surface water.
Air	The site is mainly greenfield and contains a number of trees. The loss of these trees could reduce the air quality. The site is in an urban area, close to an A road and not far from the M53. Due to the range of uses in the area, the roads are busy with traffic. The site is accessible by bus. It is unlikely that the development of the site for employment will significantly impact upon car journeys that would effect the air quality.	Minimise the loss of trees and landscaping on the site through the design of a scheme. Promote sustainable forms of transport that reduce the number of car trips in the area.
Land and resources	The site is located on greenfield, although some hardstanding exists, currently used as a car park. The site is located within an employment area and bound by offices, a road, residential properties and another greenfield. The loss of this greenfield site will have a negative impact on land and resources.	None required.
Waste	Screened out - the proposed development is an employment scheme and does not have a driect or significant impact on waste management.	
Cultural heritage and landscape	The site is greenfield land and development of an employment site will impact on this land. The site is not within a conservation area and will not have a signficant impact on landscape. The Heritage Impact Assessment identified no impact on heritage assets. Proposed landscaping is not known.	The proposal could include landscaping.
Population and human health	The site is located in the Cheshire Oaks area. There is a new sports facility that has recently opened not far from the site. There is also a nature park in walking distance that will allow workers an opportunity to get some exercise. The site is located in an existing employment site, next to a major retail and leisure complex and a residential dwellings. The area will encourage social integration. The site is also accessible by walking and cycling from Ellesmere Port.	None required.
Housing	Screened out - the proposed development is an employment scheme and does not have a direct or significant impact on housing provision.	
Community safety	Traffic in the area is high due to the range of uses. Development of the site could exacerbate this and lead to additional road hazards, however due to the size of the site the impact is likely to be small. The area is a business park and the site is overlooked by other employment sites and residential properties. However, it is not clear at this stage what the exact design of proposls will be. As such, any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety with increased levels of traffic generated in the area. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Schemes should be designed to reduce crime. Impact on road safety should be assessed and mitigated if necessary.
Economic development	As the site is being assessed for employment use, it will contribute to the employment land of the borough and the local economy. As the site is within an existing business park, this can create diversity of employment options, strengthening the economic viability of the site. As Cheshire Oaks is nearby, the increase number of workers can contribute to the retail and leisure economy. The site is close to the M53 that connects Ellesmere Port with Chester, Liverpool and the M56 to Manchester or North Wales.	None required.

Site: Remaining land at Rossmore Road East - EP 2(F)

Sustainability objective	Comments	Mitigation
Climate change and energy	Brownfield site, but part of the site has reverted back to greenfield land. Located in the industrial part of Ellesmere Port. The site is bounded to the north east by North Road and the M53, to the north west and south west by employment development and by vacant land to the south east. The site is approximately 1.2km from Overpool Railway Station, 1.58km from Ellesmere Port Station and 2.24 km from Little Sutton Railway Station. The nearest bus stop is at the motorway junction (approximately 325m away), with regular service to Rivacre Valley, Ellesmere Port and Great Sutton. The site is likely to be predominantly accessed by car. Not subject to any flood zone or historic flooding. The south eastern part of the site is subject to surface water flooding. Development on the site, with the associated additional hardened surface area, might increase the risk of surface flooding on adjacent properties. As such, development of the site would present negative impacts for resilience to climate change. Not clear whether it would enhance Green Infrastructure provision.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Brownfield site, but part of the site has reverted back to greenfield land. Identified as Ecological Network Core Area. Not affected or immediately abutting a Local Wildlife Site. Whilst there are no individual, groups or area of tree preservation or woodlands on this site, the site boundary contains some trees and shrubs. Development of the site may therefore result in the loss of tree cover. Opportunities for enhancement and creation of habitats are not clear.	Could include requirement for retention of trees and additional tree planting/ landscaping.
Water	The SFRA assesses the site to be subject to some surface water flooding. Development on the site, with the associated additional hard surface area, might increase the risk of surface flooding on adjacent properties. Development could be permitted on flood risk grounds, subject to a site specific flood risk assessment being undertaken to determine the vulnerability to flooding from other sources as well as fluvial.	Requirement to undertake a site specific flood risk assessment to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site and the effect of new development on surface water flooding. SUDs and additional landscaping should also be incorporated into the development scheme to help reduce any surface water risk.
Air	The site is accessible by public transport (rail and bus), but the site is likely to be predominantly accessed by car. Development of this site for a large scale employment use will increase traffic. This has the risk of attracting additional traffic through an Air Quality Management Area (Whitby) which may impact air quality. A Green Travel Plan would be required to assess the options for sustainable transport which could reduce the impact on local air quality. Not clear whether it would enhance Green Infrastructure provision.	Require adoption of a suitable Green Travel Plan. Could include requirement for pedestrian/cycle routes and additional bus services. The introduction of a shuttle bus service for example, would be one option to reduce the number of vehicle movement. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Brownfield site but part of the site has reverted back to greenfield land. Development of the site could improve the land and soil quality in the brownfield area, but reduce soil quality in the area that has reverted to greenfield.	Ensuring that ecological mitigation measures are incorporated into the development scheme, including hedgerows and trees, additional planting using native species and buffer planting.
Waste	Screened out - The proposed development is an employment scheme. As such does not have a direct or significant impact on waste provision.	
Cultural heritage and landscape	The site has an employment setting. Although bounded by vacant land to the south east, the development of the site should not have any impact on the overall employment setting of the surroundings. No conservation area, listed building or Heritage Asset is affected by the proposed development.	None required
Population and human health	The proposal is for an employment use, therefore this does not include the provision of a new health care facility. The nearest health care facilities would be in Ellesmere Port and Great Sutton. Siting additional employment uses in the industrial area of Ellesmere Port could provide jobs for local people. This may assist in developing social integration and community cohesion. The QGIS Constraints Map identifies the site as situated within a major hazards site and HELAA identifies the site within a the buffer zone of a major accident hazard pipeline. However, HSE has confirmed that the site is not currently within the consultation distance (CD) of a major hazard site or major accident hazard pipeline. The HSE identifies the site as situated within an Explosive Safeguarding Zone.	Consultation with the HSE will be necessary to assess the hazard levels for the employees working on the site and dependant on the number of employees on site and the location of the development within the site. Ensure the scheme minimises the amount of people at risk from the Explosive Safeguarding zone, avoiding the area covered by the hazard zone where possible.
Housing	Screened out - The proposed development is an employment scheme. As such does have a direct or significant impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of this site for employment uses would increase provision of employment and provide opportunities for creation of new businesses or expansion of an existing business. It is not a particularly sustainable site as it would predominantly be accessed by car. The nature of the proposal will impact on whether it will provide access to training and learning opportunities.	None required.

Site: Land at Station Road, Ince - EP 2(G)

Sustainability objective	Comments	Mitigation
Climate change and energy	This site has been previously developed, but large areas of the site have now reverted to grass and scrub. So this is a partly brownfield, partly greenfield site. The site is close to Ince and Elton rail station, but this only has a limited service of around six trains a day to Ellesmere Port and four trains a day to Helsby. It is walking distance of Elton village and its bus stops and routes, but this site is likely to be predominantly be accessed by car.	Could include requirement for pedestrian / cycle routes, link to existing cycle route and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Biodiversity flora and fauna	Partly brownfield, partly greenfield site including some some trees and hedgerows. There are no water bodies within or close to the site. The site is adjacent to a site of nature conservation value and Local Wildlife Site. Development of the site for employment uses could therefore potentially impact on biodiversity on the greenfield part of the site and on the neighbouring site of nature conservation value / Local Wildlife Site. Additional planting / landscaping on the site could provide opportunities for biodiversity, but details of landscaping are not known at this stage.	Could include requirement for retention of trees and hedgerows and additional tree planting / landscaping. Could provide additional landscaping buffer along the boundary with the site of nature conservation value and Local Wildlife Site.
Water	Located within Flood Zone 1, so low risk of flooding. There are no water bodies within or close to the site. As the site is currently partly brownfield and partly greenfield, development of a larger part of the site could result in additional issues with run-off, unless designed to avoid this. SFRA identifies that the development could be permitted, subject to a site specific Flood Risk Assessment.	Site Specific Flood Risk Assessment required and mitigation measures may be required.
Air	This site has been previously developed, but large areas of the site have now reverted to grass and scrub. So this is a partly brownfield, partly greenfield site. The site is close to Ince and Elton rail station, but this only has a limited service of around six trains a day to Ellesmere Port and four trains a day to Helsby. It is walking distance of Elton village and its bus stops and routes, but this site is likely to be predominantly be accessed by car. The Thornton-le-Moors Air Quality Management Area (which is designated due to sulphur dioxide emissions due to industry) is nearby and depending upon the proposed use, development of the site could impact on the AQMA.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Land and resources	Development of the greenfield part of the site could have a negative impact on soil quality and function. The site may be contaminated due to its previous use and development of the brownfield part of the site could improve soil quality and function.	Development could be concentrated on the brownfield parts of the site.
Waste	Screened out - The proposed development is an employment scheme as as such does not have a direct or significant impact on waste.	

Cultural heritage and landscape	No heritage assets on the site. The site is close to Ince Conservation Area, but not directly adjoining it, although development of the site could impact on the setting of the Conservation Area. The Heritage Impact Assessment identified that there are two locally listed buildings outside the site, to the south east. It also states that development of the site provides an opportunity to enhance the approach road to Ince village.	Design should prevent any negative impacts on the setting of Ince Conservation Area. Could require additional screening and landscaping, particularly on the boundaries of the routes into Ince. Should be good roadside landscaping, such as trees, vegetation and other appropriate boundary treatment.
Population and human health	The site is within walking distance of both Ince and Elton, which provide some services and a doctor's surgery. Employment use of the site would not include provision of new health care facilities. There are some opportunities for walking and cycling to and from Ince and Elton. Use of local facilities and services by employees and provision of employment for local people may assist in developing social integration and community cohesion. The site is opposite Encirc Glass and close to Stanlow refinery, which may result in issues relating to noise and disturbance, air quality and traffic / HGV movements along Station Road or Pool Lane.	Could include requirement for pedestrian / cycle routes, link to existing cycle route and require new bus services linking the site to Ellesmere Port.
Housing	Screened out - The proposed development is an employment scheme and as such does not have a direct or significant impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The site is also within a HSE inner zone, which may pose a risk to employees. The HSE will need to be consulted on any proposals.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of this site for employment uses would increase provision of employment and provide opportunities for creation of new businesses or expansion of an existing business. It is not a particularly sustainable site as it would predominantly be accessed by car.	None required.

Site: Land off Stanney Mill Lane (north) - EP 2(H)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is closely located to the M53 motorway and is within the Stanlow area. The site lies adjacent to the canal towpath along the Shropshire Union Canal which provides access via walking and cycling (National Cycle Network Route 70). However, public transport provision to the site is limited - with Ellesmere Port railway station located 3.6km from the site separated from the nearest bus stops via the canal and the M53. While there is potential for sustainable access to the site, its location adjacent to the M53 could, in reality, result in access predominantly via private vehicles. The site is a greenfield site in an industrial area and is bound to the north and east by employment uses. Close to the site is Little Stanney Woods, although this is separated by the Shropshire Union Canal. The site is greenfield and has some risk of surface water flooding.	Enhancing pedestrian links between Ellesmere Port railway station and bus stops, or locating bus stops closer to the site, could enhance the feasibility of sustainable access to the site. Enhancement of the green infrastructure and boundary treatment.
Biodiversity flora and fauna	The site is greenfield within an existing employment area. The site is adjacent to the Shropshire Union Canal, which itself is adjacent to Little Stanney Woods. Development of the site could have a negative impact on existing biodiversity on the site. It is not clear what landscaping would be provided on the site.	The policy should require significant landscaping and boundary treatement, making a positive contribution to the Shropshire Union Canal.
Water	The greenfield site is in flood zone 1, however is at risk of surface water flooding. Although employment uses are an acceptable use, this could lead to displacement of water increasing the risk of flooding.	Considerations should be made of the final scheme in relation to the risk from surface water flooding and the
Air	The site is greenfield with minimal tree cover. The site lies adjacent to the canal towpath along the Shropshire Union Canal which provides access via walking and cycling (National Cycle Network Route 70). However, public transport provision to the site is limited - with Ellesmere Port railway station located 3.6km from the site separated from the nearest bus stops via the canal and the M53. While there is potential for sustainable access to the site, its location adjacent to the M53 could, in reality, result in access predominantly via private vehicles. Depending on its employment use, there is a risk the site could significantly increase traffic having a negative impact on air quality.	Could enhance pedestrian and cycle routes serving the site, especially to the railway station and nearby bus stops to ensure sustainable modes of travel offer a feasible alternative to the accessing the site via car.
Land and resources	The site is greenfield within an existing employment area. Therefore, development of the site will impact on soil quality. There is a major hazard pipeline buffer that is situated to the west and the site.	Considerations of the major hazard pipeline should be made when designing the scheme.

Waste	Screened out - the site is a proposed site allocation for employment use and as such it is unlikely to have a significant or direct impact on waste management.	
Cultural heritage and landscape	The site is greenfield within the Stanlow area with many industrial buildings. The site is adjacent to the Shropshire Union Canal and can be seen from Little Stanney Woods, although this is not accessible. The Heritage Impact Assessment identified that development can be supported in principal on the site, but development up to the boundary of the canal could drastically alter the setting of the bridge and would impact on the rural character of the canal's setting.	Significant boundary treatement and landscaping should be included within the scheme and development should not have a detrimental impact on the character of the canal area.
Population and human health	The proposal is for employment use and is unlikely to provide health facilities. Due to the location of the site, health facilities are not easily accessible and is unlikely to encourage social inclusion.	None required.
Housing	Screened out - the site is a proposed site allocation for employment use and as such it is unlikely to have a significant or direct impact on housing.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety with increased levels of traffic generated in the area. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. The site falls into outer and middle hazard zones and as such, develeopment on the site will need to consider this and avoid impacts on safety of employees.	Should require design of proposals to reduce opportunities for crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies. The policy should acknowledge the hazardous locations and development should be compatable.
Economic development	Development of the site for employment uses will help to provide employment land in a suitable and sustainable location and will provide opportunities for the creation of new businesses. It will provide job opportunities for residents in the local area and wider area, given proximity to Ellesmere Port railway station. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None identified.

Site: Briar Lane garage court - N 3(A)

Sustainability objective	Comments	Mitigation
Climate change and energy	Brownfield site. Located on the southern edge of Weaverham. The site is bounded to the north, west and east by residential development, and by a playing field to the south. The nearest bus stops are approximately 340m away (Wood Lane Stop and Lime Avenue Stop) with services to Northwich and Frodsham. The site is likely to be predominantly accessed by car. Highways require traffic impact assessment and indication of how site models in terms of Northwich Transport Strategy. May require provision of / contribution towards major infrastructure. Not subject to any flooding. Development of the site, with the associated additional hard surface area, might increase the risk of surface water flooding on adjacent properties. As such, development of the site would present negative impacts for resilience to climate change. Not clear whether it would enhance Green Infrastructure provision.	May require provision of / contribution towards major infrastructure. Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Biodiversity flora and fauna	Brownfield site. Whilst there are no individual, groups or area of tree preservation or woodlands on this site, the southern boundary has some shrubbery and individual trees are dispersed through the site. Development of the site therefore could result is some loss of vegetation. Opportunities for	Could include requirements for additional tree planting/ landscaping.
Water	The SFRA does not identify any existing flood risk. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties, although proposals could be designed to prevent this.	Site specific flood risk assessment to determine potential risk elsewhere as a result of additional hard surfaces on-site.
Air	The nearest bus stops are approximately 340m away (Wood Lane Stop and Lime Avenue Stop) with services to Northwich and Frodsham. The site is likely to be predominantly accessed by car. Not clear whether it would enhance Green Infrastructure provision.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Land and resources	The site is brownfield. HELAA identifies site as low risk for contamination (brownfield land). Environmental Protection recommends mitigation. Development of the site is likely to improve land and soil quality.	Require site specific study to determine level of contamination. Outcome of study will determine need for/ form of mitigation.
Waste	Screened out. The proposed development is not considered to have a direct or significant impact on waste provision.	
Cultural heritage and landscape	The site has a residential setting. Redevelopment of the site for residential purposes should not have a negative impact on the residential setting of the site. There are no heritage assets of conservation areas in the vicinity of the site that could be affected by the development of the site.	None required.

Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be Weaverham Clinic. The limited scale of the proposed development should not place unreasonable strain on the existing healthcare facilities. The nearest convenience centre is approximately 1.3km away. Various educational facilities, a community centre and a Post Office all falls within a 1km radius of the site. The development of the land for residential purposes within this residential area may assist in increased social integration and community cohesion.	None required.
Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision.	None required.
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. The Highways team have identified that the existing access is too narrow and would need to be widened to enable access for two-way traffic.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out. The proposed development is not considered to have a direct or significant impact economic development.	

Site: Land at Winnington Business Park - N 3(B) housing and N 4(B) employment

Sustainability objective	Comments	Mitigation
Climate change and energy	Previously developed land located approximately 1.5km west of Northwich town centre in the former industrial area of Winnington which is now being regenerated as part of the Winnington Urban Village for residential uses. The site can be accessed by bus routes serving Northwich town centre and Barnton (approx 10min walk from the site to the bus stop). Hartford (Greenbank) Railway Station is also within walking distance of the site (approx 25min walk providing an hourly service between Chester and Manchester). Whilst the site is accessible by sustainable modes of transport, its development for mixed residential and employment uses would inevitably result in increased use of private vehicles in the area. As previously developed land, its re-development is not considered to have a significant detrimental impact on green infrastructure. No information is provided about proposed landscaping, however the site's development, particularly the residential element could present opportunities to create new green infrastructure/planting, amenity open space and links to the existing adjacent residential development. The site is within Flood Zone 1, however any increased hardstanding on the site may lead to surface water flooding	Could include requirement for pedestrian/cycle routes and additional bus services, particularly to provide links to the centre of Northwich and Hartford (Greenbank) railway station. Should require significant landscaping/planting within and on the edge of the site to mitigate the loss of existing vegetation and integrate the site with the existing adjacent residential uses through green infrastructure.
Biodiversity flora and fauna	The are no protected nature conservation sites within or in close proximity of the site. Whilst there are no individual, groups or areas of tree peservation or woodlands on this site, the site does have some vegetation. The development of this site could therefore result in the loss of trees and vegetation. Opportinities for the enhancement and creation of habitats are not clear, the development of this site may therefore result in a loss of habitats.	Should require landscaping within and on the edge of the site, to mitigate the potential loss of habitats and provide additional habitats. Ensure that any development does not impact on any protected species which may be present on the site.
Water	The SFRA assesses the site to be within Flood Zone 1. Development could be permitted on flood risk grounds, subject to a site specific flood risk assessement being undertaken to determine the vulnerability to flooding from other sources as well as fluvial (as the site is over 1ha in size). Brownfield site, so unlikely to increase runoff.	Requirement to undertake a site specific flood risk assessement to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site and the effect of new development on surface water flooding. SUDs and additional landscaping should also be incorporated into the development scheme to help reduce any surface water risk.

Air	Development of this site for employment use will increase traffic which may impact on air quality. Whilst the site is accessible by public transport (bus and train) it is considered that in reality, this would only result in a small percentage of staff and residents choosing this mode of transport. The development would also bring additional traffic to an already busy industrial and growing residential area. A Green Travel Plan would be required to assess the options for sustainable transport which would could reduce the impact on local air quality.	Include requirement for an air quality assessment and adoption of a suitable Green Travel Plan. The introduction of a shuttle bus service for example would be one option to consider to reduce the number of vehicle movements.
Land and resources	The site constitutes previously developed land. As such, its development for employment and residential purposes are not considered to result in the significant degradation of land and soil quality. The site's redevelopment presents opportunities to incorporate planting and landscaping with development proposals which could have a beneficial impact on soil quality. However, no details are available at this stage in terms of landscaping schemes. The site is also within an area of Minerals Supply and Safeguarding for sand and gravel.	Ensuring that planting and landscaping are incorporated with development proposals could have a beneficial impact on soil quality. The supply of sand and gravel should be considered to assess whether the loss of this safeguarded area would have a detrimental impact on the supply of minerals.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	There are no designated or non-desigated heritage assets within or in close proximity to the site. The provision of landcaping within and effective boundary treatments of the site could lead to an improvement to the current industrial setting of the site and provide benefits to the existing residential development adjacent to the site in terms of visual amenity.	Requiring sensitive design with landscape screening could minimise visual impact on the adjacent residential development and provide opportunities for improvements to the predominantly industrial setting of the site.
Population and human health	A small portion of the southern boundary of the site boundary lies within the Inner Zone of a Major Hazard site.The majority of the southern portion of the site which is proposed for employment uses is within the Middle Zone. The northern part of the site which is proposed for residential use lies within the Outer Zone. The nearest settlement would be Hartford, Barnton or Northwich Town Centre to access health care facilities. The exact proposals are unknown, therefore the level of any health care provision on site is unknown. Siting additional employment uses on the edge of Northwich could provide jobs for local people and may assist in developing social integration and community cohesion with the major residential developments surrounding the site including Winnington Urban Village. The residential part of the site could put additional pressure on the provision of health care facilities in the area if such facilities are not proposed as part of the scheme.	Consultation with the HSE will be necessary to assess the hazard levels for the employees working on the site and for residential development of the Outer Zone. Ensure the scheme minimises the amount of people at risk from the hazard zones, avoiding the area covered by the inner hazard zone where possible for employment. Residential development on this part of the site should be avoided. Options for new education and health facilities should be considered to assist in developing social integration and community cohesion.
Housing	The proposed use includes residential development, which will help to meet the required provision of housing within the Northwich urban area in a sustainable location on the edge of the town.	None required.

Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land, in a sustainable location. It will also provide opportunities for the creation of new businesses. It may help to improve accessibility to jobs for residents in the surrounding area and further afield due to public transport links and proximity to the Winnington Urban Village. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site: Land at Hargreaves Road - N 3(C)

Sustainability objective	Comments	Mitigation
Climate change and energy	Partly greenfield, partly previously developed site. Brownfield site but the southern, western and northern part of the site is greenfield. The site is bounded by Griffiths Park to the east, service industry and residential land to the south, residential and open fields to the west and Wade Brook and railway line to the north. The nearest railway station is Northwich Station, approximately 400m away. There are bus stops close to the site, on Middlewich Road, with regular services to Northwich. Although the site is in a relatively accessible location, it is on the outskirts of the town centre and the prmiary mode of transport is likely to be private car, to access the wider road / motorway network. The site is subject to flood zones 3a and 2. Development of the site, with the associated additional hardened surface area could increase runoff and surface water flooding in the area. As such, development of the site would present negative impacts for resilience to climate change and could result in the loss of Green Infrastructure provision.	May require provision of / contribution towards major infrastructure. Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Partly greenfield, partly previously developed site. The site is bounded by a Local Wildlife Site to the east. Part of the site is covered by open space and a Tree Preservation Order. Part of the site is identified as a core area, corridor and stepping stone for ecological network. Sections of the boundaries have dense vegetation cover and part of the site is covered by shrubs, trees and grassed areas. Development of the site will therefore result in loss of vegetation. Opportunities for enhancement and reaction of habitats are not clear.	Could include requirements for additional tree planting/ landscaping

Water	The site is subject to flood zones 3a and 2. For part of the site the exeptions test would need to be applied for residential use, which is more vulnerable in terms of flood risk. The flood risk is associated with Wade Brook to the north of the site and a flood risk assessment may conclude that the development can avoid the areas at high flood risk. A SFRA would be required at development planning stage to inform on site layout and design. Development of the site, with the associated additional hardened surface area could increase runoff and surface water flooding in the area.	A detailed flood risk assessment would be required. If the development cannot be safely delivered in the lower flood risk area, there will be a requirement to undertake and pass the sequential and exceptions test. Requirement to undertake a site specific flood risk assessment to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site and the effect of new development on surface water flooding. Outcome of study will inform layout of development. SUDs and additional landscaping should also be incorporated into the development scheme to help reduce any surface water risk.
Air	The nearest railway station is Northwich Station, approximately 400m away. There are bus stops close to the site, on Middlewich Road, with regular services to Northwich. The site is likely to be predominantly accessed by car. Although the site is in a relatively accessible location, it is on the outskirts of the town centre and the prmiary mode of transport is likely to be private car, to access the wider road / motorway network. A Green Travel Plan would be required to assess the options for sustainable transport, which could reduce the impact on local air quality. Development of the site will result in the loss of Green Infrastructure provision.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Brownfield site, but part of the site is greenfield land. It is not clear if the whole site will be redeveloped. Environmental Protection identifies site as high risk for contamination (brownfield land). As such, development of the site may improve soil quality within the brownfield part of the site, but have a negative impact on the greenfield part. Situated entirely within the minerals supply and safeguarding area.	Require site specific study to determine level of contamination. Outcome of study will determine need for/ form of mitigation. Ensuring that ecological mitigation measures are incorporated into the development scheme (including hedgerows and trees, additional planting using native species and buffer planting) should contribute to offsetting degradation of land and soil quality. The impact on supply of minerals should be considered.
Waste	Screened out. The proposed development is not considered to have a direct or significant impact on waste.	

Cultural heritage and landscape	The site has a predominantly residential setting. Redevelopment of the site for residential purposes should not have a negative impact on the residential setting of the site. Part of the site is identified as a core area, corridor and stepping stone for ecological network and part of the boundary has dense vegetation cover. Development of the site will therefore result in loss of vegetation and open space. There are no identified historic assets in the vicinity of the site.	The management of the position, scale and form of development should be considered in the context of protecting the setting of the abutting residential development, with possible sensitive planting.
Population and human health	The site is listed by Environmental Protection for review in terms of noise risk. This requires further investigation in terms of risk for the residents of any residential development on the site. The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Northwich. The proposed development could place additional strain on the existing healthcare facilities. Siting additional residential uses in this location will assist in strengthening the residential environment for the abutting residential use. This may assist in developing social integration and community cohesion.	A site specific noise impact study may be required to determine impact on residential land uses as well as means of mitigation. Ensure that the site is designed to support active travel, e.g. configuring the site to link into the pedestrian and cycle network and providing cycle parking on site.
Housing	The development of the site will help to meet the housing requirements for the Northwich area in a sustainable location.	None required
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.Part of the site is within a hazard zone and HELAA identifies the site within a the buffer zone of a major accident hazard pipeline. However, HSE maps shows the site to be outside any consultation zone of a major accident hazard pipeline.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out. The proposed development is not considered to have a direct or significant impact on economic development.	

Site: Former Castleleigh Centre, David Street N 3(D)

Sustainability objective	Comments	Mitigation
Climate change and energy	Previously developed land located approx 0.9km south west of Northwich Town Centre. The site is in an accessible location being within 1km of Greenbank Railway Station providing a service between Manchester and Chester. The site is also accessible by bus with regular services from Chester Road . Whilst the site is accessible by sustainable modes of transport, there may be an increase of private vehicles in the area as a result of the development. Proposed development could incorporate green infrastructure to minimise this impact, however, there are no details of any landscaping schemes available at this stage.	Could include requirement for pedestrian/cycle routes and landscaping/planting within and on the edge of the site.
Biodiversity flora and fauna	There are no individual, groups or areas of tree peservation, woodlands or protected habitats on the site. The development of the site could provide landscaping and vegetation to create habitats on this previously developed land.	Should require landscaping on the site to provide additional habitats. Ensure that any development does not impact on any protected species which may be present on the site.
Water	The SFRA assesses the site to be within flood zone 1. The SFRA assessed the site for residential which is a compataible use within flood zone 1. The recomendations for this site are that development is suitable subject to consultation with the LPA. There may be an impact on runoff, although the site is previously developed.	Requirement to undertake a site specific flood risk assessementn(site over 1ha). SUDs and landscaping should also be incorporated into the development scheme to help reduce any surface water risk from this previously developed site.
Air	The site is not located within an Air Quality Management Area. The site is in an accessible location within walking distance of Northwich town centre and Greenbank railway station. Previously developed land located approx 0.9km south west of Northwich Town Centre. The site is also accessible by bus with regular services from Chester Road . Whilst the site is accessible by sustainable modes of transport, there may be an increase of private vehicles in the area as a result of the development. Proposed development could incorporate green infrastructure to minimise this impact, however, there are no details of any landscaping schemes available at this stage.	Maximise pedestrian and cycle links between the site and Northwich town centre to make sustainable travel a feasible alternative to the car. Requirie consideration of planting in order to improve the curent situation.
Land and resources	The site is previously developed land. The provision of green space, trees and hedgerows on site may provide improvements to soil quality. The site is located within a Minerals Safeguarding Area for salt.	High quality landscaping and significant planting could contribute to improving the land along with adequate remediation of the former school for its intended use. The safeguarded area for salt should be considered as to whether the development of the site would have a detrimental impact on the supply of minerals.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	The site does not have heritage assets within or adjacent to it therfore the development of this site would not affect the setting or significance of any assets. The site is within an Area of Archaeological Potential. The Heritage Impact Assessment identified the need for sensitive design to respond to the sites immediate context and the Conservation Area.	The archaeological potential at the site would need to be established and sensitive design used, in the contect of the surrounding semi-detached properties and Victorian terraces and Conservation Area.
Population and human health	The site is within walking of Northwich town centre and hence does have potential to support healthy standard of living and assist in social integration. The site is also accessible to existing health care facilities in the town centre as well as Victoria Hospital. Siting additional residential uses on the edge of the settlement of Northwich may assist in developing social integration and community cohesion.	None required
Housing	The development of this site will help to meet the required need for additional housing in the Northwich area on a sustainable previously developed site.	None required
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out - The proposed site is for housing allocation and as such is unlikely to significantly or directly impact on economic development.	

Site: Land at Chapel Street, Wincham - N 4(A)

Sustainability objective	Comments	Mitigation
Climate change and energy	Patly brownfield land, but a significant part of the site has reverted back to greenfield land. Site is approximately 500m from Northwich rail station and 1.5 km from Lostock Gralam at the nearest points. No bus services run directly pass the site, but there are services along Manchester Road to Northwich, Warrington and Altrincham. The site is likely to be predominantly accessed by car. Not clear whether it would enhance Green Infrastructure provision. The majority of the site is located in Zone 1, so is at low risk of flooding. Wincham Brook is located just beyond the southern boundary of the site and the area along the brook is identified as Flood Zone 3a and 3b.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Biodiversity flora and fauna	Previously developed land, but part of the site has reverted back to greenfield land. There is a pond in the western section of the site and a number of water bodies close to the site. Ecological surveys undertaken as part of the residential planning application ruled out the presence of Great Crested Newts, Water Voles and Otters. There are some Local Wildlife Sites nearby. Site includes green / wooded area and large number of trees / shrubs. It is not clear from the proposed plans whether this area would be used for new development, or what landscaping is proposed.	Could include requirement for retention of trees and additional tree planting / landscaping.
Water	The site is located in Zone 1, so is at low risk of flooding. Wincham Brook is located just beyond the southern boundary of the site and the area along the brook is identified as Flood Zone 3a and 3b. The SFRA recommends a review of site layout / design at development planning stage and Level 2 SFRA or site-specific SFRA. Partly browfield site and part has reverted back to greenfield, so development could increase runoff on the site.	Undertake a Level 2 SFRA or site-specific SFRA. Could incorporate SUDS to reduce runoff.
Air	Site is approximately 500m from Northwich rail station and 1.5 km from Lostock Gralam at the nearest points. No bus services run directly past the site, but there are services along Manchester Road to Northwich, Warrington and Altrincham. The site is likely to be predominantly accessed by car. Not clear whether it would enhance Green Infrastructure provision. Not near an Air Quality Management Area.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Land and resources	Previously developed land, but part of the site has reverted back to greenfield land. However, soil quality is likely to be limited. Not high grade agricultural land. The planning application for residential use of the site identified that there are pockets of contamination on the wider site. The proposed use of the site provides the opportunity to remediate this contamination and improve soil quality.	None required.
Waste	Screened out - The proposed development does not have a direct or significant impact on waste.	

Cultural heritage and landscape	The site is bounded to the east by the Trent and Mersey Canal, which is designated as a conservation area. The proposed use of the site has the potential to impact on the setting, character and appearance of the conservation area. The planning application for residential use of the site identified that there are below ground heritage assets on the site, linked to exploitation of the salt resource.	Could require additional screening and design to prevent impact on conservation area. Could require review and assessment of below ground heritage assets.
Population and human health	The site is located outside the main Northwich urban area. Wincham and Higher Wincham have some, limited, community facilities. The use of the site for a mix of uses could result in increased use of these facilities and improvements to community cohesion. Some community facilities are proposed as part of the development, but not health care facilities. The nearest health facilities would be in Northwich. The proposed employment part of the site could provide employment for local people. The site is within walking distance of Northwich, but due to the size of the site, it is unlikely to encourage walking from the furthest part of the site, so wil have limited impact on promoting a healthy standard of living and strenthening ill health prevention.	Could include requirement for pedestrian / cycle routes, link to existing cycle route and additional bus services.
Housing	Site forms part of Wincham Urban Village, which has planning permission for residential uses. It also inlcudes the access to the Wincham Urban Village site as proposed in the planning application. As such, development of part of the site for employment uses would result in a loss of part of a housing site. However, it is likely that housing will still be provided on part of the site.	None required.
Community safety	There is currently a hazard zone relating to Ineos and to Thor Industries. The Ineos hazard zone relates to a process that is no longer undertaken. There would be a potential risk of conflicts between new residential properties and work undertaken by employment uses on this site. It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of part of this site for employment uses would increase provision of employment and provide opportunities for creation of new businesses or expansion of an existing business. It is not a particularly sustainable site as it would predominantly be accessed by car.	None required.

Site: Land at Lostock Works House - N 4(C)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is accessible via a range of transport modes - within walking distance of bus stops and Lostock Gralam railway station, however, it is likely to be predominantly accessed by car. The site is brownfield land, currently comprising car parking and servicing area and hence its development for employment use could present the opportunity to create new green infrastructure.	Ensure that proposals for the site's development include opportunities to create and enhance green infrastructure. Enhancing pedestrian and cycle links to the railway station will enhance the feasibility of accessing the site via sustainable modes of travel.
Biodiversity Flora and Fauna	The site is brownfield land and currently used as car parking and service area. Its development, therefore, will not result in the loss of vegetation or areas of nature conservation value. In fact, the sites development for employment use could present the opportunity to provide green infrastructure as part of a landscaping scheme which would provide new wildlife habitats to the benefit of biodiversity.	Ensure that proposals for the site's development include opportunities to create and enhance green infrastructure.
Water	Part of the site falls within flood zone 3. Development consisting of “offices/general industry” falls into the “Less Vulnerable” category and hence is deemed “appropriate” development with this level of flood risk. Mitigation measures should be included to offset any increased risk resulting from development, however, there is no such detailed proposals available at this stage.	Should require adequate mitigation measures to offset potential flood risk (e.g. SUDS and landscaping scheme).
Air	The site is not within an Air Quality Management Area and is in a relatively accessible location, accessible via sustainable modes of transport. However, the site is likely to be predominantly accessed by car and development on the site is likely to increase traffic which may impact on air quality through associated emissions.	Enhancing pedestrian and cycle links to the railway station will enhance the feasibility of accessing the site via sustainable modes of travel to minimise increases in car borne travel and associated emissions.
Land and resources	The site is previously developed land with likely contamination. Therefore, its development for employment use would not represent the loss of high quality soil and land and could improve soil quality. Proposals could incorporate landscaping with potential benefits the quality of soil.	Ensure that proposals for the site's development include opportunities to create and enhance green infrastructure.
Waste	The site lies adjacent to Lostock Works which is safeguarded for waste management facilities. As a logical extension of employment land, the site could potentially incorporate waste management facilities in its development.	Waste management facilities could be encouraged as a suitable employment use on the site.

Cultural heritage and landscape	There is a locally listed building on the site and the Trent and Mersey Conservation Area nearby. The site's development, therefore, could impact the setting of these assets, however, the visual impact of the site is not considered to be significant given the existing employment uses and industrial facilities in its immediate surroundings. The site's development could improve its visual impact which is currently poor given its use as a car park and servicing yard. The Heritage Impact Assessment identified that the Brunner Mond offices are locally listed the site provides the setting to the offices. The HIA concludes that the site is developable with careful design.	Ensure that development proposals are of high quality to enhance visual impact on the setting of the nearby conservation area. Development of the site should take the open space and outlook from the building into account, provide a buffer zone and give consideration to any important rooms within the locally listed building.
Population and human health	The site is in an accessible location, served by various modes of transport. The siting of additional employment uses as an extension of existing employment land could provide jobs for local people. The proposal is for employment uses of the site, so it will not include provision of new health care facilities. However, the site is beyond walking distance from the services and facilities within Northwich town centre and hence it is not expected to have a significant impact on aiding community integration.	Enhancing connections from the site to Northwich town centre could improve access to services and facilities that would enhance community health and integration.
Housing	Screened out - the site is proposed for employment use and as such is not considered to have a direct or significant impact on housing provision.	
Community safety	The site currently suffers from vandalism. It is not clear at this stage what the exact design of proposals will be and as such, any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety through generating increased traffic levels. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land in a sustainable location and will provide opportunities for the creation of new businesses. The site forms part of an existing employment area. Therefore, the site's development would help to support existing businesses in the area and could improve accessibility to jobs for local residents. It is not clear whether the development of the site for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site: Land on Denton Drive Industrial Estate - N 4(D)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is located to the west of an existing industrial estate (Denton Drive) within the settlement boundary to the north east of the town centre of Northwich. The estate is accessed off Manchester Road and is approximately 1 mile from Northwich Railway Station and therfore in easy walking/cycling distance. Bus servies from Northwich Town Centre also serve Manchester Road and the industrial estate. However, the site is likely to be predominantly accessed by car. It is unlikely that the proposed employment uses would provide signficant green infrastructure (unless specifically required by the policy) and there would be an overall loss in the levels of greenfield land if the site were developed for employment uses.	Should require significant landscaping within and on the edge of the employment sites to mitigate the loss of these greenfield sites. Could promote or link to walking and cycling routes.
Biodiversity Flora and Fauna	The site is not located within an area of particular ecological or nature conservation importance. However, it is a greenfield site including trees. As such, the site may currently provide habitats for protected species. The northern boundary of the site abuts a corridor of land south of Wincham Brook which is a designated Wildlife Corridor. No information is available about proposed schemes or levels of landscaping. As such, opportunities for the enhancement and creation of habitats are not clear. However, it is unlikely that the proposed employment uses would provide significant green infrastructure (unless specifically required by policy) and there would be an overall loss of habitats.	Should require significant landscaping within and on the edge of employment site to mitigate the loss of habitats and provide additional habitats particularly along the northern boundary which abuts the Wildlife Corridor.
Water	Wincham Brook runs to the north of the site. The SFRA identifes the site as flood zone 3a. The recommendations for this site presented in the SFRA state that the development could be permitted, assuming a site-specific FRA shows the site can be safe and it is demonstrated that the site is sequentially preferable. Replacement of a greenfield site currently occupying the site with employment development could	Should require mitigation of increased runoff and prevention of issues relating to surface water flooding. Should include provision of SUDS and additional landscaping to help reduce the risk. A FRA should be
Air	The site is in an accessible location, on the edge of Northwich. As such, it is within walking distance of the station and bus services. However, the site is likely to be predominantly accessed by car and development on the site is still likely to increase traffic, which may impact on air quality.	Could include and link to pedestrian / cycle routes, particularly to provide links to the centre of Northwich and the rail station.
Land and resources	The site is greenfield and therefore development would impact on soil quality and function and would result in loss of greenfield land. The site is not currently agricultural land and is located on the edge of the town centre and adjacent to an exisiting industrial estate, therefore the proposal will not result in the loss of high grade agricultural land. The loss of a greenfield site will have a negative impact on land and resources.	High quality landscaping and planting could contribute to offsetting degradation of land and soil quality.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	No national or local landscape quality designations cover the site. There are no sites of historic or cultural value on or adjacent to the site. The loss of greenfield sites have the potential to impact on the landscape, however the site is located adacent to existing industrial units, therefore landscape impact will be limited. As no details are currently available about the proposed development of this site, it is not clear if / how the sites would be landscaped. The Heritage Impact Assessment does not identify any issues and states that the site is developable.	Should require landscaping within and on the edge of employment site to mitigate the loss of any potential habitats and provide additional habitats particularly along the northern boundary which abuts the Wildlife Corridor and the western boundary which affords longer range views across the wider area from New Warrington Road.
Population and human health	The site is in an accessible location, on the edge of Northwich. As such, it is in walking/cycling distance of health facilities in Rudheath/Northwich. The proposal is for employment uses of the sites, so they will not include provision of new health care facilities. The site does not currently have a significant impact on providing a healthy standard of living. Siting of additional employment uses in Northwich could provide jobs for local people and may assist in developing social integration and community cohesion.	Could include and link to pedestrian / cycle routes, particularly to provide links to Northwich and the rail station.
Housing	Screened out - The proposed development is an employment scheme as as such does not have a direct or significant impact housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land in a sustainable location and will provide opportunities for the creation of new businesses. This site forms part of an existing employment area. As such, the development would help to support existing businesses in the area and will improve accessiblity to jobs for the residents of Northwich. It is not clear whether the development of the site for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site: Gadbrook Park - N 4(E)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site (which is made up of 2 parcels) is located to the south-east of Northwich town centre, at Gadbrook Business Park south of the A556. Parcel A is located within the existing Gadbrook Business Park to the east of the complex bounded by the Trent and Mersey Canal to the east. Parcel B is located to the south of the business park. Gad Brook runs to the south of the proposed site. Both sites are greenfield land outside the settlement boundary. The A556 runs to the north of the sites which serves the business park. There is a bus service to Gadbrook Business Park, however, the primary mode of transport used to access this site is likely to be private car. The nearest railway stations to the site are at Lostock Gralam (approx 1.9 miles) and Northwich (approx 2.2 miles) therefore considered to be too great a distance to access easily by foot. Currently bus services are available between Northwich/Northwich Railway Station and Gadbrook Park. Development of the site may result in loss of hedgerows, woodland and protected trees.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Biodiversity Flora and Fauna	The development of these sites, particularly parcel B would result in the loss of greenfield land, hedgerows, woodland and trees. The southern part of Parcel B is wooded, adjacent to Gad Brook (which may have otters and water voles present) and includes a Local Wildlife site, this has been removed from the site allocation as a result of the SA. The remaining part of parcel B has little vegetation and is predominantly grassed. Parcel A has been assessed as former agricultual use with a number of trees on the periphery of the site. Opportunities for the enhancement and creation of habitats are not clear.	Should require significant landscaping within and on the edge of the site , particularly along the southern edge of the remaining part of Parcel B. Ensure that any development does not impact on the protected species which may be present within the watercourse and the canal.
Water	Gad Brook runs to the south of Parcel B of the site and is identified through the SFRA as flood zone 3a. The SFRA recommends a review of site layout and / or design at the development planning stage in order for development to proceed on this part of the site. The section of the site closest to the brook has been removed from the allocated area due to the initial SA and SFRA work. The northern part of parcel B is Flood Zone 1 and is therefore suitable for development. Parcel A is also flood zone 1, however the SFRA shows the majority of the site as at risk from surface water flooding.	Any site redesign, where flood Zone 3a is included within the site footprint would require detailed site-specific flood risk assessment work. It should allow water to flow naturally or be stored in times of flood through application of suitable SuDS. SUDS and additional landscaping should also be incorporated into the development scheme to help reduce any surface water risk. Parcel A is at risk of surface water flooding and therefore should be subject to a detailed site-specific flood risk assessment incorporating surface water flood risk management.
Air	Development of these sites will increase traffic which may impact on air quality. Whilst the site is accessible by public transport (bus) it is considered that in reality, this would only result in a small percentage of staff choosing this mode of transport. The development would also bring additional traffic to an already busy local network including vehicles using the A556 and traffic movements to and from the Gadbrook Business Park. The Northwich Transport Model (September 2015) concluded that the quantum of development and highway mitigation would need to be carefully considered in future years to ensure that the A556 / Gadbrook Road traffic signal junction and the A556 / A530 King Street roundabout would operate without adverse queues and delays.	Include requirement for an air quality assessment and adoption of a suitable Green Travel Plan. The introduction of a shuttle bus service for example would be one option to consider to reduce the number of vehicle movements.

Land and resources	These sites are greenfield and as such, proposals would impact on soil quality and function. Parcel A is currently undeveloped agricultural land, graded by Natural England's Agricultural Land Classification as grade 3 good to moderate. The development of this site would thefore have detrimental impacts on the quality of the land and soil. To an extent, impacts could be offset by proposed planting schemes, but it is considered that planting measures is insufficient to offset the detrimental impact caused by developing on greenfield land. The loss of the greenfield parts of the site will have a negative impact on land and resources.	Ensuring that ecological mitigation measures are incorporated into the development scheme (including hedgerows and trees, additional planting using native species and buffer planting) should contribute to offsetting degradation of land and soil quality.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	The sites are greenfield therefore there will be impacts on landscape, although there are no specific landscape designations covering the sites and they are located within an already built up area. There are no designated heritage assets within the site boundary. The Trent and Mersey Canal Conservation Area, however forms the eastern boundary of parcel A. Any development proposals must be designed in order to protect and enhance the canal as a heritage asset and its setting. The Heritage Impact Assessment identified that the site provides a buffer between the modern employment park and the canal and encroaching on the canal corridor could harm the area and loose valuable green space. It identified that the site is developable, subject to effective mitigation.	Should require significant landscaping within and on the edge of the site, particularly on the eastern edge of parcel A to mitigate and prevent any impact on the setting of the canal conservation area. Could also require retention of any significant trees and hedgerows along this boundary. Need appropriate design, siting, height and scale.
Population and human health	Located on the south eastern edge of Northwich, outside the settlement boundary, the nearest settlement would be Rudheath to access health care facilities. The proposal is for an employment use therefore this does not include the provision of new health care facilities. Siting additional employment uses on the edge of the settlement of Rudheath/Northwich could provide jobs for local people and may assist in developing social integration and community cohesion.	None required.
Housing	Screened out - The proposed development is an employment scheme as as such does not have a direct or significant impact housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of these sites for employment uses will help to provide employment land on the edge of a settlement. It will provide opportunities for the creation of new businesses. It may help to improve accessibility to jobs for residents in the surrounding area and further afield due to good road transport links to the site. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site:	Land to the south A556/south-west Gadbrook Park - N 4(F)	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	The three proposed development plots (and the future expansion land) are greenfield in the countryside outside the settlement boundary.The A556 runs along the northern boundary of the site and provides a link from Rudheath to the M56 and Chester as well as Middlewich and the M6. Davenham Road runs south of the site providing links to the A533 and Davenham. The A556 is disected by a railway line which runs along the eastern boundary of the site. The A556 serves the existing Gadbrook Business Park. Due to the proposed end use (employment), it is anticipated that the primary mode of transport used to access the site will by private vehicle. Buses do serve the existing Gadbrook Business Park, but the primary mode of transport used to access this site currently is the private car. The nearest railway stations to the site are at Lostock Gralam (approx 1.9 miles) and Northwich (approx 2.2 miles). Bus services are available between Northwich / Northwich Railway Station and Gadbrook Park. The site is greenfield and hence its loss to development would present negative impacts for resilience to climate change particularly due to the scale and quantum of development proposed and with possible loss of hedgerows, woodland and protected trees.	Could include requirement for pedestrian / cycle routes and additional bus services, particularly to provide links to the centre of Northwich and the railway station. Should require significant landscaping/planting within and on the edge of the site to mitigate the loss of such a large area of greenfield land.
Biodiversity flora and fauna	The proposed allocation no longer includes Marshalls Wood Local Wildlife Site within the red line boundary, however previous comments from the Council's officer has identified that Great Crested Newts (GCN) are present in the north-eastern corner of the wildlife site, within the GCN mitigation ponds created for the Gadbrook development; the canal to the west may have otters present; Gad brook runs through the site and may have water voles present. These issues would need to be addressed if the potential expansion land were to come forward. Opportunities for the enhancement and creation of habitats are not clear. Without provision of significant landscaping,	Should require significant landscaping within and on the edge of the site , particularly along the boundary with the Local Wildlife Site to the east of thr site to mitigate the loss of habitats and provide additional habitats. Ensure that any development does not impact on the protected species which may be present.
Water	The majority of the site is within Flood Zone 1. The SFRA has assessed the site recommending that development could be permitted on flood risk grounds for employment purposes, subject to a site specific flood risk assessement being undertaken to determine the vulnerability to flooding from other sources as well as fluvial. The addition of SuDs has the opportunity to improve any surface water run off.	Requirement to undertake a site specific flood risk assessement to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site and the effect

Air	Development of this site and particularly the quantum of development propsed will increase traffic which may impact on air quality. Whilst the site is accessible by public transport (bus) it is considered that in reality, this would only result in a small percentage of staff choosing this mode of transport. The development would also bring additional traffic to an already busy local network including vehicles using the A556/A530 and traffic movements to and from the Gadbrook Business Park. The Northwich Transport Model (September 2015) concluded that there is potential for the proposed development sites to the south and south west of Gadbrook Park to have good access to the A556 and A530. The quantum of development and	Include requirement for an air quality assessment and adoption of a suitable Green Travel Plan. Could also promote and link to walking and cycling routes.
Land and resources	The site is greenfield and as such, proposals on this site would impact on soil quality and function. The site is currently undeveloped agricultural land, graded by Natural England's Agricultural Land Classification as grade 3 good to moderate. The development of this site would thefore have detrimental impacts on the quality of the land and soil. Impacts could be offset by proposed planting and landscaping, but details are not yet known.	Ensuring that ecological mitigation measures are incorporated into the development scheme (including hedgerows and trees, additional planting using native species and buffer planting) should contribute to offsetting degradation of land and soil quality.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	There are concerns from a landscape perspective in respect of the principal of development within the countryside, impact on rural character and future design quality. A landscape and visual impact assessment, and properly considered mitigation strategy would enable a proper assessment of the significance or otherwise of landscape and visual impacts. There are a number of heritage assets within the vicinity of the site: Shipbrook Bridge (Grade II), Trent and Mersey Canal Conservation Area and Locally Listed Buildings Shipbrook Hill and Little Grebe Cottage. A HIA has been undertaken (with a site boundary including Plot E1-1 and E2-1 and the proposed expansion land, excluding plot E3-3). This concludes that the western section of the proposed site would have minimal impact on the significance of the identified assets subject to appropriate design with height being a critical factor and landscaping. The western section of the site would however alter the character and settings of the Canal and the locally listed building which would change from an extremely rural character of open fields and trees to that of a residential development.	A landscape and visual impact assessment, and properly considered mitigation strategy would enable a proper assessment of the significance or otherwise of landscape and visual impacts. Management of position, scale, height, density and form of development, together with retention of trees and enhanced landscaping. An assessment of key views will need to be undertaken as it is noted that a large proportion of the spire to the church in Davenham (Church of St Wilfred) is visible from the site when looking west.

Population and human health	Located in the open countryside on the south eastern edge of Northwich. The nearest settlement would be Rudheath to access health care facilities. The proposal is for an employment use therefore this does not include the provision of new health care facilities. Siting additional employment uses on the edge of the settlement of Rudheath/Northwich could provide jobs for local people and may assist in developing social integration and community cohesion. The eastern parcel of the site proposaed as expansion land is partially within an outer hazard zone. The employment use of the site is acceptable depending on the amount of employees expected to work at the site.	Ensure the scheme minimises the amount of people at risk from the hazard zones, avoiding the area covered by the outer zone where possible.
Housing	Screened out - The proposed development is an employment scheme and as such does not have a direct or significant impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land on the edge of a settlement. It will provide opportunities for the creation of new businesses. It may help to improve accessibility to jobs for residents in the surrounding area and further afield due to good road transport links to the site. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required

Site: Land west Road One - W2(A)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is accessible via a range of transport modes - within walking distance of Winsford railway station, and served by numerous bus stops within the Winsford Industrial Estate. The site is in a sustainable location, within walking distance of facilities and services in Winsford. The site is greenfield land, however, and its development would result in the loss of green infrastructure. Development proposals could incorporate planting to minimise this impact, however, there are no proposed landscaping details available at this stage and hence the extent of the impacts is unknown.	Ensuring development on the site includes planting in order to minimise the impacts resulting from the loss of greenfield land.
Biodiversity Flora and Fauna	The site does not contain protected trees or areas of nature conservation value. However, it is greenfield land containing relatively dense tree cover in parts and includes a pond on the site. Its development, therefore, would result in the loss of green infrastructure and vegetation, to the detriment of wildlife habitats and biodiversity. There could be potential to retain certain features of green infrastructure if they provide a significant wildlife role, and incorporating new green infrastructure into the scheme could contribute to mitigating the loss and degradation resulting from development. However, this level of detail is not available at this stage and hence the extent of the impact is unclear.	Consideration for existing green infrastructure would be required in development proposals, and where necessary, features that provide significant habitat roles should be protected and retained. This should be used to inform the design and landscape strategy of future development proposals.
Water	The site does not lie within or adjacent to any flood zones. As such, development for employment uses would be appropriate on site. However, the site is greenfield land and hence its development would result in increased hard standing in a currently vegetated site. This could increase surface water run-off and increase risk of flooding elsewhere.	Measures to mitigate the increased levels of hard standing (e.g. landscaping and SUDS) should be considered in the sites development in order to minimise any potential impacts to flood risk.
Air	The site is not within an Air Quality Management Area. It is in a relatively accessible location via a range of transport modes, including sustainable travel. However, development on the site is still likely to increase traffic, which may impact on air quality.	Maximising pedestrian and cycle links to services and facilities in Winsford and Winsford railway station would enhance the feasibility of people accessing the site via sustainable modes of travel. Planting and landscaping with development proposals should be considered to contribute to offsetting any detrimental impact on air quality.

Land and resources	The site is greenfield land used for agricultural purposes. The land is considered to be moderate to good quality in the Agricultural Land Classification. Its development, therefore, could have detrimental implications for soil quality and function. Further, the site is included within the minerals supply and safeguarding area for salt, hence its development could have a negative impact on ensuring the adequate and sustainable supply of salt. The loss of this greenfield site will have a negative impact on land and resources.	Including planting within development proposals may not offset the loss or degradation to soil quality and function, but it could contribute to minimising the impacts. The supply of salt should be considered to assess whether the loss of this safeguarded area would have a detrimental impact on the supply of minerals.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	The site is within an industrial estate, but is greenfield land, located close to open countryside and as such, its development could have a detrimental impact on the setting of the countryside. The site is considered to provide a gateway into Winsford and hence the visual impact and prominence of the site is significant. The design of development proposals could mitigate detrimental visual impact through landscape screening or configuration of the development on site, however, this level of detail is not available at this stage. There are no heritage assets on or adjacent to the site.	The design of development on this site, incorporating landscape screening, could minimise potential impacts on cultural heritage and landscape. As a gateway site into Winsford any development must be of high quality design given its visual prominence.
Population and human health	The site is in an accessible location, served by various modes of transports, including sustainable modes. The proposal is for employment uses of the site, so it will not include provision of new health care facilities. Siting of additional employment uses in the Winsford Industrial Estate could provide jobs for local people and may assist in developing social integration and community cohesion.	None required.
Housing	Screened out - the site is proposed for employment land and as such is not considered to have a direct or significant impact on housing provision to meet	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the site may not reduce opportunities for crime and may affect the fear of crime. It may also impact on road safety through generating increased traffic levels.	Should require design of proposals to reduce opportunities for crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Part of the site is allocated for employment use in the Winsford Neighbourhood Plan, and the whole site is a safeguarded key employment site within Winsford Industrial Estate. As an extension to Winsford Industrial Estate, its development would support existing businesses and provide opportunity for new businesses, thus contributing to improving accessibility to jobs. It is not clear whether the development of the site for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site: Remaining land at Woodford Park Industrial Estate - W 2(B)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is greenfield within an industrial employment park. There is a pond on site and established trees. Development of the site could effect these features that will impact upon the green infrastructure. The site is located on on the edge of Winsford Town Centre within an existing employment use area. There is good access to the site when travelling in a car. The A54 has been designated as a strategic pedestrian and cycle route. However, other sustainable forms of transport options are more limited.	Retain existing mature trees on site to contribute to the green infrastructure of the borough. Promotion of sustainable forms of transport.
Biodiversity Flora and Fauna	There is a pond on site, which could provide a habitat for Great Crested Newts. The site is green field with established tree cover. Proposed landscaping on the site is not known. It is likely that development of this land will have a negative impact on biodiversity, flora and fauna.	Undertake an assessment for habitats on site and mitigate as necessary. Retain the existing tree cover where possible, or replace within proposed landscaping.
Water	The site is not at risk of flooding. The site is greenfield and has a pond on site. Development of the site could result impact on water quality or levels within the pond. The site is greenfield and development of the site may increase runoff.	Ensure the area does not become at risk of flooding due to surface water and employ SUDs where appropiate. Minimise the impacts of development on the pond.
Air	The site is located on on the edge of Winsford Town Centre within an existing employment use area. There is good access to the site when travelling in a car. The A54 has been designated as a strategic pedestrian and cycle route. However, other sustainable forms of transport options are more limited. There is existing tree cover at the site, which the loss could impact the air quality.	Provide significant areas of landscaping. Promote or link to pedestrian and cycle routes.
Land and resources	The site is greenfield, although it is on the edge of an existing industrial estate. The loss of this greenfield site will have a negative impact on land and resources and could have a detrimental impact on soil quality.	Ensure development doesn't contaminate the land for future uses.
Waste	Screened out - the site is proposed as an employment allocation and as such is unlikely to significantly or directly impact on waste.	
Cultural heritage and landscape	To the east, north and south of the site is an existing industrial estate, so the site is surrounded on three sides by existing employment uses, which will reduce the landscape impact to some extent. The western side is open countryside. There are a number of existing trees along the boundary that currently obsucure the site and the existing industrial area. Development of the site will result in loss of greenfield and potentially loss of tree cover that minimises the impact of the existing industrial areas. There are no heritage assets on or adjacent to the site.	Ensure boundary treatments are retained to minimise the impact of the development on the landscape.
Population and human health	The site is within an existing industrial area and the potential employment use will integrate well with the other uses. Although the site is on the edge of Winsford, the A54 separates the industrial area from residential. The proposal will not provide health facilities and the nearest facilities are in Winsford.	None required

Housing	Screened out - the site is proposed as an employment allocation and as such is unlikely to significantly or directly impact on housing.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Proposals on the site should minimise crime and should ensure no detrimental impact on road safety.
Economic development	The site is proposed for employment use, within an existing employment area. It will provide employment uses on the edge of Winsford, allowing for new businesses and create jobs. This will contribute to the local economy.	None required

Site:	Land to the west of Ravensholme, Chester Road - R 2 (A) (part of site, for 30 units)	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	The site is a greenfield site. The site is bounded by residential development to the east and is on the edge of Tattenhall. The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. There are no ponds on the site, but some ponds nearby. A watercourse runs to the south of the site. The site is within Flood Zone 1. The wider site (larger housing site) is considered to have a risk of surface water flooding, according to the SFRA. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. Development of the site could result in the loss of Green Infrastructure provision.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Greenfield site with some trees and hedgerows along the boundaries. The site and neighbouring areas are not identified as sites or features of ecological or nature importance, but do form part of the ecological network corridors and stepping stones. Mill Brook to the south of the site has ecological value and impacts on this area would need to be prevented.	Could include requirements for additional tree planting/ landscaping. Negative impacts on Mill Brook should be protected.
Water	There are no ponds on the site, but some ponds nearby. Mill brook runs to the south of the site. The site is within Flood zone 1. The wider site (larger housing site) is considered to have a risk of surface water flooding, according to the SFRA. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties, although additional landscaping could reduce this.	Requirement to undertake a site specific flood risk assessment to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site.
Air	The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. Development of the site could result in the loss of Green Infrastructure.	Could include requirement for pedestrian/cycle routes. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Greenfield site and as such, development of this site is likely to impact on soil quality or function. Grade 3 (good to moderate) agricultural land, so development of the site would result in loss of agricultural land.	Could require additional landscaping on site.
Waste	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on waste provision.	

Cultural heritage and landscape	No designated heritage assets on site but some ridge and furrow earth works remain. An archaeological and cultural heritage assessment was submitted as part of the planning application. This concluded that archaeological potential is likely to be associated with medieval agricultural practices and a programme of archaeological monitoring during construciton works would provide adequate mitigation. The site does not contain any other heritage assets and is not within a Conservation Area. Parts of Tattenhall form a Conservation Area, but this is a significant distance from the site and development of the site would be unlikely to impact on the setting of the Conservation Area. Residential use of the site would not result in loss of existing open space, but could potentially provide additional open space as part of any proposal. The site provides an opportunity to improve a key gateway into Tattenhall.	Could require provision of open space on the site.
Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the site is within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion.	None required.
Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision and is in a relatively sustainable location on the edge of Tattenhall. However, it is a greenfield site outside the settlement boundary.	None required.
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. A transport assessment has been prepared as part of the planning application and concluded that the proposed development would not have an adverse impact on the local highway network. The Highways team recommended approval subject to a S106 and several planning conditions.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on employment provision.	

Site: Land to rear of 68-84 Castlefields, Tattenhall (part of site) - R 2(B)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is a greenfield site. The site is bounded by residential development to the south and west. The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. There are no ponds on the site, but there are some ponds nearby. Keys Brook runs to the north of the site. The site is within Flood Zone 1. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. Development of the site could result in the loss of Green Infrastructure provision.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Greenfield site with some trees and hedges along the boundaries. The site and neighbouring areas are not identified as sites or features of ecological or nature importance, but do form part of the ecological network corridors and stepping stones. Development of this greenfield site would result in loss of existing biodiversity. Opportunities for enhancement and reaction of habitats are not clear.	Could include requirements for additional tree planting/ landscaping.
Water	Keys Brook runs to the north of the site. The site is within Flood Zone 1. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. As such, development of the site would present negative impacts for resilience to climate change. Development of the site could result in the loss of Green Infrastructure provision.	Site specific flood risk assessment may be required, depending upon the exact size of the proposed site.
Air	The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. Development of the site could result in the loss of Green Infrastructure.	Could include requirement for pedestrian/cycle routes. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Greenfield site and as such, development of this site is likely to impact on soil quality or function. Grade 3 (good to moderate) agricultural land, so development of the site would result in loss of agricultural land. The level of landscaping proposed on the site is not known.	Could provide landscaped areas to retain soil quality and function.
Waste	Screened out. - The proposed development is a housing scheme and does not have a direct or significant impact on waste provision.	
Cultural heritage and landscape	No designated heritage assets on the site. The site is not within a Conservation Area, but there is a Conservation Area nearby, across fields - so development could potentially impact on the setting of the Conservation Area. Residential use of the site would not result in loss of existing open space, but could potentially provide additional open space as part of any proposal.	Design of any proposal should reflect the location of the site within a Conservation Area. Could require provision of open space on the site.

Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the site is within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion.	None required.
Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision and is in a relatively sustainable location on the edge of Tattenhall. However, it is a greenfield site and is outside the settlement boundary.	None required.
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on employment provision.	

Site: Extension to Monument Place Employment Park, Farndon - R 3(A)

Sustainability objective	Comments	Mitigation
Climate change and energy	The development would represent a loss of greenfield land. The proposal suggests that there is potential to strengthen the existing landscape framework, retaining and enhancing the existing hedgerows, scattered trees, plantation woodland and shrub resources. However, at the current level of detail provided, it is difficult to determine whether the potential level of enhancement to green infrastructure on site would offset the loss of greenfield land and potential disturbances. Without more detailed consideration of how green infrastructure loss will be compensated, it is considered that the proposal would induce negative impacts with regard to mitigating and adapting to the impacts of climate change. The site is considered to be in a sustainable location - located 0.3km from the Key Service Centre of Farndon and hence accessible via walking or cycling. Bus routes serve Farndon village which the site would benefit from.	Detailed landscaping and planting schemes required and identification of specific features to be protected. The site is accessible via sustainable modes of travel - however, the impacts towards mitigating the impacts of climate change could be enhanced by considering the suitability of the routes between Farndon village and the site for cyclists and pedestrians. Improvements would potentially be required as pavements are relatively narrow and street lighting stops at settlement boundary.
Biodiversity Flora and Fauna	The site is not subject to any local, regional, national or international statutory or non-statutory designations, although there are two statutory designated sites (River Dee and Bala Lake SAC; Dee Cliffs Farndon SSSI) and one non statutory site (Dee Cliffs Local Wildlife Site) within 1km of the site. The site comprises the existing employment park, plus an additional grassland area with hedgerow field boundaries, hedgerow trees and scrubs, broad leave plantation woodland along the northern boundary which would be suitable habitats for wildlife. The current proposal focuses development on agricultural fields, retaining and enhancing the existing hedgerows, scattered trees, plantation woodland and rough grassland/ shrub resources at the boundaries, which will contribute to offsetting the impact on biodiversity. However, development will inevitably lead to some loss or disturbance of wildlife habitats that is not considered. Moreover, the Development Statement suggests that there is potential to support protected species, but with no explanation of what the protected species are or where they are located in relation to the site.	Detail should be provided regarding impact on protected species and proposed landscaping and any other mitigation measures to offset detrimental impacts on biodiversity resulting from development on greenfield land.
Water	The site is located in the Environment Agency's Flood Zone 1 which is defined as land assessed as having a less than 1 in 1000 years annual probability of flooding and is therefore is considered suitable for employment development. By increasing the level of hard-standing, the development could increase surface water run-off which is not considered within the current level of detail provided.	Consideration of ways to reduce or manage runoff, for example SUDS.
Air	The site is not located within an Air Quality Monitoring Area. The development would generate increase traffic levels with associated emissions potentially having a detrimental impact on air quality. However, it is considered that this could be offset given the sustainable location of the site within feasibly walking distance of Farndon village which would contribute to limiting car borne access, and with suggestions to retain and enhance existing green infrastructure.	Greater consideration for enhancing cycle/pedestrian routes between Farndon village and the site would support sustainable access, and greater consideration for protecting or providing additional green infrastructure would contribute to improving the impact with regard to air quality.

Land and resources	The proposal will result in the loss of greenfield land, that is Grade 2 agricultural land according to Natural England's Agricultural Land Classification, so is high quality, but not the highest agricultural land classification and their location in relation to the business park and access roads makes the areas more difficult to use for agricultural purposes. Development will inevitably degrade the quality of this land and soil. There is no explicit consideration of how soil and land quality will be protected and, where possible, enhanced. The loss of this greenfield site will have a negative impact on land and resources.	Consideration of how soil and land quality can, where possible, be protected and enhanced. Provision of landscaping and planting.
Waste	Screened out - the proposal is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	The site lies outside the settlement boundary of Farndon. Its wider setting is rural in character, but the site includes an existing employment park. The site lies within the Shropshire, Cheshire and Staffordshire Plain National Character Area characterised by flat or gently undulating pastoral farmland. There are a number of heritage assets within the vicinity of the site, particularly Holly Cottage (Grade II Listed Building) and Barnston's Monument (Grade II* Listed Building). The proposal suggests that existing landscape screening would contribute to mitigating impacts on sensitive views. The illustrative masterplan seeks to locate development on the north-western part of the plot to maintain views to and from the Monument. There are numerous long-distance views into the site where the development could potentially degrade the visual rural character, particularly on the northern approach into Farndon. It is identified in the submitted documents that there is potential to strengthen landscape screening to mitigate visual impact on landscape character as part of any future development, however, no detail is provided. The Heritage Impact Assessment identifies that development in priciple can be supported, but development encroaching onto the boundary of Holly Cottage would adversely affect its rural setting. The HIA concludes that the site is developable with careful design and landscape enhancement.	Need to configure the site to minimise degradation of sensitive views and strengthening screening through landscaping. Given the sensitivity of the landscape, views and historic features in the vicinity of the development that could be negatively impacted – a greater level of detail or how visual impact would be mitigated is required. The scale and form of development to the eastern part of the site should be managed to ensure that negative impacts on Holly Cottage are prevented. There should be careful design and landscape enhancement.
Population and human health	The site is located in a sustainable and accessible location - 0.3km north of the key service centre of Farndon which comprises numerous community services and facilities (including doctors surgery, pharmacy, library, community centre, post office, newsagents, cafes, playgroup/nursery, primary school, play area/park, sports facilities). The site provides increased opportunity to live and work in the same area, enhancing opportunities for social interaction and community cohesion. The site is within feasible walking distance of the village centre and hence could potentially increase opportunities for active travel, contributing to healthy living in the area.	Ensuring safe and suitable walking routes between the site and Farndon village centre will contribute to enhancing its positive contribution to population and health.
Housing	Screened out - As an employment site, the proposal is not considered to have a direct or significant impact on housing provision.	

Community safety	The development will generate an increase in traffic levels which could have negative impacts on the safety of road users. However, initial assessments of the adjoining highway network provided within the submitted Development Statement suggests that there is sufficient capacity within the existing strategic highway network to accommodate the proposed development. Further, it is proposed to utilise the existing access points to the site which are suitable in highway safety terms. The impact on crime will depend upon the exact design of the scheme.	Impact on road safety is dependent on the final design of the scheme. More detailed investigation of highway capacity required, considering capacity for potential increase in large industrial vehicles given the width of existing roads, impact on traffic levels through Farndon village and surrounding villages, potential to improve pedestrian/cycle access to the site.
Economic development	The proposal will provide additional employment land in a sustainable location (0.3mk from the Key Service Centre of Farndon) and suitable type as an extension to the existing employment offer at Monument Place. The proposal suggests that the development has potential to create 23 full-time construction jobs during construction and 40 additional full time jobs upon completion, as well as apprenticeships and training opportunities. The development will, therefore, contribute to bringing additional investment, spending and business rates into the local area, as well as potentially contributing to rural diversification.	Consideration of ways in which the site could provide additional green infrastructure or potentially improve cycle/pedestrian links into the centre could contribute to enhancing the physical, social and environmental infrastructure in the area to further increase benefits to this objective.

Site:	Land adjacent to Mere's Edge, Helsby - R3(B)	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	The site is in an accessible location on the edge of the key service centre of Helsby. As such, it is within walking distance of Helsby train station and there are regular bus stops along the length of the A56 which runs almost adjacent to the site. The site is well served by the existing road network but would require the creation of an access route as it is currently landlocked. The site is greenfield and currently occupied by vegetation and hedgerows and hence its development for employment use would result in a loss of green infrastructure. However, no information is available regarding green infrastructure and so the exact impacts are unclear at this stage.	Should require significant landscaping within and one the edge of the employment site to mitigate loss of greenfield site. Enhance pedestrian links into the centre of Helsby and the rail station.
Biodiversity Flora and Fauna	The site is not located within an area of particular ecological or nature conservation importance, however, it has three boundaries adjoining the Green Belt. There is a groups of trees with Tree Preservation Orders along the southern boundary of the site. The site currently comprises vegetation with some hedgerow cover around the perimeter, and as such potentially provides habitats for a range of species. No information is available about proposed schemes or levels of landscaping and hence opportunities for habitat creation and enhancement are unclear. However, it is likely that proposed employment uses would not provide sufficient green infrastructure to offset the overall loss.	Would require retention and protection of significant trees on the south of the site, as well as significant landscaping scheme to mitigate loss of green infrastructure and habitats.
Water	Part of the site is within a flood zone 3. However, development consisting 'offices/general industry' is deemed 'appropriate' within this flood zone. Replacement of green infrastructure currently occupying the site with employment development could increase surface water run-off and flooding. There is no information available about proposed mitigation measures and hence exact impacts on flooding are unclear at this stage.	Would require mitigation measures to offset potential increased run-off and associated issues related to flood risk. This should include provision of landscaping and SUDS.
Air	The site is located on the edge of Helsby in an accessible location, within walking distance of the rail station, and facilities in the centre of Helsby and is served by bus services along the A56. However, development of the site may have a negative impact on air quality given emissions associated with construction, operation and increase in traffic levels.	Could enhance pedestrian/cycle linkages into the centre of Helsby and the rail station.
Land and resources	The site is greenfield and hence its development would detrimentally impact soil quality. The site is characterised as being of moderate to good quality (agricultural land classifications) but the current use of the land is unknown so it is unclear whether development of this site for employment purposes would result in the loss of good quality agricultural land. The loss of this greenfield site would have a negative impact on land and resources.	High quality landscaping and significant planting could contribute to offsetting degradation of land and soil quality.
Waste	Screened out - the proposed development is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	No national or local landscape quality designations cover the site, and there are no sites of historic or cultural value on or adjacent to the site. The loss green infrastructure via development of the greenfield site will impact on the landscape, however, the extent of the impacts is unclear at this stage as there are no details regarding how any proposed development would be landscaped and which features would be retained. The site is adjacent to the existing business park and on the edge of an existing developed area and hence development for employment use would be compatible within the wider setting. The Heritage Impact Assessment identifies that there are no issues regarding heritage assets and the site is developable.	Sufficient landscaping could mitigate landscape impacts resulting from loss of greenfield land and green infrastructure. Particular attention should be paid to protecting and retaining the protected trees lying to the south of the site.
Population and human health	The site is in a relatively accessible location, on the edge of the key service centre of Helsby. As such, it is within walking distance of health and other communities facilities in Helsby. The proposal is for employment uses on the site, so they will not include provision of new health care facilities. The site does not currently have a significant impact on providing a healthy standard of living. Siting of additional employment uses on the edge of Helsby could provide jobs for local people and may assist in developing social integration and community cohesion.	Could improve pedestrian and cycle links to the centre of Helsby and the rail station.
Housing	Screened out - The proposed development is an employment scheme as such does not have a direct or significant impact housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety through increasing traffic levels. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	The development of the site for employment uses will help to provide employment land in a sustainable location and will provide opportunities for the creation of new businesses and rural diversification. The site is located adjacent to the existing Meres Edge Business Park. As such, the site's development would help to support existing businesses in the area and will improve accessibility to jobs for the residents of Helsby. The employees within the businesses may help to support the shops and services in Helsby. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None identified.

Site: Land to the west of Chowley Oak - R 3.C

Sustainability objective	Comments	Mitigation
Climate change and energy	Within the submitted documents a footway to connect to the A41 is suggested, but the bus service is hourly and is unlikely to be used by the majority of employees. Travel Plans and car sharing are suggested and would contribute to enhancing sustainable travel. Any improvements would also encourage sustainable travel to the existing Business Park to potentially increase benefits to adapting and mitigating the impacts of climate change. However, the site is still likely to be predominantly accessed by car. The site is located 2.5km from the key service centre of Tattenhall, which provides a good range of facilities and services within cycling distance. The site is greenfield and its development would present negative impacts for resilience to climate change. The illustrative masterplan and site promotion document indicate that most existing trees would be retained, only removing low quality trees around the perimeter for access points and giving due consideration to tree protection requirements for retained trees. New tree planting and a landscape buffer are also proposed within the landscaping scheme.	Increasing the frequency of bus services could accompany current proposals to increase the likelihood of people accessing the site by sustainable modes of travel. Ensuring that the suggested pedestrian/cycle link that could be created parallel to Chowley Oak Lane from the site to the A41 is provided will enhance sustainable connectivity between the site and Tattenhall.
Biodiversity Flora and Fauna	There are no statutory sites of international, national or local nature conservation importance within or close to the proposed development site. No direct impacts are anticipated, according to the Ecological Study. Development of the site will result in loss of greenfield land, hedgerows and some trees, but the impacts on biodiversity could be offset and even improved (according to the Ecology Report) with the mitigation measures proposed. The grassland site has limited species diversity and contains no notable or rare flora (Ecological Survey). Loss of hedgerows could result in a loss of suitable nesting habitats for birds and wildlife dispersal routes. New tree planting and provision of a landscape buffer comprising native tree and shrub species could offset and enhance local biodiversity. The masterplan shows mature trees retained and only low quality tree cover removed at access points. The ecology study recorded no habitats within the site suitable of supporting water voles, otters, reptiles or great crested newts (GCNs). There are GCNs in a pond to the north-west of the site but the ecological survey considers it very unlikely that this would be a source of GCN onto the application site.	Ensure that suggestions in the Ecological Study are pursued to: -Provide smaller area of native species-rich grassland to provide a buffer. -Retain hedgerows (where possible). -Additional planting to increase wildlife connectivity. - Monitor mammal holes within the southern hedgerow. - Include badger avoidance measures due to active badger sett within the embankment on the eastern boundary - Use reasonable avoidance measures and retain trees and hedgerows given the proximity to GCN populated pond - Any removal of woody vegetation should be undertaken outside the main bird breeding season to ensure compliance with all relevant wildlife legislation. - Use locally native woody species of local provenance within the site's planting scheme.
Water	There are no water bodies within the site and only small scattered water bodies nearby the site. The site is located within Flood Zone 1 which represents land that has a low annual probability of flooding. Development consisting of "offices/general industry" falls into the "Less Vulnerable" category. The site proposals would be deemed "appropriate" within Flood Zone 1. The proposed use and level of flood risk are, therefore, compatible. As the site currently comprises undeveloped agricultural land, development will increase the amount of impermeable area across the site and, in turn, could generate larger flows and volumes of runoff. The planting schemes proposed within the Site's Promotional Document will contribute to minimising this risk. The risk of flooding is sufficiently low that is could be offset with appropriate mitigation measures suggested in the Flood Risk and Drainage Report.	Ensuring that the drainage proposals are designed in accordance with the SUDS Manual (as proposed in the Flood Risk and Drainage Report) will further contribute to offsetting increased flood risk from surface water run-off.

Air	The site is not located within an area of Air Quality Monitoring. The site will be very heavily car reliant regardless of proposals to support sustainable travel. There is no consideration of, for instance, increasing bus service frequencies which would arguably be required to support proposals to connect a footway to the A41 to access potential new bus stops. Currently the bus service is hourly at best so offers little realistic connections for what would be the majority of staff on the site. Tattenhall is within cycling distance. Consideration of Travel Plans and car sharing to reduce single occupancy trips and maximise sustainable travel are suggested and would contribute to enhancing sustainable travel. The proposed planting schemes will contribute to offsetting the impacts on air quality.	There are some suggested options for improving the suitability of the physical highway network for active travel that could contribute to increase sustainable travel to the benefit of air quality. However, given the inevitable car-reliant nature of the site, consideration of, for instance, increasing bus frequencies could accompany current proposals to increase the likelihood of people accessing the site by sustainable modes of travel. Should provide significant landscaping.
Land and resources	The site is located on greenfield land and hence its development would have a negative impact on land and soil quality. The site is currently undeveloped agricultural land, graded as 'good to moderate'. Therefore, its development would have detrimental impacts on the quality of the land and soil. To an extent, impacts could be offset by proposed planting schemes, but it is considered that planting measures is insufficient to offset the detrimental impact caused by developing on greenfield land. The loss of this greenfield site would have a negative impact on land and resources.	Ensuring that ecological mitigation measures proposed in the Ecological Report (e.g. where possible retaining hedgerows and mature-semi-mature trees, additional planting using native species and buffer planting) are pursued could contribute to offsetting degradation of land and soil quality.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	No national or local landscape quality designations cover the site. To the north of the site is an Area of Special County Value (Sandstone Ridge). The Landscape Appraisal assesses the condition and sensitivity of the existing landscape as 'medium' and identifies boundary hedgerows, hedgerow trees and mature oaks to the north of the site as valued features that should be conserved. The landscape appraisal suggests that the site has relatively limited visibility due to screening from trees/hedgerows or the existing business park. Proposals to provide a landscape buffer to the north of the site would positively contribute to visually containing the site to the north. Existing hedgerows, hedgerow tress and boundary planting is proposed for retention which will contribute to mitigating the visual landscape impact of proposed development. The Heritage Impact Assessment identifies that the site is close to Chowley Lodge listed building, but impacts on heritage assets are likely to be minimal as long as development is no greater in scale than existing neighbouring buildings. As development is on greenfield land in a rural location, it is considered to have a negative impact on landscape character.	Any future development proposals would need to provide the proposed level of mitigation, otherwise the landscape impact could be negative. Mitigation proposals could be strengthened by, for example, strengthening screening of the development from Dog Lane via a more relaxed hedge trimming regime. Features identified for conservation in the Landscape Appraisal should be retained (including some hedgerow boundaries, hedgerow trees and mature oaks in the northern part of the site). Esuring access routes via the existing business park would prevent the need for a new access that may impact upon the character of the rural lanes in this area. The buildings should be of a scale and form to match their immediate neighbours.
Population and human health	Given the nature of the development as an employment site, it does not contain provision of new health care facilities. However, the site is located within cycling distance (2.5km) of Tattenhall, a key service centre, which contains a number of health and community facilities. Suggestions are made to improve sustainable travel to and around the site which would contribute to increasing walking and cycling to support healthy living. Due to the location of the site it is likely to be heavily car-reliant and accessibility and impacts on developing social integration and cohesion are limited.	Ensuring that the suggested pedestrian/cycle link that could be created parallel to Chowley Oak Lane from the site to the A41 is provided will enhance sustainable connectivity between the site and Tattenhall. Accessibility to social and health facilities could be enhanced by considering, for instance, potential to increase the frequency of buses serving the site.
Housing	Screened out - The proposed development is an employment scheme as as such does not have a direct or significant impact housing provision.	

Community safety	The submitted documents indicate that the existing road network has a low accident rate with no major highway safety issues in the vicinity of the site. Creation of passing places on the lanes serving the site may overcome some of the issues associated with increased traffic levels. However, more intervention may be necessary, particularly on narrow nearby roads and along th A41. Sustainable travel measures (Travel Plans and enhanced cycle links) and designing the internal road network according to the 'Manual for Streets' will contribute to improving road safety. There is no consideration of the impact of development design on crime and perceptions of crime.	This policy is ranked negatively as the current proposal only goes part way to meeting the physical highway interventions that are suggested as necessary by the Highways team. Mitigation measures would need to consider the wider highway network that could be impacted through increased traffic associated with development of the site. Particular emphasis should be given to Green Lane and the lanes through Clutton Village, leading back out to the A534. Passing places may be insufficient and widening along the length of the lanes affected could be required to accommodate increased traffic levels, particularly larger industrial vehicles that could be generated. Consideration could be given to development design on mitigating crime and fear of crime.
Economic development	The businesses occupying Chowley Oak Business Park represent a range of sectors including advanced manufacturing, high technology and bio-med. The expansion will provide an additional 6,500 sqm of new employment floor-space comprising a mix of office and light industrial employment uses. The development could, therefore, contribute to rural diversification. Although access to the site is likely to be dominated by car borne travel, it is accessible from surrounding rural villages, located close to the A41 (the main north/south route connecting Whitchurch and Chester), and within cycle distance of the key service centre of Tattenhall. Potential proposals for the development scheme to enhance biodiversity through the proposed planting scheme and creation of pedestrian/cycle links, could contribute to improving environmental and physical infrastructure in the area.	None identified.

Site:	Oaklands Office Park, phase 3 - R 3(D)	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	Predominantly brownfield site, partly covered by grass / trees. Site is within walking distance of Hooton Station. There is an approximately hourly service that goes past the site to / from Neston and Ellesmere Port. Not clear whether it would enhance Green Infrastructure provision.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site. Could develop the brownfield part of the site only.
Biodiversity flora and fauna	Predominantly brownfield site, partly covered by grass / trees.There are no water bodies on the site, but the site is adjacent to Dibbinsdale Brook and there are some ponds nearby. Potential for land contamination as brownfield site, so redevelopment of the site could provide an opportunity to remediate any contamination. There are two Local Wildlife Sites adjacent to the site, which could potentially be affected by proposed employment use of the site. It is not clear what level of landscaping or planting would be proposed.	Could include requirement for retention of trees and additional tree planting / landscaping. Could require any developments to protect Dibbinsdale Brook and ensure no negative impact on the two adjacent Local Wildlife Sites.
Water	The site is within Flood Zone 3a and therefore is at risk of flooding. However, employment uses are lower risk uses. A site specific flood risk assessment will be required. There are no water bodies on the site, but the site is adjacent to Dibbinsdale Brook and there are some ponds nearby.	Require a site specific flood risk assessment.
Air	Predominantly brownfield site. Site is within walking distance of Hooton Station. There is an approximately hourly service that goes past the site to / from Neston and Ellesmere Port. However, the site is still likely to be predominantly accessed by car. It is not within walking distance of many services, facilities or residential areas. Not clear whether it would enhance Green Infrastructure provision. Not near an Air Quality Management Area.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Land and resources	Predominantly brownfield site. Development could provide an opportunty to remediate any contamination and improve soil quality, but could have a negative impact on land and soil quality in the grassed areas. Not agricultural land.	Could retain any undeveloped, grassed or planted areas within the proposed landscaping area.
Waste	Screened out - The proposed development is an employment scheme as as such does not have a direct or	
Cultural heritage and landscape	No cultural or heritage features on or near the site. Not in or near a conservation area. The site is within the Green Belt and could impact on landscape as it is adjacent to the countryside. However, it is a predominantly brownfield site on the edge of an existing office park. The impact would partly depend on design and landscaping of the proposal, which is not known at this stage.	Could require additional screening and design to prevent impact on Green Belt and lanscape.
Population and human health	The site is not located within an urban area. It is within walking distance of a small residential area and pub, but there are no other shops or health facilities nearby. It is within walking distance of the rail station, but is likely to be accessed by car and is unlikely to support healthy standards of living or strenghten ill health prevention. Due to the lack of servicesand distance to nearby urban areas, the proposal is unlikely to assist in developing social intregration. The proposed employment use of the site could provide employment for local people and could increase use of the nearby pub.	Could include requirement for pedestrian / cycle routes, link to existing cycle route and additional bus services.
Housing	Screened out - The proposed development is an employment scheme and as such, does not impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of this site for employment uses would increase provision of employment and provide opportunities for creation of new businesses or expansion of an existing business. It is not a particularly sustainable site as although it is close to a rail station, it is likely that it would predominantly be accessed by car.	None required.

Site:	Land north of the railway, Forest Hill, Sandiway - M 1(B)	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	Greenfield site with trees / hedgerow along the boundary. The site is within walking distance of Sandiway and within walking distance of Cuddington station. However, use of the site for extraction of sand and gravel is likely to result in significant levels of additional traffic movement and HGVs. Potential to improve levels of planting and landscaping through restoration of the site.	Could include requirement for pedestrian / cycle routes and use of the rail network for transport of sand and gravel if possible. Should require significant landscaping/planting around the edge of the site during operation and landscaping /planting during restoration.
Biodiversity flora and fauna	Greenfield site with trees / hedgerow along the boundary. Currently in agricultural use. There are no water bodies on the site, but there are ponds nearby. There are no protected sites within the site itself, but there is a Local Wildlife Site to the south of the railway. There are also potential impacts on the nearby SSSI, Ramsar site and SAC, for example in terms of groundwater. Potential to improve levels of planting and landscaping through restoration of the site.	Could include requirement for significant landscaping/planting around the edge of the site during operation and landscaping/planting during restoration. Could require impacts on protected sites to be considered and avoided/mitigated, particularly in terms of groundwater.
Water	The site is not at risk of flooding. However, there is the potential for sand and gravel extraction to impact on groundwater.	Could require negative impacts on groundwater levels or quality to be avoided.
Air	The site is within walking distance of Sandiway and within walking distance of Cuddington station. However, use of the site for extraction of sand and gravel is likely to result in significant levels of additional traffic movement and HGVs. Potential to improve levels of planting and landscaping through restoration of the site. Not near an Air Quality Management Area.	Could include requirement for pedestrian / cycle routes and use of the rail network for transport of sand and gravel if possible. Should require significant landscaping/planting around the edge of the site during operation and landscaping /planting during restoration.
Land and resources	Greenfield site, Grade 3 good to moderate agricultural land. Extraction of sand and gravel will impact on soil quality and function. Potential to improve soil quality through restoration of the site.	Could require restoration to improve soil quality and function.
Waste	Screened out - The proposed development is an minerals scheme as as such does not have a direct or significant impact on waste.	
Cultural heritage and landscape	There is one locally listed building (Moss Farm) within the site, but no other cultural or heritage features on the site. There are several locally listed buildings near the site. Not in or near a conservation area. The extraction of sand and gravel could impact on the landscape. The nature of the impact would depend on proposed screening, landscaping and restoration.	Could require additional screening and design to prevent impact on landscape. Could require high quality restoration to restore/improve the landscape. Policy should state that there should be no negative impacts on the locally listed buildings on or near the site.
Population and human health	The site is within walking distance of health facilities in Sandiway and the rail station, so could help to support a healthy standard of living. However, it is likely to be predominantly accessed by car. The proposal will not include provision of new health care facilities. Additional traffic and HGVs could increase air quality issues for local residents. Development of the site could provide employment for local people.	Could include requirement for pedestrian / cycle routes and use of the rail network for transport of sand and gravel if possible.
Housing	Screened out - The proposed development is a minerals scheme and as such, does not impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of this site for minerals uses would increase provision of employment and provide opportunities for expansion of an existing business. It is not a particularly sustainable site as it will be predominantly accessed by car and could generate significant additional HGV movements.	None required.

Site: Rudheath Lodge, New Platt Lane, Cranage - M 7(A)

Sustainability objective	Comments	Mitigation
Climate change and energy	Greenfield site with some trees / hedgerows along the boundary and within the site. The site is within walking distance of Goostrey, where there are limited services and facilities and around 1.5km from Goostrey station. There is a bus stop nearby, with a limited service to Sandbach. Use of the site for extraction of silica sand is likely to result in significant levels of additional traffic movement and HGVs. The planning application predicts average daily HGV loads of 54 per day. Potential to improve levels of planting and landscaping through restoration of the site.	Could include requirement for pedestrian / cycle routes and use of the rail network for transport of sand if possible. Should require significant landscaping/planting around the edge of the site during operation and landscaping /planting during restoration.
Biodiversity flora and fauna	Greenfield site with trees / hedgerow along the boundary. Currently in agricultural use. There is a water course that runs through the site and there are several ponds/meres to the north of the site. There are no protected sites within the site itself, but Newplatt Mere Local Wildlife Site is located directly to the north of the site. The planning application states that ecological studies have been undertaken and no overriding ecological restrictions exist. There is evidence of badgers and regular checks will be made to ensure no badger setts are bieng created within working areas. The planning application states that the proposed restoration is a combination of a lake / mere, agricultural fields, woodland and ancillary habitats such as hedgerows and ditches, providing the potential for improvements to biodiversity.	Could include requirement for significant landscaping/planting around the edge of the site during operation and landscaping/planting during restoration. Could require impacts on the Local Wildlife site to be considered and avoided/mitigated, particularly in terms of the hydrologcal regime of the mere.
Water	The majority of the site is not at risk of flooding. However, there is a watercourse running across the site. There is also the potential for sand extraction to imact on groundwater. The planning application identifies that two open ditches will be diverted to enable the development. It also includes a drainage strategy for managing surface water and states that groundwater levels will be monitored before and throughout the operation phase of mineral working.	Could require negative impacts on groundwater levels or quality to be avoided.
Air	The site is within walking distance of Goostrey, but it has only limited services and facilities. Goostrey rail station is approximately 1.5km from the site and provides services to Crewe and Manchester. The extraction of sand is likely to result in significant levels of additional traffic movement and HGVs. Potential to improve levels of planting and landscaping through restoration of the site. Not near an Air Quality Management Area. The planning application identifies measures to minimise dust.	Could include requirement for pedestrian / cycle routes and use of the rail network for transport of sand if possible. Should require significant landscaping/planting around the edge of the site during operation and landscaping /planting during restoration.
Land and resources	Greenfield site, partly Grade 2, partly Grade 3 very good to good agricultural land. Extraction of silica sand will impact on soil quality and function. The planning application states that soil stripping, handling, storage and placement will take place in accordance with the Good Practice Guide for Handling Soils, to ensure soils are stored satisfactorily and can ensure high quality agricultural land can be restored.	Could require restoration to improve soil quality and function.

Waste	Screened out - The proposed development is an minerals scheme as as such does not have a direct or significant impact on waste.	
Cultural heritage and landscape	No cultural or heritage features on or near the site. Not in or near a conservation area. The extraction of silica sand could impact on the landscape. The nature of the impact would depend on proposed screening, landscaping and restoration. The planning application states that boundary trees and hedgerows will be retained and safeguarded and soil screens will be constructed around the perimeter of the sand extraction area to screen views.	Could require additional screening and design to prevent impact on landscape. Could require high quality restoration to restore/improve the landscape.
Population and human health	The site is within walking distance of Goostrey, whree there is a pharmacy but not a doctor's surgery. The proposal will not include provision of new health care facilities. The proposed uses within walking distance of Goostrey, could support a healthy standard of living. However, it is likely to be predominantly accessed by car. Additional traffic and HGVs could increase air quality issues for local residents. Development of the site could provide employment for local people. The planning application identifies measures to minimise noise impacts and minimise dust and to monitor land stability and take remedial action if necessary.	Could include requirement for pedestrian / cycle routes and use of the rail network for transport of sand if possible.
Housing	Screened out - The proposed development is a minerals scheme and as such, does not impact on housing provision.	
Community safety	Development of the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. A transport assessment has been submitted as part of the planning application, which identifies mitigation measures and concludes that the proposed development would not lead to a material impact in terms of road capacity, safety or environmental effects.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of this site for minerals uses would increase provision of employment and provide opportunities for expansion of an existing business. It would also enable provision of an important mineral. However, the site is likely to be predominantly accessed by car / HGV.	None required.

C Site appraisals - reasonable alternatives

Site:	East of Ince Park	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	Greenfield site. No nearby bus routes or rail stations. There is a service through Ince village, but this is irregular and a significant distance from the site. Potential future creation of rail siding onto the national rail network as part of the wider Protos scheme and an employment scheme could make use of this for freight transport. It is also close to the Manchester Ship Canal, providing opportunities for freight transport. It is likely to be predominantly be accessed by car. The indicative site layout plan shows areas of trees and landscaping, so there is the opportunity to enhance Green Infrastructure, although there would be loss of a greenfield site.	Could include requirement for pedestrian / cycle routes, link to existing cycle route and additional bus services. Should require significant landscaping/planting within and on the edge of the site. Could include criteria relating to use of the rail sidings and canal.
Biodiversity flora and fauna	Greenfield site including some trees. There are no water bodies on the site, but the site forms part of Ince Marshes. The site is within a Local Wildlife Site and is adjacent to the Manchester Ship Canal and to the Mersey Estuary Ramsar site and Special Protection Area. As such, it could impact on biodiversity through disturbance.	Could include requirement for retention of trees and additional tree planting / landscaping. Breeding and wintering bird surveys would be required and mitigation areas for wintering birds are likely to be required, which would reduce the developable area. Otter and eel surveys would also be required.
Water	Located within Flood Zone 3a, therefore is at a high risk of flooding and a Site Specific Flood Risk Assessment will be required. Employment is lower risk from flooding. A main river, Hoolpool Gutter forms the eastern boundary of the site.	Site Specific Flood Risk Assessment required and mitigation measures may be required.
Air	Greenfield site. No nearby bus routes or rail stations. There is a service through Ince village, but this is irregular and a significant distance from the site. Potential future creation of rail siding onto the national rail network as part of the wider Protos scheme and an employment scheme could make use of this for freight transport. It is also close to Manchester Ship Canal, providing opportunities for freight transport. The Thornton-le-Moors Air Quality Management Area (which is designated due to sulphur dioxide emissions due to industry) is nearby and depending upon the proposed use, development of the site could impact on the AQMA.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Land and resources	Development of this greenfield site is likely to have a negative impact on soil quality and function. Grade 3 (good to moderate) agricultural land.	No potential mitigation measures.
Waste	Screened out - The proposed development is an employment scheme as as such does not have a direct or significant impact on waste.	
Cultural heritage and landscape	No heritage assets on the site and will not impact on any conservation areas. Potential for significant impact on landscape, particularly in combination with existing and proposed developments as it is currently a greenfield site and forms a gap between the existing Stanlow oil refinery area / Protos scheme with planning permission and the wind farm.	Could require additional screening and landscaping, but the main impact is on development on the 'gap' between built up areas, so additional screening would not mitigate this impact. Any proposed landscaping should reflect the character of the area (low growing species, rather than tall or ornamental species). It may be possible to develop only part of the site only, in order to retain a gap between the oil refinery / permitted Ince Park scheme and wind farm.
Population and human health	The site is not located within the main urban area of Ellesmere Port. It is a signficiant distance from health care facilities and would not include provision of new health care facilities. Opportunities for walking and cycling are likely to be limited and the proposed employment use of the site is unlikely to support healthy standards of living or ill health prevention. Due to the distance to nearby residential areas and services it is unlikely to assist in developing social integration, access to services or community cohesion. There are also hazards / pipelines near the site.	Could include requirement for pedestrian / cycle routes, link to existing cycle route and require new bus services linking the site to Ellesmere Port.
Housing	Screened out - The proposed development is an employment scheme and as such does not have a direct or significant impact on housing provision.	

Community safety	The site is within the safeguarding area for Liverpool John Lennon Airport and this will need to be taken into account in the design of proposals. It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of this site for employment uses would increase provision of employment and provide opportunities for creation of new businesses or expansion of an existing business. However, the site is outside the main urban area and is likely to be predominantly be accessed by car.	None required.

Site: Longwood

Sustainability objective	Comments	Mitigation
Climate change and energy	The A556 dual carriageway runs along the north western boundary of the site which provides a link to Chester and Manchester and the M6/M56. It is considered that access to the site would be heaviliy reliant on the car due to the site's location some 3.5 miles from Northwich town centre along a busy dual carriageway which would not be condusive to access by pedestrians / bicycle. There are two railway stations within walking distance of the site Lostock Gralam and Plumley and a regular bus service runs from Northwich Town Centre. There are a range of local facilities in Lostock Gralam and the existing Lostock Triangle Business Park which would be accessible on foot / bicycle. The site is greenfield and hence its loss to development would present negative impacts for resilience to climate change. However, an assessment made in the Advocacy Document suggests that any hedgerows, woodland and protected trees can be accommodated on the site.	Measures to encourage sustainable travel by employees, such as a shuttle bus, should be investigated as part of a Travel Plan to support any future planning application. The Advocacy Document suggests that, if present, protected species including trees and woodland could be accommodated within a development on the site by the adoption of relatively simple design principles, albeit these would need to be informed by further detailed survey work at the masterplanning stage.
Biodiversity Flora and Fauna	Development of the site would result in loss of greenfield land, hedgerows, woodland and trees. The northern parcel of the site is predominatly in arable use or grassland. There are several ponds within the site. Winnington and Peas Wood Local Wildlife Sites are close to the site and Long Wood Local Wildlife Site is within the red line boundary. The site is adjacent to Plumbley Lime Beds SSSI. The Advocacy Document states that the site may contain great crested newts, bats and badgers and may provide suitable habitat for breeding birds. No survey information has been submitted or detailed information regarding landscaping or mitigation. Oportunities for the enhancement and creation of habitats are not clear and it is likely that there will be an overall loss of habitats.	The Advocacy Document states that in order to ensure that potential impacts to both statutory and non-statutory nature conservation designations have been fully addressed, an ecological assessment would be undertaken. The subsequent report would need to be accompanied by a detailed strategy setting out how impacts to nature conservation designations will be avoided or mitigated and how the proposals could manage and improve the nature conservation value of designated sites. The Council's Natural Environment Officer has advised that an Extended Phase One Habitat Survey and probably badger, great crested newt and bat surveys will be required (depending on specific development proposals). Designated sites and habitat features such as woodland and watercourses should be retained and enhanced where possible, along with habitat buffers in line with NPPF Section 11.
Water	Wade Brook runs to the south of the site, and there are several ponds on the site. The site is located within Flood Zone 1 which represents land that has a low annual probability of flooding. Development consisting of “offices/general industry” falls into the “Less Vulnerable” category. The site proposals would be deemed “appropriate” within Flood Zone 1. However, some migitation measures may be required in terms of the potential for runoff and surface water flooding. The sites are currently greenfield uses and development of these sites may increase runoff, so SUDS and additional landscaping should be considered to reduce the risk.	SUDS and additional landscaping should be incorporated into the development scheme to help reduce any surface water risk. The Advocacy Document states that balancing ponds could be considered, particularly in view of the biodiversity benefits.
Air	The A556 dual carriageway runs along the north western boundary of the site which provides a link to Chester and Manchester and the M6/M56. The site is 3.5 miles from Northwich town centre along a busy dual carriageway. There are two railway stations within walking distance of the site Lostock Gralam and Plumley and a regular bus service runs from Northiwch Town Centre. There are a range of local facilities in Lostock Gralam and the existing Lostock Triangle Business Park. However, the site is likely to be predominantly accessed by car and as such, development of the site may impact on air quality. The development would also bring additional traffic to an already busy local network including vehicles using the adjacent by-pass (A556) and traffic movements to and from the business park and housing sites at Lostock Triangle. The Northwich Transport Model (September 2015) concluded that development of the site would increase traffic volumes through the A556 / A559 gyratory, which is close to capacity for some movements.	The Advocacy Document states that any effects of vehicle movements associated with the development on local air quality would be assessed through an air quality assessment and addressed through the adoption of a suitable Green Travel Plan. The introduction of a shuttle bus service for example, which is suggested in the Advocacy Document would be one option to consider to reduce the number of vehicle movements.

Land and resources	This is a greenfield site in the open countryside, which is currently in agricultural use. The Advocacy Document states that the site is considered to be a low risk of potentially contaminative issues and is predominantly Grade 3b agricultural land with a smaller amount in the north of the site comprising Grade 3a. Development would therefore impact on soil quality and function and would result in loss of a greenfield site. It would involve the loss of good to moderate agricultural land. The loss of the greenfield part of the site would have a negative impact on land and resources. The	High quality landscaping and significant planting could contribute to offsetting degradation of land and soil quality. Potential impact on minerals resources and possibility of prior extraction would need to be considered.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	
Cultural heritage and landscape	There are no designated heritage assets within the site boundary. The Advocacy Document states that the Council's archaeologist has identified no known archaeological constraints. There are no national or local landscape quality designations which cover the site. Due to the countryside location there is a risk of landcape harm.	Should require significant landscaping within and on the edge of the site to mitigate the loss of habitats and landcape features.
Population and human health	Located in the open countryside on the north eastern edge of Northwich. The nearest settlement would be Lostock Gralam to access health care facilities. The proposal is for an employment use therefore this does not include the provision of new health care facilities. Siting additional employment uses on the edge of the settlement of Lostock Gralam/Northwich could provide jobs for local people and may assist in developing social integration and community cohesion.	None required.
Housing	Screened out - The proposed development is an employment scheme as as such does not have a direct or significant impact on housing provision.	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety.	Should require design of proposals to reduce opportunities for crime and therefore reduce fear of crime. Proposals should also protect road safety.
Economic development	The development of the site for employment uses will help to provide employment land, but on the edge of a settlement. It will provide opportunities for the creation of new businesses. It may help to improve accessibility to jobs for residents in the surrounding area (Northwich and Lostock Gralam). It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities.	None required.

Site:	Land east of King Street, Rudheath	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	Greenfield site located in the countryside outside the settlement policy boundary of Northwich. The site is bounded to the north by the A556, to the west by the A530 and the B5082 to the east. The site is approximately 3km from Northwich Railway Station and 2.6km from Lostock Gralam Station. There are currently no bus stops serving the site. The adjacent Gadbrook Buisness Park and Morrisons Distribution Centre is served by a bus service, however the primary mode of transport used to access the site is the private car. Due to the proposed end use of the proposed site (employment) it is also anticiptated that the primary mode of transport would be private car. The site is greenfield and outside of the built envelope of Northwich hence its loss to development would present negative impacts for resilience to climate change, including the loss of vegetation and agricultural land. The site is located within Flood Zone 1 with a risk of surface water flooding. Developing the greenfield land, and potentially removing green infrastructure and increasing levels of hard standing, could lead to increased surface water run-off and exacerbated flood risk in the area.	Could include requirement for pedestrian/cycle routes and additional bus services, particularly to provide links to the centre of Northwich and the railway station. Should require significant landscaping/planting within and on the edge of the site to mitigate the loss of such a large area of greenfield land.
Biodiversity flora and fauna	There are no protected nature conservation site within or in proximity of the site. Whilst there are no individual, groups or areas of tree peservation or woodlands on this site, the site boundary contains multiple trees and shrubs and the majority of the site is in agricultural use. The development of this site would therefore result in the loss of greenfield land, hedgerows, woodland and trees. Opportinities for the enhancement and creation of habitats are not clear, the development of this site may therefore result in a loss of habitats.	Should require significant landscaping within and on the edge of the site, to mitigate the potential loss of habitats and provide additional habitats. Ensure that any development does not impact on any protected species which may be present on the site.
Water	The SFRA assesses the site to be within Flood Zone 1 with some surface water flooding. Development could be permitted on flood risk grounds, subject to a site specific flood risk assessement being undertaken to determine the vulnerability to flooding from other sources as well as fluvial.	Requirement to undertake a site specific flood risk assessement to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site and the effect of new development on surface water flooding. SUDs and additional landscaping should also be incorporated into the development scheme to help reduce any surface water risk.
Air	Development of this site for a large scale employment use will increase traffic which may impact on air quality. Whilst the site is accessible by public transport (bus) it is considered that in reality, this would only result in a small percentage of staff choosing this mode of transport. The development would also bring additional traffic to an already busy local network including vehicles using the A556/A530 and traffic movements to and from the Gadbrook Business Park. A Green Travel Plan would be required to assess the options for sustainable transport which could reduce the impact on local air quality.	Include requirement for an air quality assessment and adoption of a suitable Green Travel Plan. The introduction of a shuttle bus service for example would be one option to consider to reduce the number of vehicle movements.
Land and resources	The site is greenfield and as such, proposals on this site would impact on soil quality and function. The site is currently undeveloped agricultural land, graded by Natural England's Agricultural Land Classification as grade 3 good to moderate. The development of this site would thefore have detrimental impacts on the quality of the land and soil. To an extent, impacts could be offset by proposed planting schemes, but it is considered that planting measures is insufficient to offset the detrimental impact caused by developing on greenfield land. The site is included within the minerals supply and safeguarding area for salt, hence its development could have a negative impact on ensuring the adequate and sustainable supply of salt. The loss of a greenfield site would have a negative impact on land and resources.	Ensuring that ecological mitigation measures are incorporated into the development scheme (including hedgerows and trees, additional planting using native species and buffer planting) should contribute to offsetting degradation of land and soil quality. The supply of salt should be considered to assess whether the loss of this safeguarded area would have a detrimental impact on the supply of minerals.
Waste	Screened out - The proposed development is not considered to have a direct or significant impact on waste management.	

Cultural heritage and landscape	A Heritage Impact Assessment has been undertaken for the development of the site. A Locally Listed Building (Heath Farm) is located on the eastern boundary of the site. This site presently has been assessed as having a positive contribution to the setting of the locally listed building providing the agricultural setting to the locally listed farm. The development of the site has the potential to harm this setting. The site is located in the countryside on an open, flat, greenfield site. Development of the site would be clearly visible on the approach to Northwich and could change the character of the area. The scale of the site means that there is potential for significant landscape harm.	The management of the position, scale and form of development should be considered in the context of protecting the setting of the locally listed building with possible sensitive planting and hedgerows. The site has been assessed through the HIA as being developable with careful design, siting and mitigation. Due to the scale of the site and the fact that it is such a flat area, landscaping at the boundary is unlikely to be sufficient to prevent landscape harm. Reducing the scale of the site could be considered. A full landscape and visual assessment and mitigation strategy would be required to enable a full assessment of the significance of landscape and visual impacts.
Population and human health	Located in the countryside on the south eastern edge of Northwich. The nearest settlement would be Rudheath to access health care facilities. The proposal is for an employment use therefore this does not include the provision of new health care facilities. Siting additional employment uses on the edge of the settlement of Rudheath/Northwich could provide jobs for local people and may assist in developing social integration and community cohesion.	Could improve pedestrian and cycle links to nearby residential areas and services and facilities.
Housing	Screened out - The proposed development is an employment scheme and as such does not have a direct or significant impact on housing provision	
Community safety	It is not clear at this stage what the exact design of proposals will be. As such, any development on the site may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. The southern part of the site lies within the Inner Zone of a Major Hazard site. Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with this zone.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies. Consultation with the HSE will be necessary to assess the hazard levels for the employees working on the site and dependant on the number of employees on site and the location of the development within the site. Ensure the scheme minimises the amount of people at risk from the hazard zones, avoiding the area covered by the hazard zone where possible.
Economic development	The development of the site for employment uses will help to provide employment land, but it is a less sustainable location being on the edge of a settlement. It will however provide opportunities for the creation of new businesses. It may help to improve accessibility to jobs for residents in the surrounding area and further afield due to good road transport links to the site. It is not clear whether the development of the sites for employment uses would result in improved physical, social and environmental infrastructure in the area as this would depend upon the exact nature and design of proposals. The nature of proposals will also impact on whether it will provide access to training and learning opportunities. The proposed route of High Speed Two (HS2) runs through part of the site.	None required

Site: Land at Chapel Street, Wincham (Thor Specialities)

Sustainability objective	Comments	Mitigation
Climate change and energy	Patly brownfield land, but a significant part of the site has reverted back to greenfield land. Site is approximately 500m from Northwich rail station and 1.5 km from Lostock Gralam at the nearest points. No bus services run directly pass the site, but there are services along Manchester Road to Northwich, Warrington and Altrincham. The site is likely to be predominantly accessed by car. Not clear whether it would enhance Green Infrastructure provision. The majority of the site is located in Zone 1, so is at low risk of flooding. Wincham Brook is located just beyond the southern boundary of the site and the area along the brook is identified as Flood Zone 3a and 3b.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Biodiversity flora and fauna	Previously developed land, but part of the site has reverted back to greenfield land. There is a pond in the western section of the site and a number of water bodies close to the site. Ecological surveys undertaken as part of the residential planning application ruled out the presence of Great Crested Newts, Water Voles and Otters. There are some Local Wildlife Sites nearby. Site includes green / wooded area and large number of trees / shrubs. It is not clear from the proposed plans whether this area would be used for new development, or what landscaping is proposed.	Could include requirement for retention of trees and additional tree planting / landscaping.
Water	The site is located in Zone 1, so is at low risk of flooding. Wincham Brook is located just beyond the southern boundary of the siteand the area along the brook is identified as Flood Zone 3a and 3b. The SFRA recommends a review of site layout / design at development planning stage and Level 2 SFRA or site-specific SFRA. Partly browfield site and part has reverted back to greenfield, so development could increase runoff on the site.	Undertake a Level 2 SFRA or site-specific SFRA. Could incorporate SUDS to reduce runoff.
Air	Site is approximately 500m from Northwich rail station and 1.5 km from Lostock Gralam at the nearest points. No bus services run directly pass the site, but there are services along Manchester Road to Northwich, Warrington and Altrincham. The site is likely to be predominantly accessed by car. Not clear whether it would enhance Green Infrastructure provision. Not near an Air Quality Management Area.	Could include requirement for pedestrian / cycle routes and additional bus services. Should require significant landscaping/planting within and on the edge of the site.
Land and resources	Previously developed land, but part of the site has reverted back to greenfield land. However, soil quality is likely to be limited. Not high grade agricultural land. The planning application for residential use of the site identified that there are pockets of contamination on the wider site. The proposed use of the site provides the opportunity to remediate this contamination and improve soil quality.	None required.
Waste	Screened out - The proposed development does not have a direct or significant impact on waste.	
Cultural heritage and landscape	The site is bounded to the east by the Trent and Mersey Canal, which is designated as a conservation area. The proposed use of the site has the potential to impact on the setting, character and appearance of the conservation area. The planning application for residential use of the site identified that there are below ground heritage assets on the site, linked to exploitation of the salt resource.	Could require additional screening and design to prevent impact on conservation area. Could require review and assessment of below ground heritage assets.
Population and human health	The site is located outside the main Northwich urban area. Wincham and Higher Wincham have some, limited, community facilities. The use of the site for a mix of uses could result in increased use of these facilities and improvements to community cohesion. Some community facilities are proposed as part of the development, but not health care facilities. The nearest health facilities would be in Northwich. The proposed employment part of the site could provide employment for local people. The site is within walking distance of Northwich, but due to the size of the site, it is unlikely to encourage walking from the furthest part of the site, so wil have limited impact on promoting a healthy standard of living and strenthening ill health prevention.	Could include requirement for pedestrian / cycle routes, link to existing cycle route and additional bus services.
Housing	Site forms part of Wincham Urban Village, which has planning permission for residential uses. It also inlcudes the access to the Wincham Urban Village site as proposed in the planning application. As such, development of part of the site for employment uses would result in a loss of part of a housing site. However, it is likely that housing will still be provided on part of the site.	None required.

Community safety	There is currently a hazard zone relating to Ineos and to Thor Industries. The Ineos hazard zone relates to a process that is no longer undertaken. There would be a potential risk of conflicts between new residential properties and work undertaken by employment uses on this site. It is not clear at this stage what the exact design of proposals will be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposals to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Allocation of part of this site for employment uses would increase provision of employment and provide opportunities for creation of new businesses or expansion of an existing business. It is not a particularly sustainable site as it would predominantly be accessed by car.	None required.

Site: Land to rear of 68-84 Castlefields, Tattenhall (larger site)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is a greenfield site. The site is bounded by residential development to the south and west. The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. There are no ponds on the site, but there are some ponds nearby. Keys Brook runs along the northern boundary of the site and the southern part of the site (approx. 15% of the site area) is within Flood Zone 3a, the rest of the site is within Flood Zone 1 or 2. If the whole site was to be developed, the exception test for flooding would apply. However, as the site capacity is around 54 units and a maximum of 30 will be permitted on any site, it would be possible to avoid the area at risk of flooding. However, the area at risk of flooding is the part of the site closest to the other residential areas, services and public transport. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. Development of the site will result in the loss of Green Infrastructure provision.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Greenfield site with some trees and hedges along the boundaries. The site and neighbouring areas are not identified as sites or features of ecological or nature importance, but do form part of the ecological network corridors and stepping stones. Development of this greenfield site would result in loss of existing biodiveristy. Opportunities for enhancement and reaction of habitats are not clear.	Could include requirements for additional tree planting/ landscaping.
Water	There are no ponds on the site, but there are some ponds nearby. Keys Brook runs along the northern boundary of the site part of the site (approx. 15% of the site area) is within Flood Zone 3a, the rest of the site is within Flood Zone 1 or 2. If the whole site was to be developed, the exception test for flooding would apply. As the site capacity is around 54 units and a maximum of 30 will be permitted on any site, it may be possible to avoid the area at risk of flooding, but this is not clear at this stage. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. As such, development of the site would present negative impacts for resilience to climate change. Development of the site will result in the loss of Green Infrastructure provision.	Requirement to contact the LPA to determine whether a sites specific Flood Risk Assessment is required.
Air	The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. Development of the site could result in the loss of Green Infrastructure.	Could include requirement for pedestrian/cycle routes. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Greenfield site and as such, development of this site is likely to impact on soil quality or function. Grade 3 (good to moderate) agricultural land, so development of the site would result in loss of agricultural land. A small part of the site is covered by a Minerals Safeguarding Area for sand and gravel. As the site capacity is around 54 units and a maximum of 30 will be permitted on any site, it may be possible to avoid the Minerals Safeguarding Area and provide a significant amount of landscaping.	Could provide landscaped areas to retain soil quality and function. If housing is proposed on the area within the Minerals Safeguarding Area, an assessment of the quantity and quality of the mineral must be carried out prior to development taking place, and sterilisation of valuable mineral resources should be avoided.
Waste	Screened out. - The proposed development is a housing scheme and does not have a direct or significant impact on waste provision.	
Cultural heritage and landscape	No designated heritage assets on the site. The site is not within a Conservation Area, but there is a Conservation Area nearby, across fields - so development could potentially impact on the setting of the Conservation Area. Residential use of the site would not result in loss of existing open space, but could potentially provide additional open space as part of any proposal.	Design of any proposal should reflect the location of the site within a Conservation Area. Could require provision of open space on the site.
Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the site is within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion.	None required.
Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision and is in a relatively sustainable location on the edge of Tattenhall. However, it is a greenfield site and is outside the settlement boundary.	None required.
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on employment provision.	

Site:	Rear of 15-45 Greenlands	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	Greenfield site on the edge of Tattenhall, bounded by residential development to the south. The site is within walking distance of bus stops for services from Tattenhall to Chester, but is not close to a rail station. The site is likely to be predominantly accessed by car. There are no ponds on the site, but some ponds nearby. Keys Brook runs along the southern boundary of the site and the southern part of the site (approx. 12% of the site area) is within flood zone 3a, the rest of the site is within flood zone 1. If the whole site was to be developed, the exception test for flooding would apply. However, as the site capacity is around 140 units and a maximum of 30 will be permitted on any site, it would be possible to avoid the area at risk of flooding. However, the area at risk of flooding is the part of the site closest to the other residential areas, services and public transport. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. Development of the site will result in the loss of Green Infrastructure provision. The planning application is for up to 30 dwellings, with significant landscaping around the edge of the site and avoids the flood risk area.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Greenfield site with some trees. Some of the trees are protected by Tree Preservation Orders. The site and neighbouring areas are not identified as sites or features of ecological or nature importance, but do form part of the ecological network corridors and stepping stones. The planning application identifies that the site is an agricultural field of limited biological diversity. Keys Brook on the southern boundary of the site will provide a habitat for flora and fauna. The planning application provides large areas of landscaping and could improve biodiversity.	Could include requirements for additional tree planting/ landscaping.
Water	There are no ponds on the site, but some ponds nearby. Keys Brook runs along the southern boundary of the site and the southern part of the site (approx. 12% of the site area) is within flood zone 3a, the rest of the site is within flood zone 1. If the whole site was to be developed, the SFRA states that the exception test for flooding would apply. However, as the site capacity is around 140 units and a maximum of 30 will be permitted on any site, it would be possible to avoid the area at risk of flooding, which has been done in the planning application.	Requirement to undertake a site specific flood risk assessment to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site.
Air	The site is within walking distance of bus stops for services from Tattenhall to Chester, but is not close to a rail station. The site is likely to be predominantly accessed by car. Development of the site could result in the loss of Green Infrastructure.	Could include requirement for pedestrian/cycle routes. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Greenfield site and as such, development of this site is likely to impact on soil quality or function. Grade 3 (good to moderate) agricultural land, so development of the site would result in loss of agricultural land. Large areas of landscaping are proposed, which will help to reduce the impact.	Could provide as much landscaping as possible.
Waste	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on waste provision.	
Cultural heritage and landscape	The site does not contain any heritage assets and is not within a Conservation Area. Parts of Tattenhall form a Conservation Area, but this is a significant distance from the site and development of the site would be unlikely to impact on the setting of the Conservation Area. It is possible that there are archaeological remains in the area and an archaeological assessment was requested as part of the planning application. Residential use of the site would not result in loss of existing open space, but could potentially provide additional open space as part of any proposal. Landscaped areas were proposed within the application, but not open space.	Could require provision of open space on the site. Require archaeological assessement.

Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the site is within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion.	None required.
Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision and is in a relatively sustainable location on the edge of Tattenhall. However, it is a greenfield site and is outside the settlement boundary.	None required.
Community safety	The Highways team recommended approval of the planning application subject to a S106 and a series of conditions. As such, impacts on road safety are considered acceptable. The planning application included provision of an additional footway and amendments to junctions. It is not clear at this stage what the exact design of the development would be as the application is outline. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. The policy can set out requirements relating to prevention of crime.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime.
Economic development	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on economic development.	

Site:	Land adjacent to Mill Bank Cottages	
Sustainability objective	**Comments**	**Mitigation**
Climate change and energy	The site is a greenfield site. The site is bounded by residential development to the north and east, with Tattenhall Recreation Club to the south. The site is within easy walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but there is no footway for part of the route. It is not close to a rail station. The site is likely to be predominantly accessed by car. There are no ponds on the site, but there are some ponds nearby. The site is within Flood Zone 1 and the SFRA recommends that development is permitted on flood risk grounds, subject to consultation as to whether a site specific Flood Risk Assessment is required. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. Development of the site will result in the loss of Green Infrastructure provision.	Should require provision of footway link to Tattenhall. Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Greenfield site with some trees along the boundaries. The site and neighbouring areas are not identified as sites or features of ecological or nature importance, but do form part of the ecological network corridors and stepping stones. Development of this greenfield site would result in loss of existing biodiveristy. Opportunities for enhancement and protection of habitats are not clear.	Could include requirements for additional tree planting/ landscaping.
Water	There are no ponds on the site, but there are some ponds nearby. The site is within Flood Zone 1 and the SFRA recommends that development is permitted on flood risk grounds, subject to consultation as to whether a site specific Flood Risk Assessment is required. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties.	Requirement to contact the LPA to determine whether a sites specific Flood Risk Assessment is required.
Air	The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. Development of the site could result in the loss of Green Infrastructure.	Could include requirement for pedestrian/cycle routes. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Greenfield site and as such, development of this site is likely to impact on soil quality or function. Grade 3 (good to moderate) agricultural land, so development of the site would result in loss of agricultural land.	Could provide landscaped areas to retain soil quality and function.
Waste	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on waste provision.	
Cultural heritage and landscape	No designated heritage assets on the site, but the site is located within the Conservation Area. The Heritage Impact Assessment identifies that the site makes a contribution to the incremental approach into the village centre and provides buffer between developed and rural landscapes. The site is within the Conservation Area. Depending upon the design of proposals, development of the site could impact positively or negatively on the Conservation Area. Well-contained sites in landscape terms. Residential use of the site would not result in loss of existing open space, but could potentially provide additional open space as part of any proposal.	Design of any proposal should reflect the location of the site within a Conservation Area. It will need careful design and management of scale, form, siting and density of development. Should be low density. Could require provision of open space on the site.
Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the site is within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion. However, there is currently no footway along part of the route into Tattenhall.	Should provide footway link to Tattenhall.
Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision and is in a relatively sustainable location on the edge of Tattenhall. However, it is a greenfield site and is outside the settlement boundary.	None required.
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. The lack of a footway on part of the route to Tattenhall could increase risk of safety issues.	Should provide footway link to Tattenhall. Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on employment provision.	

Site: Land rear of Adari, Chester Road

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is a greenfield site. The site is bounded by residential development to the east and south and is on the edge of Tattenhall. The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. There is a pond on the site and Keys Brook runs along the northern boundary of the site. Less than 10% of the site is within Flood Zone 3a, the rest of the site is within Flood Zone 1. The SFRA recommends that site layout and design is considered and that the area within the flood zone is not developed and a 8m buffer is provided along watercourses. As the site capacity is around 124 units and a maximum of 30 will be permitted on any site, it would be possible to avoid the area at risk of flooding. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. Development of the site will result in the loss of Green Infrastructure provision.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Greenfield site with some trees and hedgerows along the boundaries. The site and neighbouring areas are not identified as sites or features of ecological or nature importance, but do form part of the ecological network corridors and stepping stones. Development of this greenfield site would result in loss of existing biodiveristy. Opportunities for enhancement and protection of habitats are not clear.	Could include requirements for additional tree planting/ landscaping.
Water	There is a pond on the site and Keys Brook runs along the northern boundary of the site. Less than 10% of the site is within Flood Zone 3a, the rest of the site is within Flood Zone 1. The SFRA recommends that site layout and design is considered and that the area within the flood zone is not developed and a 8m buffer is provided along watercourses. As the site capacity is around 124 units and a maximum of 30 will be permitted on any site, it would be possible to avoid the area at risk of flooding. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties, although additional landscaping could reduce it.	Do not develop the area within Flood Zone 3a. Requirement to undertake a site specific flood risk assessment to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site.
Air	The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. Development of the site could result in the loss of Green Infrastructure.	Could include requirement for pedestrian/cycle routes. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Greenfield site and as such, development of this site is likely to impact on soil quality or function. Grade 3 (good to moderate) agricultural land, so development of the site would result in loss of agricultural land. As the site capacity is around 124 units and a maximum of 30 will be permitted on any site - so it should be possible to provide significant landscaping.	Could provide landscaped areas to retain soil quality and function.
Waste	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on waste provision.	
Cultural heritage and landscape	No designated heritage assets on site but some ridge and furrow earth works remain. The site does not contain any heritage assets although part of the site is close to the Conservation Area and as such, the development of the site could impact its setting. Residential use of the site would not result in loss of existing open space, but could potentially provide additional open space as part of any proposal. The site is a key gateway into Tattenhall and needs to create a strong boundary.	Could require provision of open space on the site. Development on the site should be of high quality design and should create a strong boundary.
Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the site is within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion.	None required.
Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision and is in a relatively sustainable location on the edge of Tattenhall. However, it is a greenfield site and is outside the settlement boundary.	None required.
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on employment provision.	

Site: Land to the west of Ravensholme, Chester Road (larger site)

Sustainability objective	Comments	Mitigation
Climate change and energy	The site is a greenfield site. The site is bounded by residential development to the east and is on the edge of Tattenhall. The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. There are no ponds on the site, but some ponds nearby. A watercourse runs along the southern boundary of the site. Less than 10% of the site is within Flood Zone 3a, the rest of the site is within Flood Zone 1. The SFRA recommends that site layout and design is considered and that the area within the flood zone is not developed and a 8m buffer is provided along watercourses. As the site capacity is around 70 units and a maximum of 30 will be permitted on any site, it would be possible to avoid the area at risk of flooding. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties. Development of the site will result in the loss of Green Infrastructure provision. The planning application avoids the flood risk area and provides a wildlife corridor alongside the brook.	Could include requirement for pedestrian/cycle routes and additional bus services. Should require significant landscaping/ planting within and on the edge of the site.
Biodiversity flora and fauna	Greenfield site with some trees and hedgerows along the boundaries. The site and neighbouring areas are not identified as sites or features of ecological or nature importance, but do form part of the ecological network corridors and stepping stones. Mill Brook to the south of the site has ecological value and would need to be protected. The planning application proposes several landscaped areas, open space and a wildlife corridor alongside the brook, so should improve biodiversity.	Could include requirements for additional tree planting/ landscaping. Mill Brook should be protected.
Water	There are no ponds on the site, but some ponds nearby. A watercourse runs along the southern boundary of the site. Less than 10% of the site is within Flood Zone 3a, the rest of the site is within Flood Zone 1. The SFRA recommends that site layout and design is considered and that the area within the flood zone is not developed and a 8m buffer is provided along watercourses. As the site capacity is around 70 units and a maximum of 30 will be permitted on any site, it would be possible to avoid the area at risk of flooding, as has been done in the planning application. Development of the site, with the associated additional hardened surface area, might increase the risk of surface water flooding on adjacent properties, although additional landscaping could reduce this.	Do not develop the area within Flood Zone 3a. Requirement to undertake a site specific flood risk assessment to determine the vulnerability of the site to all sources of flooding and to determine the potential of flood risk elsewhere as a result of the addition of hard surfaces on-site.
Air	The site is within walking distance of bus stops for services from Tattenhall to Chester or Whitchurch, but is not close to a rail station. The site is likely to be predominantly accessed by car. Development of the site could result in the loss of Green Infrastructure.	Could include requirement for pedestrian/cycle routes. Should require significant landscaping/ planting within and on the edge of the site.
Land and resources	Greenfield site and as such, development of this site is likely to impact on soil quality or function. Grade 3 (good to moderate) agricultural land, so development of the site would result in loss of agricultural land. Part of the site is within the Mineral Safeguarding Area for sand and gravel, however as the site capacity is around 70 units and a maximum of 30 will be permitted on any site, it should be possible to avoid the Minerals Safeguarding Area and provide significant landscaping, as has been done in the planning application.	If housing is proposed on the area within the Minerals Safeguarding Area, an assessment of the quantity and quality of the mineral must be carried out prior to development taking place, and sterilisation of valuable mineral resources should be avoided.
Waste	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on waste provision.	
Cultural heritage and landscape	No designated heritage assets on site but some ridge and furrow earth works remain. An archaeological and cultural heritage assessment was submitted as part of the planning application. This concluded that archaeological potential is likely to be associated with medieval agricultural practices and a programme of archaeological monitoring during construciton works would provide adequate mitigation. The site does not contain any other heritage assets and is not within a Conservation Area but is close to it and development of the site could impact on its setting. Residential use of the site would not result in loss of existing open space, but could potentially provide additional open space as part of any proposal. The site provides an opportunity to improve a key gateway into Tattenhall.	Could require provision of open space on the site.
Population and human health	The proposed residential use will not include the provision of a new healthcare facility. The nearest health care facility would be in Tattenhall, within walking distance. As the site is within walking distance of Tattenhall it could help to support a healthy standard of living and assist with increasing social intergration and community cohesion.	None required.

Housing	The proposed development is a residential scheme. As such it does have a direct impact of the site being used for potential housing provision and is in a relatively sustainable location on the edge of Tattenhall. However, it is a greenfield site outside the settlement boundary.	None required.
Community safety	It is not clear at this stage what the exact design of the development would be. As such, any development on the sites may not reduce opportunities for crime and therefore level of crime and may affect the fear of crime. It may also impact on road safety. The policy can set out requirements relating to prevention of crime and impact on road safety, which would help to mitigate these potential issues. A transport assessment has been prepared as part of the planning application and concluded that the proposed development would not have an adverse impact on the local highway network. The Highways team recommended approval subject to a S106 and several planning conditions.	Should require design of proposal to reduce opportunities for crime and therefore level of crime, reduce fear of crime and protect road safety - unless sufficiently covered by other policies.
Economic development	Screened out - The proposed development is a housing scheme and does not have a direct or significant impact on employment provision.	

D List of plans and programmes

International Plans and Programmes

	Key targets and indicators relevant to Plan and SA			
International Plans and Programmes	**Overview**	**Target/ indicator**	**SA topic**	**Implications for Local Plan**
The Johannesburg Declaration on Sustainable Development (United Nations, 2002)	The objectives, principles, requirements and targets of international documents are mostly relevant on a national or regional basis and are subsequently reflected in lower tier documents. However, upon review of these documents and by reference to other authority scoping reports it was considered that information gathered from a review of international documents had limited bearing on the appraisal process. Therefore, it was deemed unnecessary to include additional details in this report.			
Rio Declaration on the environment and development (1992)				
The Aarhus Convention (UNECE, 1998)				
UN Convention on biological diversity (1992)				
UNESCO World Heritage Convention (16th November 1972)				
Kyoto Agreement (United Nations, 1997)				
Bern Convention on Conservation of European wildlife and natural habitats (1979, came into force June 1982)				
EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)				
EU 7th Environmental Action Plan (EU, 2001)				
EU Directive on the Conservation of Wild Birds (79/409/EEC, 1979 as amended)				
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Bureau 1971)				
EU, The Landfill Directive (99/31/EC, 1999)				
EU Directive on the Conservation of Habitats and of Wild Fauna and Flora (92/43/EEC as amended by 97/62/EC)				
Nitrates Directive 1991				
Water Framework Directive (EU, 2000)				
European Spatial Development Perspective (EC 1999)				
EU Biodiversity Strategy 2011				
EU Directive relating to the Assessment and Management of Environmental Noise (2002/49/EC)				

International Plans and Programmes	Key targets and indicators relevant to Plan and SA			
	Overview	Target/ indicator	SA topic	Implications for Local Plan
EU Directive on Environmental Liability	The objectives, principles, requirements and targets of international documents are mostly relevant on a national or regional basis and are subsequently reflected in lower tier documents. However, upon review of these documents and by reference to other authority scoping reports it was considered that information gathered from a review of international documents had limited bearing on the appraisal process. Therefore, it was deemed unnecessary to include additional details in this report.			
European Directive on the Assessment and Management of Flood Risks (2007/60/EC of 23 October 2007) (Flooding directive)				
European Landscape Convention (2000)				
European Convention on the Protection of Archaeological Heritage (Revised)				
European SEA Directive 2001/42/EC				
Bonn Convention on the conservation of migratory species of wilds animals (1979)				
UN Convention on Climate Change (2001)				
European Sustainable Development Strategy - A Sustainable Europe for a Better World: A European Union strategy for Sustainable Development (2006)				
EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)				
EU Noise Directive 2000/14/EC				
Environmental Impact Assessment 97/11/EC (as amended)				
European Directive Energy Performance of Buildings 2001/91/EC				
Directive 1999/30EC Limit Values for SO2, Nox, PM10 and Lead				
Pan-European Biological and Landscape Diversity Strategy July 2003 (UNEP)				
Directive 96/61/EC Integrated Pollution Prevention and Control (The IPPC Directive)				
The Industrial Emissions Directive (2010/75/EU)				
The Habitats Directive 92/43/EEC				
European Waste Framework Directive 2008/98/EC				
Guidelines for community noise, World Health Organization (1999)				

National Plans and Programmes

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Securing the Future: UK Government Sustainable Development Strategy (2005)	The strategy sets out 5 principles. These principles will form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles. ● living within environmental limits ● ensuring a strong, healthy and just society ● achieving a sustainable economy ● promoting good governance ● using sound science responsibly	A range of national indicators. More relevant strategies exist at regional and local levels.	Economic development, population and human health, biodiversity, flora and fauna	The Local Plan (Part Two) Land Allocations and Detailed Policies policies should support the aims of the strategy. They should provide a sustainable spatial vision and policies and incorporate relevant indicators into the monitoring framework where appropriate.
The Plan for Growth and supporting Ministerial Statement (2011)	Sets out the Government's plan to put the UK on a path to sustainable, long term economic growth. This goal is underpinned by the policy objective of achieving strong, sustainable and balanced growth that is more evenly shared across the country and between industries. This includes supporting job creation to introducing a powerful presumption in favour of sustainable development, while retaining existing controls on green belt land, and ensuring all planning applications and appeals are processed within 12 months. An adversarial planning regime has hampered the ability of UK firms to win business, invest for the future and create jobs and local planning authorities and other bodies involved in granting development consents should prioritise growth and jobs.	Includes the following overarching ambitions to support the Government's overall economic policy objective: ● to make the UK one of the best places in Europe to start, finance and grow a business ● to encourage investment and exports as a route to a more balanced economy ● to create a more educated workforce that is the most flexible in Europe Also provides useful baseline information on manufacturing output, employment, tax rates and business investment	Economic development	The Local Plan must take a key role in delivering economic growth.
National Policy Statements EN-1 to EN-6 (2011)	Suite of energy National Policy Statements (NPS) for England. The NPSs set out national policy against which proposals for major energy projects will be assessed and decided on by the Infrastructure Planning Commission, and in the future the Major Infrastructure Planning Unit and Ministers.NPS EN-1 sets out the broad policy context and need for the development of nationally significant energy	No specific targets, indicators or objectives. Reaffirm the need for new low carbon energy infrastructure, based around: ● the county's wider greenhouse gas reduction and renewable energy production targets	Climatic change and energy	No direct implications for the Local Plan in terms of a hierarchy of national policies. The NPSs can be a material consideration in the determination of planning applications by the Council.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	infrastructure, provides assessment principles in accordance with which applications will be decided, and sets out generic assessment impacts for all NPS technology types.The other NPS documents are: ● EN-2 Fossil Fuel Electricity Generating Infrastructure ● EN-3 Renewable Energy Infrastructure ● EN-4 Gas Supply Infrastructure ● EN-5 Electricity Networks Infrastructure ● EN-6 Nuclear Power Generation – Volume 1 ● EN-6 Nuclear Power Generation – Volume 2 The individual technology NPSs provide further detailed guidance for the specific type of development they cover, in addition to the generic guidance set out in EN-1.	● security of supply ● increasing electricity demand ● increasing energy costs ● closure of existing generation capacity		Having regard the to the wider need for renewable and low carbon energy infrastructure however, the Local Plan should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support energy efficiency and zero carbon development.
National Planning Policy Framework (NPPF) (2012) and Technical Guidance	Document which replaces all existing PPSs and PPGs into a single, concise document. It forms part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF sets out the Government's economic, environmental and social planning policies for England, which together will articulate the Government's vision of sustainable development, to be interpreted and applied locally to meet local aspirations. It sets out a presumption in favour of sustainable development. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The policies set out in the NPPF will apply to the preparation of local and neighbourhood plans.	No specific targets or indicators. Provides a set of core land-use planning principles that should underpin plan making. Outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. For the planning system delivering sustainable development means: ● planning for prosperity (an economic role) ● planning for people (a social role) ● planning for places (an environmental role)	All	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the emerging National Planning Policy Framework into account in their strategy and policy direction.
National Planning Policy Guidance (NPPG) (2014)	The NPPG sets out guidance as to how the policies set out in the NPPF should be met.	No specific targets or indicators.	All.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the National Planning

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
				Policy Framework into account in their strategy and policy direction.
Localism Act (2011)	Government Act that sets out a series of proposals with the potential to a achieve a substantial and lasting shift of power away from central government and towards local people, underpinning the Government's vision for a shift in power to individuals, communities and local government, from Whitehall. The proposals set out in the Localism Act include: ● new freedoms and flexibility for local government; ● new rights and powers for communities and individuals; ● reforms to make the planning system more democratic and more effective; ● reforms to ensure decisions about housing are taken locally The Act sets out a range of changes to the planning system. Most significant for plan making are the concept of neighbourhood planning, which includes neighbourhood development plans and neighbourhood development orders (supporting community right to build) and abolition of Regional Spatial Strategies.	No targets, indicators or objectives identified	All	The Localism Act introduces a number of new concepts and legislative changes into the planning system. The Local Plan (Part Two) Land Allocations and Detailed Policies will need to support the preparation of neighbourhood development plans through its policies and propose or take into account local targets and priorities for development.
Town and Country Planning (General Permitted Development) (England) Order 2015	Grants planning permission for certain types of development (i.e. 'permitted development').	No targets, indicators or objectives identified.	Economic development; housing.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take of the General Permitted Development Order and its implications for development.
Town and Country Planning (Brownfield Land Register) Regulations 2017	Requires local planning authorities in England to prepare, maintain and publish registers of previously developed land. Brownfield land registers will provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in these regulations.	Requires local planning authorities in England to prepare, maintain and publish registers of previously developed land by 31 December 2017.	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies will need to support and consider the preparation of the Brownfield Land Register.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Self-build and custom housebuilding Act 2015	Places duty on certain public authorities to keep a register of individuals and associations of individuals who wish to wish to acquire services plots of land to bring forward self-build and custom housebuilding projects, and places a duty on certain public authorities to have regard to those registers in carrying out planning and other functions.	No specific targets, indicators or objectives identified.	Economic housing; housing	Ensure the Local Plan (Part Two) Land Allocations and Detailed Policies considers the principles and requirements of the self-build and custom housing act during the preparation of policies and proposals.
People, Places, Futures - The Wales Spatial Plan 2008	The vision of the Plan is to aim for a dynamic, prosperous and inclusive Wales, where heritage and environment are valued and where the Welsh Assembly Government will work together with its neighbours to achieve sustainable development in Wales. The document places an emphasis strong cross boundary linkages, including with the Cheshire West and Chester authority area	Targets include: ● delivering 6,500 new affordable homes by 2011. ● the objectives of the plan include; ● Building Sustainable Communities ● promoting a sustainable economy ● valuing our environment ● achieving sustainable accessibility ● respecting distinctiveness	Economic development, cultural heritage and landscape, biodiversity, flora and fauna	Ensure the Local Plan (Part Two) Land Allocations and Detailed Policies considers the principles of the Wales Spatial Plan during the preparation of policies and proposals.
Planning and Energy Act 2008, amended in the Deregulation Bill 2015	The Act allows local councils in England and Wales to include in their local development plan policies setting out reasonable requirements for: ● a proportion of energy used in development in their area to be energy from renewable sources; ● a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; and ● development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.	No specific targets, indicators or objectives identified.	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should consider setting requirements for the proportion of energy used in new developments to come from renewable and low carbon energy sources and/or to exceed building regulations energy efficiency standards.
The Climate Change Act 2008	Sets out the legally bonding target for emissions reductions.	UK emissions to fall by 34% by 2020, and at least 80% by 2050	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies must consider how it can contribute to meeting this target.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
UK Renewable Energy Strategy (2009)	The UK's proposed share (of an EU-wide target of 20%) is to achieve 15% of the UK's energy from renewables. In 2006 only around 1.5% of final energy consumption came from renewable sources, and under current policies this will rise to 5% by 2020. This document consults on a range of possible measures to deliver this and seeks views about the additional measures that could include: ● encouraging up to 30-35% of our electricity to come from renewable sources by 2020 ● encouraging a very large increase in renewable heat; ● helping the planning system to deliver, by agreeing a clear deployment strategy at regional level similar to the approach established for housing; ● exploiting the full potential of energy from waste, by discouraging the landfilling of biomass as far as is practical; ● requiring all biofuels to meet strict sustainability criteria, to limit adverse impacts on food prices, or other social and environmental concerns; ● promoting the development of new renewable technologies, through effective support particularly where the UK has the potential to be a market leader	Provides useful baseline statistics on a range of topics, including energy consumption, greenhouse gas emissions and renewable energy capacity.Provides the following targets: ● 15% UK energy from renewable sources by 2020 ● all new homes in England will be zero-carbon from 2016, and all new buildings by 2019 ● 30-35% of electricity may need to come from renewable sources ● Biomass-fuelled technologies, including biogas, may need to provide around 30% of the UK's renewable electricity and heat generation	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should support the actions necessary to increase the amount of energy that comes from renewables. This will include, electricity generation, renewable heat, energy from waste and the implementation of regional strategy and delivery of regional targets.
UK Renewable Energy Roadmap (2011) Updated 2013	The Government is committed to increasing the amount of renewable energy deployed in the UK. This will make the country more energy secure, will help protect consumers from fossil fuel price fluctuations, will help drive investment in new jobs and businesses in the renewable energy sector, as well as keeping the country track to meeting carbon reduction objectives for the coming decades. The Roadmap sets out how the non-financial barriers to renewable deployment will be met, allowing the country to meet its 2020 and future goals.	Outlines the country's established targets in relation to renewable energy; Supply 15% of our energy from renewable sources by 2020 in the most cost effective way, whilst there is scope for renewable energy to account for 30-45% of all energy consumed in the UK by 2030. Provides good baseline statistics, for example on current renewable energy capacity, costs for renewable energy technologies and energy consumption.	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should facilitate the delivery of new renewable and low carbon energy infrastructure, having regard to any possible wider impacts on the natural and built environments and landscape character in particular. They should also recognise and support and recognise the role and powers of local communities to shape their environments, including the neighbourhood planning process.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	The planning system plays a central role in delivering the infrastructure needed to reduce the country's carbon emissions, to ensure continued security of energy supply and help our economy to grow. It has a vital role in safeguarding the landscape and natural heritage and allowing individual communities the opportunity to shape their environment The 2013 update reflects rapid progress in development and investment, announced projects and towards long term policy completion. It sets continuing ambitions, actions and challenges going forward.	No specific objectives or indicators.		
Meeting the Energy Challenge: A White Paper on Energy (DBERR, May 2007)	Sets out the Government's international and domestic energy strategy to deliver four energy policy goals: ● to cut CO2 emissions by some 60% by about 2050, with real progress by 2020; ● to maintain the reliability of energy supplies ● to promote competitive markets in the UK and beyond; ● to ensure that every home is adequately and affordably heated.	Provides the following targets: ● 60% reduction in carbon dioxide emissions by 2050, and a 26-32% reduction by 2020, against a 1990 baseline. ● increase renewables as a proportion of electricity supplies to 10% by 2010, with an aspiration for this level to double by 2020 ● EU binding target of reducing greenhouse gas emissions by 20% by 2020 ● UK needs 30-35GW of new generating capacity over the next two decades with two thirds of this by 2020	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should support a switch to decentralised, low-carbon sources of energy; such as district CHPs, biomass and microgeneration, as well as proposals for new electricity generating capacity.
Planning our Electric Future: A White Paper for secure, affordable and	Electricity plays a part in almost every aspect of modern life and is vital to the country's economic and social wellbeing. The energy market has served the country well over the past 30 years and it is crucial that this continues for the UK's international competitiveness and economic development.	Outlines the following objectives: ● ensure the future security of electricity supplies ● drive the decarbonisation of electricity generation	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
low-carbon electricity (2011)	However over the next decades the country will face a number of challenges to meet this goal: ● security of supply is threatened as existing plant closes. Over the next decade the UK will lose around a quarter (around 20 GW) of its existing generation capacity as old or more polluting plant close. ● decarbonising electricity generation to meet the country's renewable energy and carbon emission reduction targets ● demand for electricity is likely to rise, it may double by 2050 due to the electrification of the transport, heat and other carbon intensive sectors ● electricity prices are expected to rise	Provides baseline information in the form of carbon prices, energy demand profiles and average annual domestic consumer electricity bills. No specific targets or indicators.		energy efficiency and zero carbon development.
The UK Low Carbon Transition Plan: National Strategy for Climate & Energy (2009)	Sets out how the government will meet the requirements of the Climate Change Act 2009	Provides useful baseline statistics on a range of climate change and energy related topics, including global temperature rises, energy prices, greenhouse gas emissions and energy generation.Provides the following targets: ● cut emissions from power and heavy industry by 22% on 2008 levels, by 2020 ● renewable energy to increase to 30% by 2020 ● cut emissions from homes by 29% on 2008 levels, by 2020 ● cut emissions from workplaces by 13% on 2008 levels, by 2020 ● cut emissions from transport by 14% on 2008 levels, by 2020 ● cut emissions through farming and waste by 6% on 2008 levels by 2020	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Carbon Plan (2011)	Recognises that climate change is one of the greatest threats to both the UK and global economy, going on to set out the range of Government-wide actions to tackle climate change, across all government departments, and deadlines for the next five years. These include: ● encouraging local communities to host renewable energy projects ● improving the energy efficiency of residential and commercial buildings; ● delivering zero carbon homes and zero carbon non-domestic development by 2016 and 2019 ● developing a new generation of low carbon electricity ● taking advantage of public transport ● developing low carbon vehicle technologies	Reinforces that the Government's approach to avoiding the risk of dangerous climate change is underpinned by the Climate Change Act 2008, which requires Government to reduce Green House Gas emissions by cutting emissions by at least 34% by 2020 and 80% by 2050 – below the 1990 baseline	Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support energy efficiency and zero carbon development and promote sustainable transport.
Climate Change: The UK Programme (March 2006)	The climate change programme sets out the governments commitments both at international and domestic levels to meet the challenges of climate change. ● water supply, drainage and flooding issues need to be tackled ● Local Authorities should set high standards for energy efficiency and encourage renewable energy supply ● adaptation is required for anticipated climate shifts. These should be anticipatory rather than reactive.	Provides the following target - to reduce domestic carbon emissions by 20% of 1990 levels by 2010 (and 60% by 2050). Provides useful baseline statistics on a range of climate change and energy related topics, including global temperature rises, energy prices, greenhouse gas emissions and energy generation.	Climate change and energy, air	Tackling and adapting to climate change must form a key part of the Local Plan(Part Two) Land Allocations and Detailed Policies.
Stern Review: The Economics of Climate Change (2006)	Need a strong commitment to reducing CO2 emissions and adapting to climate change to be achieved by: ● encouraging increased energy efficiency ● avoiding deforestation ● supporting a switch to lower-carbon technologies for power, heat and transport ● exploiting the potential growth market in environmentally sound (low carbon) technologies, products and services.	No specific indicators, targets or objectives identified. Provides useful baseline statistics on a range of climate change and energy related topics.	Climate change and energy	Local Plan (Part Two) Land Allocations and Detailed Policies must incorporate climate change considerations.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Waste Strategy (DEFRA May 2007) Waste Management Plan for England, 2013 (DEFRA)	Despite major progress since 2000, England's performance on waste still lags behind many European countries. All parts of society will have to share responsibility: ● Decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; ● stimulate investment in collection, recycling and recovery infrastructure, and markets for recovered materials that will maximise the value of materials and energy recovered; ● continue to follow the waste hierarchy ● investment in infrastructure to deliver ● improved waste management. This plan supersedes the previous waste management plan (Waste Strategy, 2007)	Targets of: ● reduction of 50% per person (from 450 kg per person in 2000 to 225 kg in 2020) of household waste not re-used, recycled or composted. ● recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020 ● recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020 ● targets for other waste streams (e.g. commercial and industrial waste going to landfill) being finalised. Measures to be taken to ensure that by 2020: ● at least 50% by weight of waste from households is prepared for re-use or recycled ● at least 70% by weight of construction and demolition waste is subjected to material recovery.	Material assets	Ensure that the Local Plan (Part Two) Land Allocations and Detailed Policies (and appraisal framework) promotes the waste hierarchy as a key principle.
Government Review of Waste Policy in England 2011 National Planning Policy for Waste 2014	This sets out the coalition government's commitment to reviewing current waste policy in England. The main areas set out for review are sustainable use of materials; waste prevention, re-use and recycling; regulation and enforcement; householders and local authorities working together; business waste collection; energy recovery This document sets out the Government's ambition to work towards a more sustainable and efficient approach to resources use and management and sets out detailed waste planning policies accordingly. It should be read in conjunction with the National	No specific indicators, targets or objectives. This is the coalition government's statement of actions on how waste policy will be developed in the next few years.	Waste	Ensure that the Local Plan (Part Two) Land Allocations and Detailed Policies (and appraisal framework) takes into the future national plans for waste management.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	Planning Policy Framework, the Waste Management Plan for England and National Policy Statements for Waste Water and Hazardous Waste, or any successor documents.			
Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen. Transport White Paper (2011)	Local Transport White Paper setting out the Government's vision for a sustainable local transport system. The Government's overall priority for local transport is to "*Encourage sustainable local travel and economic growth by making public transport and cycling and walking more attractive and effective, promoting lower carbon transport and tackling local road congestion*". It explains how the Government is placing localism at the heart of the transport agenda, taking measures to empower local authorities when it comes to tackling these issues in their areas. ● locally tailored transport solutions can meet the needs of local people can create growth and improve quality of life. ● transport planning and local land use planning need to work together to make active travel and public transport more attractive and to manage traffic to reduce carbon emissions and tackle congestion. ● there is a need to make car travel greener, particularly through electric vehicles and infrastructure.	Provides useful baseline information on carbon emissions, travel and transport	Climate change and energy, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should secure and facilitate sustainable transport networks and sustainable local travel, and help to deliver the Council's Local Transport Plan.
Making the Connection: The plug-in vehicle infrastructure strategy (2011)	Strategy setting out the framework for the development of recharging infrastructure to support plug-in vehicles in the UK. The shift to ultra-low emission vehicles presents unique environmental and economic opportunities for the UK. It offers the potential to decarbonise road transport while still enabling mobility and stimulating the kind of green jobs and investment that are required to help re-balance the economy.	Provides baseline statistics on greenhouse gas emissions, electricity demand and plug-in vehicle forecasts. No specific targets, indicators or objectives.	Climatic Factors	The Local Plan (Part Two) Land Allocations and Detailed Policies should explore the potential for delivering new plug-in vehicle charging infrastructure in the authority area.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	Planning policies should facilitate and support the installation of recharging infrastructure at home, in public places and at work.			
Britain's Superfast Broadband Future (2010)	Superfast broadband is vital in supporting the Government's overall growth agenda. It's benefits will be felt across the whole economy – whether this is through greater scope for tele-working and home-working, which reduces the pressure in the transport network and lowers carbon emissions, or better delivery of public services – such as remote education services. A world class communications network will help the economy grow as it recovers from recession. The Government is committed to ensuring the rapid roll-out across the country, including rural areas.	Provides baseline statistics in relation to broadband networks, for example percentage of households with broadband access, percentage of UK businesses with broadband access and average UK broadband speed.	Climatic change and energy, Economic Development, Rural Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should facilitate the development of both urban and rural broadband networks.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)	The strategy sets out air quality objectives and policy options to further improve air quality in the UK. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect the environment.	Contains a number of air quality targets and limit values for: ● particulate matter (PM-PM10 and PM2.5) ● oxides of nitrogen (NOX ● ozone (O3) ● sulphur dioxide (SO2 ● polycyclic aromatic hydrocarbons (PAHs ● Benzene ● 1,3-butadiene ● carbon monoxide (CO ● lead (Pb) ● ammonia	Air	To ensure the Local Plan (Part Two) Land Allocations and Detailed Policies is consistent with the National Air Quality Strategy and ensures that new development does not adversely affect the levels of air pollution or pose a risk to health or the environment.
Building a Greener Future: policy statement (2007)	This policy statement confirms the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25 per cent in 2010 and by 44 per cent in 2013 - up to the zero carbon target in 2016.	● 2010 - CfSH level 3 ● 2013 - CfSH level 4 ● 2016 - CfSH level 6	Climatic factors, air	The Local Plan (Part Two) Land Allocations and Detailed Policies should ensure that homes are sustainably designed and may wish to consider including policies on achieving 'Code for Sustainable Homes' levels in advance/ excess of

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
				the targets/ indicators set out in the document.
World Class Places: the Government's Strategy for Improving Quality of Place (2009)	Lays out the government's approach to improving quality of space.	No specific indicators, targets or objectives identified.	Population and Human Health, Cultural Heritage and Landscapes	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Guidance on Building a Local Sense of Belonging (2009)	Sets out the Government's approach to building community cohesion	No specific indicators, targets or objectives identified	Community Safety, Population and Human Health, Cultural Heritage and Landscapes	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
The Countryside In and Around Towns - A Vision for Connecting Town and Country in Pursuit of Sustainable Development (2005)	Strategy to help sustainably manage the rural urban fringe	No specific indicators, targets or objectives identified	Cultural Heritage and Landscapes, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Wildlife and Countryside Act (as amended) 1981	Sets out legal measures for the protection of Wildlife and the Countryside	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Countryside and Rights of Way	The purpose of the Act is to create a new statutory right of access on foot to certain types of open land, to modernise the public rights of way system, to	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna,	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national

Key targets, indicators and objectives relevant to Plan and SA				
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Act (as amended) 2001	strengthen nature conservation legislation, and to facilitate better management of AONBs.		Cultural Heritage and Landscapes	aspirations and deliverables set out in this document.
The Conservation of Habitats and Species (Amendment) Regulations 2012	The Regulations provide for the designation for protection of sites and species from a European level.	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Natural Environment and Rural Communities Act (March 2006) / Guidance for Local Authorities on implementing the Biodiversity Duty (2007).	Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. Checklist for biodiversity: ● any sites of nature conservation importance? ● any BAP species or protected species present? ● any irreplaceable habitats? ● any important habitat networks in the area ● areas with potential for enhancement or restoration? ● where are green spaces located? ● any previously developed land with biodiversity value? ● trends in habitat extent and condition; and species distribution and abundance?	No specific targets, indicators or criteria identified, although a variety of indicators are available to measure progress.	Biodiversity, flora and fauna, rural development	Local Plan (Part Two) Land Allocations and Detailed Policies to take opportunities to enhance biodiversity as well as protect it, to develop policies that screen development proposals for potential effects on biodiversity to ensure biodiversity is fully considered in determining planning applications and to establish a good evidence base. Also take into account checklist for Biodiversity.
UK Post-2010 Biodiversity Framework (DEFRA, 2012)	The purpose of this UK Biodiversity Framework is to set a broad enabling structure for action across the UK between now and 2020: i. To set out a shared vision and priorities for UK-scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute.	A range of monitoring measures can be found in the individual plans. A range of targets to support 5 strategic goals.	Biodiversity, flora and fauna	The Local Plan must incorporate policies and proposals relating to the conservation and enhancement of biodiversity and have due regard for the Cheshire BAP as well as habitat and species action plans that are relevant to the area.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	ii. To identify priority work at a UK level which will be needed to help deliver the Aichi targets and the EU Biodiversity Strategy. iii. To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work. iv. To streamline governance arrangements for UK-scale activity.			
The Natural Choice: Securing the value of nature. White Paper (2011)	A healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. Economic growth and the natural environment are mutually compatible. Sustainable economic growth relies on services provided by the natural environment, often referred to as 'ecosystem services'. Some of these are provided directly, such as food, timber and energy. Others are indirect, such as climate regulation, water purification and the productivity of soil. High-quality natural environments foster healthy neighbourhoods; green spaces encourage social activity and reduce crime. The natural environment can help children's learning. Nature in England is highly fragmented and unable to respond effectively to new pressures such as climate and demographic change. Past action has often taken place on too small a scale. The Government wants to promote an ambitious, integrated approach, creating a resilient ecological network across England, moving from a net biodiversity loss to a net gain.	No specific targets, indicators or objectives.	Biodiversity	The Local Plan (Part Two) Land Allocations and Detailed Policies should protect and enhance the natural environment, recognising the wider social, economic and cultural benefits of green infrastructure.

Key targets, indicators and objectives relevant to Plan and SA				
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Biodiversity 2020: A Strategy for England's wildlife and ecosystem services (2011)	This biodiversity strategy builds on the Natural Environment White Paper and provides a picture of how we are implementing our international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. It builds on the successful work that has gone before, but also seeks to deliver a real step change. The mission for this strategy, for the next decade, is: to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.	A set of target outcomes relating to four areas: ● a more integrated large-scale approach to conservation on land and at sea ● putting people at the heart of biodiversity policy ● reducing environmental pressures ● improving our knowledge Relevant targets include: ● increasing the proportion of Sites of Special Scientific Interest (SSSIs) in favourable condition ● establishing a well managed, ecologically coherent network of Marine Protected Areas (MPAs). By the end of 2016 this will contain in excess of 25% of English waters This will show what achieving the overarching objective by 2020 means in practice.	Biodiversity, flora and fauna	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Natural England's Green Infrastructure (2009)	Sets out the importance of green infrastructure and the drivers for it, as well as the key environmental functions and the socio-economic benefits of the green infrastructure approach. It articulates the importance of early planning for green infrastructure and integrating green infrastructure strategies within spatial planning. It also focuses on how delivery can be achieved.	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
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Climate Change and Biodiversity Adaptation: the Role of the Spatial Planning System (2009)	Helps identify the role the planning system could play in assisting biodiversity adaptation to climate change.	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes, Climate change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
By All Reasonable Means; Inclusive Access to the Outdoors by Disabled People (2005)	The guide is designed to help improve the accessibility of sites, routes and facilities.	No specific indicators, targets or objectives identified	Cultural Heritage and Landscapes, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Rural Strategy (2004)	The Strategy sets the vision of a living, working, protected and vibrant countryside. The priorities for Rural Areas include; 1. Economic and Social Regeneration – supporting enterprise across rural England, but targeting greater resources at areas of greatest need 2. Social Justice for All – tackling rural social exclusion wherever it occurs and providing fair access to services and opportunities for all rural people 3. Enhancing the Value of our Countryside – protecting the natural environment for this and future generations.	The strategy makes provision for the development of a 'Rural Evidence Hub' which collects data from many contributors, then applies a rural classification to this data and maps it to standard geographies.	cultural heritage and landscape	Ensure that the Local Plan (Part Two) Land Allocations and Detailed Policies is consistent with the vision and priorities of the Rural Strategy
The Historic Environment: a Force for Our Future (DCMS, 2001)	The Government looks to a future in which: ● public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies; ● the full potential of the historic environment as a learning resource is realised;	No specific indicators, targets or objectives identified.	Cultural heritage and landscape	Ensure the Local Plan (Part Two) Land Allocations and Detailed Policies is consistent with the aims of this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	• the historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage; • the historic environment is protected and sustained for the benefit of our own and future generations; • the historic environment's importance as an economic asset is skilfully harnessed.			
Flood and Water Management Act (2010)	The Flood and Water Management Act provides for better, more comprehensive management of flood risk for people, homes and businesses. It places responsibilities on the Environment Agency, local authorities and property developers to manage the risk of flooding.	No specific targets, indicators or objectives are specified in the Act, but it sets out obligations for local authorities, including the requirement to approve SUDS.	Climatic Factors and Energy, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should include a policy covering the development of SUDS.
Future Water (2011)	Sets out the Government's long term vision for water and the framework for water management in England. Provides a vision for water policy and management, where, by 2030 the Government has: • Improved the quality of our water environment and the ecology which it supports, and continued to provide high levels of drinking water quality from our taps • sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water • ensured a sustainable use of water resources, and implemented fair, affordable and cost reflective water charges • cut greenhouse gas emissions • embedded continuous adaptation to climate change and other pressures across the water industry and water users	No specific targets, indicators or objectives.	Water	Need to take an integrated approach to all aspects of the water cycle.

Key targets, indicators and objectives relevant to Plan and SA				
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Groundwater protection guides	Groundwater protection guides covering requirements, permissions, risk assessments and controls.	No specific targets.	Water; Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies must take protection of groundwater into account.
Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England (2011)	The risk of flooding and coastal erosion in England is predicted to increase due to climate change and development in areas at risk. It is not possible to prevent all flooding or coastal erosion, but there are actions that can be taken to manage these risks and reduce the impacts on communities. The strategy sets out a national framework for managing the risk of flooding and coastal erosion. It will help risk management authorities and communities understand their different roles and responsibilities and will be particularly relevant to Lead Local Flood Authorities (LLFAs) which have new responsibilities under the Flood and Water Management Act (2010). It is essential that spatial planning ensures that new developments take flood and coastal erosion risk fully into account, and are safe from, do not increase, and where possible reduce risk over their lifetimes.	Provides useful baseline statistics on flooding (surface water, groundwater, from rivers and the sea, reservoirs and sewers), flood risk management systems in England, coastal erosion, climate change and sea level rise and population change. No specific targets, indicators or objectives.	Climate change and energy, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies must take flood risk into account and propose policies to deal with flood risk to ensure that any development proposals are safe from, do not increase, and where possible reduce flood risk over their lifetimes.
Healthy Lives, Healthy People. Health White Paper (2010)	Outlines the ambition for health and wellbeing through life, with power shifted to local communities for them to focus on the needs of the local population. Healthy places to grow up and grow older in will be created by giving local government control of public health resources, with new partnerships created in important areas, such as housing, planning, schools and transport. Sets out that there are community responses that can help address the long term challenge of climate change, which itself is currently one the biggest public health threats, whilst also having a positive impact in the short term. These include:	Provides baseline information on health and well being, health inequalities, living well – such as smoking and obesity statistics – work-age ill health and ageing well – for example life expectancy, the activity and health of 65-year-olds and dementia.	Climate change and energy, Cultural Heritage and Landscapes, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should promote active travel, the creation of greenspaces, recognising their wider health and environmental benefits, and the development of community renewable energy schemes.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	• active travel – delivering low-cost health improvements and reducing emissions • green spaces – improving mental health and the quality of community life, offering some protection from the expected increase in heatwaves and flooding • Spatial Planning – Promoting local ownership and occupation of public spaces • behaviour change – Embedding new ways of sustainable living and working • community projects to harness renewable energy – Mitigating the effects of climate change			
Opening Doors/Breaking Barriers – A Strategy for Social Mobility (2011)	Sets out that a well functioning housing market can promote social mobility and increase fairness in the distribution of wealth. Social mobility is defined as the degree to which the patterns of advantage and disadvantage in one generation are passed on to the next. The strategies priorities are focused around improving intergenerational social mobility – the extent to which peoples success in life is determined by who their parents are; and relative social mobility – the comparative chances of people with different backgrounds ending up in certain social or income groups The Government intends to provide more housing and improve choice by increasing the supply of suitable housing, stabilising the housing market and over the long term building confidence for buyers, sellers, house builders and lenders, and increasing housing affordability.	Provides useful baseline information on topics such as income, educational attainment, intergenerational social mobility and relative and absolute social mobility. Also provides lead indicators that support the Government's action plan for improving social mobility, in each life stage (Foundation years, school years, transition years and adulthood). These are: • Low birth weight • child development • school attainment • employment and participation in education of 18-24 year olds • further education • higher education • social mobility in adulthood	Housing, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should provide a mix of housing that reflects the needs of the local community, including affordable housing. They should also facilitate the work of other organisations and departments within the Council, for example education and health bodies, to deliver their goals in relation to social mobility.
The National Joint Utilities Group Guidelines	The statutory right of undertakers (utilities) to carry out works within the public highway in order to provide and maintain their apparatus dates from the	No specific targets, indicators or objectives.	Biodiversity, Flora and Fauna.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees.(2007)	mid -19th century. There are no statutory obligations governing the position or depth at which apparatus should be laid within the highway. The guidelines in this document should therefore be adhered to wherever practicable.			aspirations and deliverables set out in this document.
Natural England - Condition Surveys for Site of Special Scientific Interest	These are summaries of the condition surveys carried out on SSSI.	No specific targets, indicators or objectives.	Biodiversity , Flora and Fauna.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the results of assessments set out in these document.
Safeguarding our Soils: A Strategy for England, 2009	Sets out a strategy to ensure that: ● agricultural soils will be better managed and threats to them will be addressed; ● soils will play a greater role in the fight against climate change and in helping us to manage its impacts; ● soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and ● pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.	No specific targets or indicators.	Land and Resources	The Local Plan (Part Two) Land Allocations and Detailed Policies should promote soil conservation and management.
UK Marine Policy Statement, 2011	This Marine Policy Statement (MPS) is the framework for preparing Marine Plans and taking decisions affecting the marine environment.	No specific targets or indicators.	Climate Change and Energy, Biodiversity, Flora and Fauna, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should ensure it is integrated with the North West Marine Plan.
Building for Life 12 (updated January 2015).	This is an industry-led design standard for help push for better standards in development. This covers a number of areas divided across integration into the	No specific targets, indicators or objectives.	Climate Change and Energy,	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	area, place creation, and specifics regarding the street and home.		Biodiversity, Flora and Fauna, Cultural Heritage and Landscape, Housing, Community Safety	aspirations and deliverables set out in this document.
Lifetime Homes Design Guide (2011)	The guide describes the design requirements for accessible homes that will meet the differing and changing needs of households as they experience life events. The guide gives the technical specification and guidance on the Lifetime Homes Standard's 16 design criteria, which follow underlying principles of inclusivity, accessibility, adaptability, sustainability and good value.	No specific targets, indicators or objectives.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
BREEAM	This is an industry led standard of sustainable design for all forms of development. This covers 10 category areas, with shifting priorities depending on the form of development.	No specific targets, indicators or objectives.	Climate Change and Energy, Biodiversity, Flora and Fauna, Water, Air, Land and Resources, Waste, Cultural Heritage and Landscape, Population and Human Health, Housing, Community Safety	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Technical housing standards - nationally described space standards	This standard deals with internal space within new dwellings.	Sets out requirements for the gross internal floor area of new dwellings, as well as floor areas and dimension for key parts of the home	Human health; Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the nationally described space standards.
Buildings in Context -New Development in Historic Areas (2001)	This publication aims to stimulate a high standard of design when development takes place in historically sensitive contexts.	No specific targets, indicators or objectives.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Secured by Design	Secured by Design is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.	No specific targets, indicators or objectives.	Community Safety	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
The Manual for Streets (2007) / Manual for Streets 2 (2010)	Manual for Streets aims to assist in the creation of streets that: ● help to build and strengthen the communities they serve; ● meet the needs of all users, by embodying the principles of inclusive design (see box); ● form part of a well-connected network; •are attractive and have their own distinctive identity; ● are cost-effective to construct and maintain; and ● are safe Extends its practices beyond residential streets to encompass both urban and rural situations.	No specific targets, indicators or objectives.	Population and Human Health, Community Safety	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Community Infrastructure Levy (Amendment) Regulations 2015	The Community Infrastructure Levy: ● gives local authorities the freedom to set their own priorities for what the money should be spent on ● gives local authorities a predictable funding stream that allows them to plan ahead more effectively	No specific targets, indicators or objectives.	All topics	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	• gives developers much more certainty from the start about how much money they will be expected to contribute • makes the system more transparent for local people, as local authorities have to report what they have spent the levy on each year			
Our Energy Future: Creating a Low Carbon Economy (2003)	The new energy policy that we set out in this white paper is designed to provide a strategic pathway to low carbon energy.	No specific targets, indicators or objectives.	Climate Change and Energy	The Local Plan (Part Two) Land Allocations and Detailed should take account of the national aspirations and deliverables set out in this document.
Accessible Natural Green Space Standards in Towns and Cities (2003)	Presents the findings of a project which looked at English Nature's natural greenspace standards model in order to determine whether its validity could still be supported, how local authorities were managing greenspace policy and how the standards might be promoted effectively in the new and changing policy environment.	No specific targets, indicators or objectives.	Biodiversity, Flora and Fauna, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Working with the Grain of Nature - a Biodiversity Strategy for England 2011	The Biodiversity Strategy for England looks to ensure that biodiversity considerations become embedded in all the main sectors of economic activity, public and private.	No specific targets, indicators or objectives.	Biodiversity, Flora and Fauna	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Water Act 2014	This bill is designed to help reform the industry to make it more innovative and responsive to customers and to increase its resilience to natural hazards.	No specific targets, indicators or objectives.	Water	The Local Plan (Part Two) Land Allocations and Detailed should take account of the national aspirations and deliverables set out in this document.
Flood Risk Regulations (2009)	These implement the requirements of the European Floods Directive which aims to provide a consistent approach to managing flood risk across Europe.	No specific targets, indicators or objectives.	Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Water Framework Directive (2000)	This will help protect and enhance the quality of surface freshwater (including lakes, streams and rivers), groundwaters, groundwater dependant	No specific targets, indicators or objectives.	Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	ecosystems, estuaries and coastal waters out to one mile from low-water.			aspirations and deliverables set out in this document.
The Air Quality Standards (Amendment) Regulations 2016	These transpose into English law the requirements of Directives 2008/50/EC and 2004/107/EC on ambient air quality.	No specific targets, indicators or objectives.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Air Quality and Climate Change - A UK Perspective 2007	This examines the linkages between climate change and air quality pollutants , and their potential mitigation policies.	No specific targets, indicators or objectives.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Statutory List of Buildings of Special Architectural or Historic Interest	List of buildings of special architectural or historic interest.	No specific targets, indicators or objectives.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to ensure that listed buildings are protected.
The National Heritage List for England (Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Registered Battlefields)	The National Heritage List for England is the only official and up to date database of all nationally designated heritage assets including: Listed Buildings, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites, applications for Certificates of Immunity (COIs), current Building Preservation Notices (BPNs).	No specific targets, indicators or objectives.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to ensure that listed buildings are protected.
Planning (Listed Building and Conservation Areas) Act 1990, amendment Bill 2015-16	Sets out legislation behind the process of heritage protection.	No specific targets or indicators.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should ensure heritage is protected.
Ancient Monuments and Archaeological Areas Act 1979	Sets out legislation behind the process of heritage protection.	No specific targets or indicators.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should ensure heritage is protected.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Laying the Foundations: A Housing Strategy for England 2011	Sets out the governments approach to promoting house building.	No specific targets, indicators or objectives.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Planning Policy for Traveller Sites 2015	Sets out the requirement for new Traveller sites, as well as what would be expected in new developments.	No specific targets, indicators or objectives.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Tomorrow's Roads: Safer for Everyone 2000	Contains a number of recommendations to improve road safety.	No specific targets, indicators or objectives.	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Policy Statement - Planning for School Development 2011	Sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system.	No specific targets or indicators but offers principles for the planning system to operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools.	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations and deliverables set out in this document.
Climate Change Act 2008	Establishes a framework to develop an economically credible emissions reduction path, highlighting the UK's role in contributing to collective action to tackle climate change under the Kyoto Protocol.	The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. It requires the Government to set legally binding 'carbon budgets'. The first four carbon budgets have been put into legislation and run up to 2027.	Climate Change and Energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the objectives of this Act, in order to contribute to reducing carbon emissions.
Lifetime Neighbourhoods 2011	This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built	No specific targets, indicators or objectives.	Housing, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the requirements set out within this national strategy.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	and natural environment, social networks/well-being and housing.			
Community Energy Strategy 2015	Sets out how communities can come together to change the way we think and act on energy, to aid diversification of the current centralised energy system to a more distributed approach.	No specific targets, indicators or objectives.	Climate Change and Energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the national aspirations set out in this strategy.
UK Bioenergy Strategy 2012	Sets out the approach to securing benefits of bioenergy and supporting bioenergy use in the right circumstances. It provides principles which will act as a framework for future government policy on bioenergy.	No specific targets, indicators or objectives.	Climate Change and Energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the principles and aspirations set out in this strategy.
Housing White Paper (2017)	Sets out a broad range of reforms that government plans to introduce to help reform the housing market and increase the supply of new homes.	Proposes targets, objectives and requirements relating to the process and outcomes of local plan making, national planning policy, neighbourhood planning and development management.	Housing, Economic Development.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the proposals and deliverables set out in this document.
Housing and Planning Act 2016	Makes provision about housing, estate agents, rentcharges, planning and compulsory purchase.	Sets out objectives and measures relating to starter homes, permission in principle and vacant higher value local authority housing.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the principles set out in this document.
Infrastructure Act 2015	Sets out measures to make delivery of infrastructure faster and more efficient through amendments to funding, management and the planning process.	No specific targets, indicators or objectives.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the measures and principles set out in this document.
Fixing the Foundations – Creating a more prosperous nation (HM Treasury July 2015)	Governments' framework for raising UK's productivity growth. 15-point plan centred around two key themes – Long Term Investment & Promoting a Dynamic Economy	Targets include: -Cutting corporation tact to 19% in 2017 and to 18% in 2020.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the objectives set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		-Ensure superfast broadband is available to 95% of UK households and businesses by 2017. -Introduce a National Living Wage for workers over 25, to reach £9 by 2020. It sets objectives to achieve long-term investment and a dynamic economy.		
A Better Defence Estate (2016)	This strategy sets out plans to achieve a more efficient, modern and capability focused defence estate.	Sets out a long term plan to reduce the defence built estate by 30% by 2040.	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the approach set out in this document.
Nuclear Decommissioning Authority Strategy (2016)	Sets out the strategy for the Nuclear Decommissioning Authority, including their strategic direction and long term objectives.	Sets out the ultimate goal to achieve the end state at all sites by 2125. It includes some shorter term goals, including: - end of spent fuel reprocessing at Sellafield by around 2020 Completing the programme to return waste to overseas customers within the next 5 years	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of the objectives and findings set out in this document.
Town and Country (Jodrell Bank Radio Telescope) Direction 1973	Sets out the zones and the type of development in which the Council must consult the University of Manchester.	No specific targets, indicators or objectives.	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of these requirements in policy relating to Jodrell Bank.
Safeguarding aerodromes, technical sites and military	Provides advice to local planning authorities on safeguarding aerodromes and military explosives storage areas.	No specific targets.	Economic development; community safety	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of guidance on safeguarding aerodromes, technical

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	Overview	Target/ indicator/ objective	SA topic	Implications for Local Plan
explosives storage areas(DfT/ODPM Circular 1/2003)				sites and explosive storage areas within relevant policies.

Regional and Sub-regional Plans and Programmes

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
North West Regional Assembly, North West of England Plan Regional Spatial Strategy to 2021 (2008)	The former framework for development and investment in the North West up to 2021. The document set out the spatial framework for the North West and the priorities for where new development should have taken place. The plan has now been revoked, however, It has influenced the policy development of the Local Plan as when the plan development process started, it set out the spatial priorities for growth and development, investment and regeneration in Cheshire West and Chester as part of the overall spatial strategy for the North West.	No targets remain	Air, Climate Change, Economic Development, Material Assets, Population and Human Health, Waste, Land and Resources	No remaining implications for the Local Plan (Part Two) Land Allocations and Detailed Policies.
North East Wales / West Cheshire Sub Regional Spatial Strategy (non-statutory), (2007)	The strategy looks to increase and improve cross-border working. Its key principles are to create a clear identity for the sub-region; strengthen existing settlements and communities and help to combat social exclusion; reduce the need to travel through the careful location of housing, employment and retail; enhance the external competitiveness by building on existing successes and widening the economic base; further develop the labour skills base; protect and enhance environmental assets; and to promote and develop an integrated transport system.	Advises that provision should be made for approximately 30,000 - 35,000 new homes in the sub area by 2021, with 6,500-7,500 advised in both the former Chester City and Ellesmere Port and Neston Districts.	Economic Development, Housing, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the principles and strategy outlined in the document into account.
Cheshire and Warrington Matters: A Strategic and Economic Plan for Cheshire and Warrington (Cheshire and Warrington Enterprise Partnership, 2014)	10 year strategic economic plan to support growth and economic development. It sets out intervention priorities and investment proposals.	No specific targets or indicators, but sets out a series of objectives including: ● Deliver the package of improvements forming the Chester Central package. ● Support delivery of growth at major sites including Ellesmere Port.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the overall ambition of this document into account when setting the planning strategy for the borough.
Cheshire Means Business – A Prospectus for a Cheshire and	Prospectus for Cheshire and Warrington's bid to become a Local Enterprise Partnership.	No specific targets or indicators, but sets out the following growth objectives:	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the overall

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Warrington Local Enterprise Partnership (2010)		• Increase annual GVA by at least £10 billion to some £30 billion by 2030 • Increase population by 100,000, with need for 70,000 new homes • Create over 20,000 new jobs, with key focus on manufacturing and exports. Also provides a number of objectives underpinning the three major drivers for growth.		ambition of this document into account when setting the planning strategy for the borough.
Unleashing the Potential of Cheshire and Warrington – Draft Sub-Regional Strategy (2010)	Draft sub-regional strategy for Cheshire and Warrington, setting out how the sub-region's economic performance is already significantly higher than that of other North West sub-regions, and how it is ready to significantly accelerate growth in population, jobs and productivity in order to boosts its position in a changed post-recession economy.	No specific targets or indicators, but sets out the following objectives: • Increase GVA by 2030 to at least £30 billion per annum • Increase population by 100,000 or more • Increase employment by no less than 22,000 • Exploit appropriate housing and employment land in order to support the planned growth strategy • Promote sustainability by ensuring that all new development is high standards in terms of energy and materials consumption • Address deprivation issues in urban and rural areas	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the overall ambition of this document into account when setting the planning strategy for the borough.
Cheshire and Warrington Local Economic Assessment (2011)	Local Economic Assessment (LEA) for the Cheshire & Warrington sub-region. The main purpose of this LEA is to provide a comprehensive and robust evidence base for informing	The LEA provides baseline evidence on a wide range of topics, including population, the labour market, qualifications and	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of the LEA into account

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	socio-economic policy and strategy, and for improving the delivery of key public services. The LEA provides up-to-date intelligence on the Cheshire & Warrington economy and on issues that affect economic activity. It identifies the key strengths of the area, but also outlines a number of key opportunities and challenges.	skills, enterprise, housing, commercial land and property, social inclusion, quality of life, culture, tourism, transport and the environment.		as necessary in their local planning strategy and policies, seeking to facilitate responses to the opportunities and challenges it identifies and to build on the economic strengths of the sub-region.
Cheshire and Warrington Business Needs Survey (2011)	Survey undertaken for the Cheshire and Warrington sub-region, to identify the challenges, needs and opportunities facing businesses in the area, so that the Council and its partners can more effectively target public sector investment, support private sector investment and deliver services that address businesses' needs and support their long term growth.	No specific targets, indicators or objectives, but the survey provides a broad set of employment and business related statistics, which together offer a good overview of business-related issues and needs in the authority area.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of the Business Needs Survey into account, as necessary, when proposing economic development objectives, strategy and policies.
Cheshire and Warrington Rural Rural Workspace Study 2009	This assesses the supply and demand for rural workspace in Cheshire and Warrington through to 2013.	The survey's main funding is the severe lack of available industrial units throughout the rural part of the study area.	Economic Development	The Local Plan should be informed by the findings of this study.
Mersey Dee Alliance (MDA) Business Plan and Draft Delivery Plan 2008-2011 Updated 2012-2015	Business and Delivery Plan for the Mersey Dee Alliance, setting out how the partnership aims to build on the North-East Wales, West Cheshire and Wirral area's competitiveness to secure its long-term future. Major policy changes and associated resource levels, the plan reassesses of the Alliance's priorities, approach and level of activity.	No targets or indicators included within document. Provides four main objectives for the period of the plan. These are: ● To take action to ensure the area's long term competitiveness and sustain its economic, social and environmental future ● To jointly agree and outline the sub-region's unique selling points to ensure its attractiveness as a place to invest, work, live and play ● To facilitate the development of high value added sectors/business in the economy ● To ensure sustainability underpins action	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of any relevant objectives and or tasks contained within the MDA business plan.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		Provides further objectives grouped under the four headings of: ● MDA Key Sites ● Labour Market Productivity, Skills Availability and Creating a Competitive Location ● Transport and Accessibility ● Sustainability and Environment and Coherence of Place Marketing Initiatives The strategy is based on two central objectives with four supporting activity elements. Key objectives: 1. To enhance the profile and identity of the North Wales/North West border region. 2. To maintain and develop the region's competitiveness. The four activity elements include: ● Knowledge Economy Networks ● Opportunities for knowledge-based business ● Opportunities for identified key sectors ● Influencing improvements to infrastructure.		
Liverpool City Region Housing and Economic	Evidence base study that seeks to take a sub-regional approach to estimating housing and employment land needs in the Liverpool City	Provides baseline information on potential housing land supply, housing requirements, household	Economic Development, Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Development Evidence Base Overview Study (2011)	region and surrounding areas (including Cheshire West and Chester), taking into account the different functional market areas, both economic/employment and housing based that cover the sub-region, and recognising that these don't always respect administrative boundaries.	migration, household composition, housing need, house prices, employment land requirements and land supply. No specific indicators, targets or objectives.		findings of the study into account as necessary when proposing the housing and employment strategies for the authority area.
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2014)	Local evidence study to assess the access to accommodation from Gypsy, Traveller and Travelling Showpeople.	The borough needs 78 extra pitches and 13 extra plots provided between 2013 and 2028.	Housing	Policies should support a the provision of sites for Gypsy, Traveller and Travelling Showpeople
United Utilities Final Water Resources Management Plan (2009) Updated 2015	Management Plan setting out United Utilities water resources and demand strategy up to 2035 to maintain the water supply standards for its customers, ensure sustainable water abstraction and meet the challenge of climate change. The plan describes assessment of the available water supplies and the demand for water over the plan period 2015-2040. It also sets out the proposed strategy for water resources and demand management to ensure adequate water supplies.	Sets out a range of forecasts for future water supply and demand in the United Utilities area up to 2035, resulting water supply-demand balances. Identifies key issues that need addressing in order to meet the demand for water resources.	Climatic factors and energy, Water	Policies and strategies coming forward through the Local Plan (Part Two) Land Allocations and Detailed Policies should be aware of their implications for water supply and demand.
North West River Basin District River Basin Management Plan (2015)	Provides a framework for protecting and enhancing the benefits provided by the water environment. To achieve this, and because water and land resources are closely linked, it also informs decisions on land-use planning.	Provides useful baseline information on a number of topics, including water quality, protected sites and ecology status in the North West River Basin District. ● Weaver Gowy River Water and soil Catchment priority issues: pollution from rural areas, waste water, physical modifications ● Upper Mersey River Catchment priority issues: diffuse pollution (urban and rural), pollution from waste	Water and Land/Resources	Policies in the Local Plan (Part Two) Land Allocations and Detailed Policies should aim to enhance water quality.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		water, physical modifications		
Catchment Abstraction Management Strategy - River Weaver and River Dane (2006) Updated 2013	Sets out how the Environment Agency will manage water abstraction until 2025. There are generally no particular restrictions on water abstraction in the borough, with the exception of a small amount of the Upper Weaver catchment.	No specific targets, indicators or objectives.	Water	Water abstraction issues will need to be considered when creating strategic, growth, development, and, environmental policies.
Catchment Abstraction Management Strategy - River Dee (2008)	Sets out how the Environment Agency will manage water abstraction until 2014. Much of the Chester area is over-licensed for abstraction.	No specific targets, indicators or objectives	Water	Water abstraction issues will need to be considered when creating strategic, growth, development, and, environmental policies.
Dee Valley Water Resources Management Plan (2012) Dee Valley Water's draft Water Resources management Plan 2015-2040	Outlines how water resources will be managed to maintain the balance between supply and demand for the next 25 years	No specific targets, indicators or objectives, but provides some useful baseline statistics on water supply and demand, population and household projections	Water	To ensure adequate water supply for new developments
Tidal Dee Draft Flood Risk Management Strategy (2010)	Draft flood risk management strategy for the tidal Dee, providing a summary of the initial draft strategy findings. The strategy covers the areas at risk from tidal flooding from the Dee Estuary, including Chester and Neston. Its overarching recommendation is that all properties in the tidal Dee area should be protected to their current standard or better, through a combination of improvements to some existing flood defences, by realigning the defences in some areas, and by	No targets, indicators or objectives.	Climatic Change and Energy, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the forecast tidal flood risks around the River Dee and Dee Estuary into account, proposing suitable policies or measures to reduce these risks where necessary.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	being prepared for and adapting to future flood risk. The strategy was produced in the context of the uncertainty of climate change and therefore the need for more flexible approaches towards managing tidal flood risk, with any solutions being sustainable for the long term, working with nature and not relying solely on traditional defences. Most term solutions affecting the CWAC area will involve improving existing defences, but in the medium term (20-50 years), adaptation measures will be required around Neston, and in the longer term (50-100 years) around Chester.			
Wild about the North West: A Biodiversity Audit of North West England (1999)	Lists species and habitats contained within the borough. The information is based on that available in 1998. The Audit brought together, for the first time, information on habitats and species of conservation importance in North West England. The data is presented to show the distribution of species and habitats so that those agencies, authorities, and managers, with responsibility for land management and planning can readily identify those species and habitats that they need to consider.	No specific targets, indicators or objectives	Biodiversity, flora and fauna.	Develop policies which support those species and habitats listed as important in the audit, as necessary.
Cheshire Regional Local Biodiversity Action Plan (Updated 2007)	Action plans have been identified for 124 individual habitats and species (119 species and 5 habitats), setting out objectives for their management	Targets are related to the management of individual species and habitats, with a number of targets set out for each.	Biodiversity, Flora and Fauna	Where relevant, the Local Plan should take into consideration BAP species and habitats when policies are formulated
The North West Regional Forestry Framework (2005)	A framework to shape the woodland and forestry sector for the next 20 years. Provides six 'Action areas' to develop woodlands and forestry in the future, highlighting where planning can help to achieve an action. The action areas include: ● Regional Image - including using woodlands as a tool in the regeneration and reclamation of derelict land and the	No specific targets, indicators or objectives	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should promote the development, maintenance and enhancement of green infrastructure, including woodlands, and the benefits they can generate.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	integration of trees and woodlands into development schemes ● Biodiversity and Landscape ● Health, well-being and quality of life - Including developing accessible woodlands and linking woodlands and health ● Climate change and energy - Including urban trees, uplands and flood plains			
Mersey Forest Plan	The Mersey Forest Plan is a long term and strategic guide to the work of The Mersey Forest team and partners. It is accompanied by a delivery plan which sets out monitoring and short-term activities.	20 overarching policies and spatial policies.	Biodiversity, Flora and Fauna, Climatic Change and Energy, Economic Development, Population and Human Health	The Local Plan)Part Two) should facilitate the creation of new woodland and the goals and targets of the Mersey Forest where possible.
The Mersey Forest Delivery Plan Updated 2014 - 2019	Delivery Plan setting out the Mersey Forest's objectives for the period 2009-2014. Includes the following goals for th five year period: ● Transforming landscapes - The transformation of The Mersey Forest area will be brought about through the continued creation of a natural, well wooded landscape involving a range of site-based activities and protecting and improving biodiversity ● Delivering sustainable economic benefits - Sustainable economic benefits will be realised through the creation and management of The Mersey Forest resources to assist in the process of generating and safeguarding jobs, markets and assets ● Engaging people - The creation and management of The Mersey Forest resources will generate sustainable social benefits through the facilitation of people's	Provides a number of targets for the 2014-2019 period, covering woodland creation, management of existing woodland, creating or re-opening good quality walking/cycling routes, community engagement, training, skills and jobs development and non-woodland habitats created or managed.	Biodiversity, Flora and Fauna, Climatic Change and Energy, Economic Development, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should facilitate the creation of new woodland and the goals and targets of the Mersey Forest where possible.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	involvement in health, leisure and environmental activities			
Green Infrastructure Framework for North East Wales, Cheshire and Wirral 2011	Framework addressing the natural environments within both the urban and rural locations of Denbighshire, Flintshire, Wrexham, Cheshire West and Chester, Cheshire East and the Wirral and setting out a vision of how a healthy natural environment can help sustain economic growth and self-supporting communities. The Framework's purpose is fourfold: ● to identify priorities for management of the natural environment across this wide area; ● to support delivery of cross-boundary initiatives and local projects ● to provide robust evidence for policy to protect and enhance the natural and historic environment in plans produced by local authorities, community partnerships and infrastructure providers ● address the conditions of the Growth Point	6 main aims: 1. Create a setting for urban and rural prosperity. 2. Support and enhance the visitor experience and economy. 3. Build healthier communities. 4. Maintain and enhance quality of place 5. Ensure urban and rural areas are resilient to effects of climate change. 6. Protect and enhance biodiversity and natural networks, providing opportunity for people to experience the natural environment.	Biodiversity, Flora and Fauna, Population and Human Health, Water, Air, Climate Change, Economic Development, Cultural Heritage and Landscapes	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings and actions of this evidence base document into account as necessary in strategy and policy development.
Cheshire Regional Local Geodiversity Action Plan (2004)	Sets out an integrated, target led plan to contribute to the maintenance and improvement of the well being of the Cheshire region by safeguarding the geology, geomorphology, soils and landscapes of the area.	No targets or indicators set. Objectives include; Promote existing activities available in the region linked to geodiversity, e.g. Chester geodiversity trail and sandstone trail	Land and resources	The Local Plan (Part Two) Land Allocations and Detailed Policies should reflect any relevant targets contained within this document
Cheshire Landscape Character Assessment (2009)	● Study providing an overview of the different landscape types found within Cheshire. It includes the following objectives: ● to encourage a greater awareness of local landscape character	No targets or indicators identified. The study has the following objectives: ● to encourage a greater awareness of local landscape character	Cultural heritage and landscape.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and the guidance it contains where necessary

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	• to help to recognise contemporary pressures • to stimulate debate about the future The document also includes the following aims: • to inform new planning policies on landscape • to guide and inform the development control process	• to help to recognise contemporary pressures • to stimulate debate about the future The document also includes the following aims: • to inform new planning policies on landscape • to guide and inform the development control process		
Cheshire Historic Landscape Characterisation Project (2007)	Provides guidance for the sustainable management of historic landscapes in Cheshire	No specific targets, indicators or objectives identified.	Cultural heritage and landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and the guidance it contains where necessary
NWDA & English Heritage: Historic Towns and Cities in England's Northwest (2007)	Study commissioned to identify a small number of towns and cities in the North West as strategic priorities for long-term heritage related tourism infrastructure and product development where these can stimulate economic growth and deliver wider regeneration benefits. The main aim of the study was to identify towns and cities with the heritage assets that could be used to create destinations of the highest quality, and to provide a vision as to how those heritage assets could be developed. The study identified Chester as being one these cities, providing a SWOT analysis for the city, highlighting a vision for how it could use its heritage assets to best effect and suggesting strategic development priorities - projects where investment in heritage is likely to deliver the greatest impact.	No specific targets, indicators or objectives	Cultural Heritage and Landscape, Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should draw on the findings of this study as necessary when proposing policies and strategies for Chester.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire Historic Towns Survey (2003)	Survey of 37 historic towns in Cheshire to produce a detailed synthesis of their historical and archaeological background. The survey assists in identifying the unique character of each town to ensure the sustainable management of each area's archaeological urban heritage. It proposes areas of archaeological potential and archaeological character zones, where possible, for each town.	No specific targets, indicators or objectives identified.	Cultural heritage and landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and the guidance it contains where necessary
Updated Regional Waste Strategy (2010)	To provide an effective waste management strategy for the region.	Several targets relating to waste growth and waste management for municipal, commercial and industrial and construction wastes.	Waste	The Local Plan (Part Two) Land Allocations and Detailed Policies should support the policies and targets of the regional waste strategy.
The Northern Way - Strategic Direction for Energy 2010	It sets out the Northern Way's Strategic Direction for Energy, promoting the vision for the North of England to become the low carbon powerhouse for the UK by: ● maximising low carbon energy generation; ● providing energy efficiency and security of supply; and in the process ● helping to boost the prosperity of the North of England as a whole.	Sets out priorities and proposes areas of work and research.	Climatic Change and Energy, Economic Development, Population and Human Health.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and its priorities where necessary.
ESIF Low Carbon Action Plan for Cheshire and Warrington 2015	The action plan will provide a framework for delivery of the European Regional Development Fund (ERDF) allocation within the Cheshire and Warrington European Structural and Investment Fund (ESIF) strategy for 2014-2020, specifically supporting a shift towards a low carbon economy in all sectors.	Sets out indicators and objectives across the following priorities: ● Low carbon economy leadership ● Sector Growth ● Energy ● Buildings ● Resource Efficiency ● Monitoring and Measuring ● Transport ● Whole Place Low Carbon Solutions	Climatic Change and Energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and its priorities where necessary.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
North West Sustainable Energy Strategy (2006) and Rising to the Challenge: A Climate Change Action Plan for England's North West 2010-2012	Broad strategy setting out the North West's response to future energy challenges, identifying key target groups whose actions can help address these challenges. Outlines that the North West can be a leading region for sustainable energy practices by: ● improving energy efficiency and eliminating energy wastage in all areas of activity across the region ● accelerating the transition to sustainable forms of energy and achieving regional renewable energy deployment targets ● setting the region on a course to reduce greenhouse gas emissions by at least 60% by 2050 ● eliminating fuel poverty by ensuring that all householders have access to affordable warmth and decent housing ● contributing to the region's economy by harnessing business innovation and employment opportunities arising from sustainable energy practices ● communicating views, experiences and examples from the region to improve national and international policy frameworks 'Rising to the challenge: A Climate Change Action Plan' continues the work of the 2006 action plan, of rising to the challenge of achieving sustainable growth within a carbon reduction of 80% by 2050. The purpose of the revised plan is to strengthen, not replace, the previous plan, in light of progress made to date and developments at national and international level. The document sets out an overall vision for a "*Low carbon and well adapting North West by 2020*".	In addition to the overall aims of the strategy, the document outlines the region's aspirations for deploying sufficient renewable energy generation capacity to provide: ● 10% of final demand by 2010 ● 15% of final demand by 2015 ● 20% of final demand by 2020 Rising to the Challenge provides the following objectives: ● reduce greenhouse gas emissions ● adapt to unavoidable climate change ● capitalise on opportunities for economic growth	Climatic Change and Energy, Economic Development, Population and Human Health.	The Local Plan (Part Two) Land Allocations and Detailed Policies should support and facilitate the aims and targets outlined in these strategies.
North West England and North Wales	A Shoreline Management Plan (SMP) provides a large-scale assessment of the risks associated	No specific targets, indicators or objectives identified	Biodiversity, Flora and Fauna	The Local Plan (Part Two) Land Allocations and Detailed

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Shoreline Management Plan 2010	with erosion and flooding at the coast. It also presents policies to help manage these risks to people and to the developed, historic and natural environment in a sustainable manner.			Policies should take account of this document and the guidance it contains where necessary
Cheshire and Warrington Low Carbon Communities Network	Cheshire West and Chester Council has been working with other local councils and organisations as part of the Cheshire and Warrington Low Carbon Communities Network. The Network, formed in 2008, was set up to support and help co-ordinate the efforts of the growing number of individual voluntary community groups taking action at grass roots level to make our communities more sustainable. The network, in conjunction with Chester West and Chester Council, has produced guidance on how communities can be better prepared to help themselves in severe weather conditions and start to mitigate the effects of climate change upon their community.	No specific targets, indicators or objectives identified	Climatic Change and Energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of these documents and the guidance it contains where necessary
Low Carbon and Environmental Goods and Services Sector Strategy for England's Northwest (2010)	The document seeks to identify the most significant opportunities for low carbon growth, and where and how real value can be added, by promoting innovation and addressing market failure.	Several key measures are incorporated to monitor progress.	Climatic Change and Energy	The guidance contained in this document should be considered when developing relevant planning policies and objectives
Neighbouring authorities' local plans	Latest versions of each: ● Cheshire East Local Plan Strategy Submission Version 2014 ● 'Saved' policies in the Wirral Unitary Development Plan, 2000 and the Joint Waste local Plan for Merseyside and Halton 2013 ● Halton Unitary Development Plan 2005, Core Strategy Local Plan 2013, Joint	No specific targets, indicators or objectives identified	No specific topic identified	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of these documents where necessary.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	Merseyside and Halton Waste Local Plan 2013 ● Shropshire Core Strategy DPD (2011), Site Allocations and Management of Development Adopted Plan (2015) ● Warrington Submission Local Plan Core Strategy 2014 ● Wrexham Unitary Development Plan, 2005 ● Flintshire Unitary development Plan, 2011			
Cheshire East Town Strategies: Alsager, Congelton, Middlewich, Sandbach, Wilmslow Cheshire East made Neighbourhood Plans: Bunbury, Audlem, Sandbach, Brereton, Marton.	This strategy aims to coordinate growth and development.	No specific targets, indicators or objectives identified	No specific topic identified	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and the guidance it contains where necessary
The North West Regional Rural Delivery Framework 2006	The RRDF will: ● provide greater clarity and focus on the priority issues; ● encourage greater collaboration between partners; ● marshal existing resources better ● ensure existing programmes better address the issues and gaps; ● simplify delivery arrangements.	No specific targets, indicators or objectives identified	No specific topic identified	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and the guidance it contains where necessary
Sectors Study: Mersey Dee Alliance Area and Cheshire and Warrington Area 2012	This report sets out a sector analysis of the Mersey Dee, and Cheshire and Warrington economy.	No specific targets, indicators or objectives identified	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and the guidance it contains where necessary

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
The Future of Subregional Apportionment in Cheshire 2005-2020	This sets out the revised aggregate requirement for the North West	Cheshire has an annual apportionment of 1.51 mt of land-won sand and gravel, and 0.04 mt of land-won crushed rock.	Land and Resources	The Local Plan should take account of this document and the guidance it contains where necessary
North West Aggregate Working Party (NWAWP) Annual Reports - 2015	This document monitors primary aggregate sales and land banks, as well as permissions.	No specific targets, indicators or objectives identified. It sets out a number of recommendations in relation to the form and content of LAAs.	Land and Resources	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of this document and the guidance it contains where necessary
Sport Sector Strategy for England's Northwest 2010 to 2020	This strategy provides a framework for the sustainable development of the sport business sector over the next ten years.	The document contains an action plan and several key performance indicators to monitor progress.	Population and Human Health	The guidance contained in this document should be considered when developing relevant planning policies and objectives
Cheshire Consolidated Joint Municipal Waste Management Strategy 2007 to 2020	This sets out how the former Cheshire Country Council and the six Cheshire District Councils would deal with their waste.	Contains no specific targets or indicators.	Waste	The Local Plan (Part Two) should be informed by the findings of this study where necessary.
The Northern Gateway Development Zone Prospectus	Sets out the growth strategy for the Northern Gateway (now renamed as The Constellation Partnership), highlighting key investment propositions and opportunities.	No specific targets, objectives or indicators.	Economic development.	The Local Plan (Part Two) should take account of the aspirations in this strategy.

Local Plans and Programmes

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	Sets out the vision, objectives, and strategic policies for the development of the borough.	The document sets out the following key targets for development within the borough between 2010 and 2030: ● 22,000 new dwellings ● 300Ha of employment land to meet a range of types and sizes These figures are further subdivided by strategic areas (Chester, Ellesmere Port, Northwich, Winsford, Rural Area, and Key Service Centre).	All	The Local Plan (Part Two) Land Allocations and Detailed Policies should add detail to those policies set out in the Submitted Cheshire West and Chester Local Plan (Part One) Strategic Policies document.
Helping the Borough Thrive Council Plan 2016-2020	Sets out the overall direction for the Council for 2016-2020. It outlines the vision and priorities of the organisation, describing the difference the Council seeks to make and the actions required to provide focus for all services, inform resource allocation and aid monitoring of progress.	The document's vision is to help the borough - including residents, communities and the local economy - to thrive by 2020. A number of priorities and targets are set to deliver this vision: ● 4400 new houses ● £277m of capital investment in housing, regeneration and key infrastructure. ● 5000 new jobs ● 1000 new affordable homes ● Avoid 100 people being admitted to long-term residential care by supporting them at home. ● 60% of local waste recycled. ● 1730 complex families turned around. ● All 162 schools/academies to achieve good or outstanding. ● 70 fewer children in care. ● 1780 new businesses starting up in the borough.	All	The Local Plan should reflect the priorities and actions set out in the corporate plan for the Council.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Vision 2050: A Sustainable Future for Cheshire West and Chester (2009)	Document intended to guide Cheshire West and Chester Borough Council in taking decisions regarding the future of the local authority area, recognising that if a truly sustainable community is to be achieved by 2050 then the direction towards this achievement must be clear.	No specific targets or indicators identified The document sets out a number of individual visions, policies and actions focusing on ten different themes required to deliver a sustainable Cheshire West and Chester by 2050. These themes include: ● Community energy and energy efficiency ● Transport and accessibility ● Resource management and waste ● Low carbon economy ● Resource Management and waste ● Water and flooding ● Engaged communities	Economic development, Population, Climate Change and Energy	To ensure the Local Plan (Part Two) Land Allocations and Detailed Policies is in accordance with Vision 2050.
Cheshire West and Chester Local Transport Plan (2011)	Local Transport Plan for Cheshire West and Chester, 2011-2026, setting out local goals and objectives for transport in the borough to achieve priorities set out in the Council's Sustainable Community Strategy and Corporate Plan, plus meet national goals set by the Department for Transport. The plan provides a number of actions and proposals to meet the local transport goals. These are grouped under the headings of: ● Supporting economic growth ● Tackling climate change ● Managing and maintaining assets ● Safety, security and health ● Promoting equality of opportunity ● Improving quality of life	Contains no specific targets or indicators, but provides the following objectives: ● Provide and develop reliable and efficient transport networks that support sustainable economic growth in West Cheshire and the surrounding area ● Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change ● Manage a well maintained transport network ● Contribute to safer and secure transport in West Cheshire and to promote types of transport that are beneficial to health ● Improve accessibility to jobs and key services which help support greater equality and opportunity ● Ensure that transport helps to improve quality of life and enhances the local environment in West Cheshire	Air, Climatic Factors, Community Safety, Economic Development, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should align with the proposals and actions of the Local Transport Plan where necessary, to deliver the policy objectives it sets out and address the issues it highlights.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Integrated Transport Strategy: Baseline Report 2009 and 2013	Local evidence base report prepared to support both the Local Plan and the Local Transport Plan as the initial phase of an integrated transport strategy for the borough. The baseline report provides: ● An assessment of demographic and socio-economic information ● A review of local travel to work and overall travel patterns; ● An understanding of local transport networks on a mode by mode basis The report highlights potential issues with local transport networks in the borough that will need to be taken into account in the Local Plan.	Provides useful authority-wide baseline information related to the transport network in the borough. This includes statistics on demographics, air quality, accessibility, commuting patterns, travel to work modes, traffic growth and road safety.	Climatic Factors, Economic Development, Housing, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the evidence presented in this report into account.
Transport Strategy for the City of Chester (2014)	This document sets out the transport strategy for Chester, to support the delivery of the One City Plan, the Local Plan and wider regeneration and development aspirations for the City including the Northgate development and the new theatre.	This contains a series of recommendations which are set out under ten headings. These are: ● City centre pedestrianisation and public realm improvements; ● Bus strategy and infrastructure; ● Congestion relief and access to employment; ● Chester parking strategy; ● Mobility impaired access, shop mobility and dial a ride; ● Rail services and infrastructure; ● City centre pedestrian and cycle enhancements;	Climatic Factors, Economic Development, Housing, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the evidence presented in this report into account where necessary, to support delivery of its recommendations and address the issues it highlights.
Chester Transport Strategy Phase Two - Chester Western Relief Road Interim Report (2015)	An assessment of the Chester Western Relief Road is one element of Chester Transport Strategy Phase Two. The report has the following objectives: ● Review case for the Chester Western Relief Road ● Review the need for the scheme and impact on the local highway network; ● Identify key partners and undertake initial top level, stakeholder and wider community dialogue and consultation; ● Consider options for scheme alignment,	The document contains no specific targets or indicators, but identifies that the options considered in the report would have positive traffic impacts overall and generate a significant level of economic benefits. It recommends that an equivalent analysis is completed for an alternative option which will enable selection of a preferred option.	Climatic factors, economic development, population and human health.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings presented in this report into account.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	• Assess potential constraints and risks; and • Estimate likely indicative costs, likely funding opportunities and potential delivery timetables.			
Chester Transport Strategy Phase Two - Park and Ride serving the A56 Hoole Road corridor (2015)	The purpose of the analysis is to assess the case for additional Park and Ride sites in terms of its location; to evaluate the feasibility of a new site, the potential service pattern, number of motorists that could use the site and hence the parking capacity , along with site facilities and the suitability of potential funding opportunities.	The document contains no specific targets or indicators, but identifies key findings, including: • An urgent requirement to address issues affecting the current Park and Ride services and provide improvements to passenger facilities; • Further measures are needed to boost the economic business case for a new Park and Ride site.	Climatic factors, economic development, population and human health.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings presented in this report into account where relevant, in order to address the issues identified.
Chester Transport Strategy Phase Two - Congestion Relief – Pinch Points (2016)	The document identifies a list of potential junction / highway improvement schemes at key locations in Chester.	The document contains no specific targets or indicators, but identifies the following priority schemes: • Overleigh roundabout • Sealand road corridor • A51/A5116 Tarvin roundabout • A51 Tarvin Road/Barrow Lane • A41/A5116 Moston junction • Liverpool Rd/Hospital access	Climatic factors, economic development, population and human health, community safety.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the evidence presented in this report into account, in order to address the issues identified.
Chester Coach Strategy (2016)	This document provide a strategy for the better accommodation of coaches in Chester.	The document identifies schemes and priorities to tack;e emerging issues and opportunities.	Economic development, population and human health, community safety.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings presented in this report into account in order to address the issues identified.
Cheshire West and Chester Parking Standards SPD (2017)	Provides recommended guidelines for parking provision for new development and changes of use. It aims to address traffic congestion and poor air quality through the appropriate control of the amount and design of car parking associated with development.	The SPD covers: • Parking guidelines for houses and flats • Parking guidelines for other development • Disabled parking • Cycle parking	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings presented in this report into account in order to address the issues identified.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		• Electric vehicles charging points • Parking design		
Cheshire West and Chester Council Cycling Strategy (2013)	The document sets out a strategy to encourage cycling uses within the borough.	The document contains no specific indicators or targets, but proposes a series of actions and measures to support and encourage cycling.	Population and human health.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings presented in this report into account in order to support delivery of actions and measures identified in the study.
Winsford Transport Strategy (2016)	Identifies transport measures which support local growth and have a positive impact upon the wider transport network in Winsford.	The document contains no specific indicators or targets, but proposes a series of recommendations.	Economic development, population and human health, community safety.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings presented in this report into account to support delivery of its recommendations.
Ellesmere Port Vision and Strategic Regeneration Framework (2011)	Document providing a vision, strategic regeneration framework and implementation plan for Ellesmere Port. The purpose of the vision and framework is to stimulate, focus and support activities and developments which can advance ambitions for the economic development and physical improvement of the town and its surrounding areas. The overall aim is to establish a common purpose and direction of travel for the town, which all stakeholders can sign up to.	Contains no specific indicators or targets, but sets out a number of objectives to support the overall Vision, which states that *"Ellesmere Port will develop to become a place of choice; for businesses seeking profitable opportunities in Cheshire and the North West; and for families and individuals looking for great value homes and lifestyles"*. The objectives are: • To transform the perceptions of Ellesmere Port – strengthening civic pride and better promoting the town's assets and success stories. • To attract new investment – seek out investment from businesses, house builders, retailers and leisure providers to further enhance the offer of the town. • To ensure that benefits are maximised for existing residents and businesses – meeting their requirements and in	Climatic change and energy Economic Development, Housing, Population and Human Health	Once finalised, the draft Ellesmere Port Strategic Regeneration Framework should feed into the Local Plan. The local planning policy framework will be a key delivery mechanism to achieve the objectives of the regeneration framework.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		the case of businesses, supporting their needs. ● To enhance the quality of key gateways/corridors and open space/under-used land – so that the quality of the environment complements rather than detracts from opportunities. ● To harness employment opportunities particularly in growth sectors – ensure that more opportunities emerge and build on strengths in the energy sector. ● To enhance education and skills of local residents– recognising that the area suffers from multiple deprivation.		
Chester One City Plan (2012)	Document which will provide an endorsed, non-statutory framework and vision for the future of Chester over the next 15 years. The key principles of the document have been informed by, and will in turn inform the Council's Local Plan. The plan sets out a vision for a distinctive city that makes it mark in the world *"By 2027 Chester will be a truly exceptional city using its unique and authentic qualities to provide for all its communities"* This vision is then supported by four overarching objectives: ● Creating a regional economic driver ● Providing for modern living ● Celebrating its long and varied history and heritage ● Developing an inter-linking network of green spaces and waterways	Contains no specific targets or indicators, but provides the following principles to support the plan's overall vision and objectives: ● Generate opportunities for all communities in Chester to prosper ● Develop Chester's demand driven, competitive an supportive business environment ● Create a rich mix of culture, arts and creativity, during the day, twilight and evening hoursPlace education at the heart of the city's values ● Be safe, clean, vibrant, healthy and pleasurable as a place to live, work, study and visit ● Be accessible, easy to travel around and welcoming ● Promote environmental best practice ● Respect, reveal and celebrate the city's rich historical heritage and architecture	Climatic change and energy, Cultural Heritage and Landscape, Economic Development, Population and Human Health	The local planning policy framework will be a key delivery mechanism to achieve the objectives of the regeneration framework.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Rural Growth Strategy (2016)	This document aims to provide a focused and targeted approach to supporting economic regeneration, growth and development across the borough. It will provide the means to guide action in sustaining and developing the unique, diverse and substantial economic contribution that rural communities make to west Cheshire.	The document contains no specific targets or indicators, but sets out a vision for the rural area and market towns, and identifies a number of actions to achieve it.	Climatic change and energy, Cultural Heritage and Landscape, Economic Development, Population and Human Health	The local planning policy framework will be a key delivery mechanism to achieve the vision of this strategy.
Mid Cheshire Area Strategy – Area Programme Review (2017)	The Mid Cheshire Area Strategy is the means for focussing the action and investment of key partners in developing and unlocking the distinctive and substantive economic potential of the Mid Cheshire area.	The document contains no specific targets or indicators, but sets out a vision for Mid Cheshire. It identifies a number of overarching objectives (below) and actions to deliver them: 1. Delivering Business Growth 2. Transforming Perceptions 3. Delivering Quality Housing 4. Improvements to Transport Infrastructure 5. Implementing Growth Plans and the Regeneration of Northwich, Winsford and Middlewich Town Centres 6. Supporting Employment Opportunities and Developing Skills	Climatic change and energy, Cultural Heritage and Landscape, Economic Development, Population and Human Health	The local planning policy framework will be a key delivery mechanism to achieve the vision of this strategy.
Chester at Night Strategy (2005)	Strategy seeking to better manage and promote Chester's evening economy, recognising its importance to the overall economy, culture, local distinctiveness and tourism. The strategy sets out the following overall aim - make Chester a vibrant, colourful and safe place for everyone to enjoy at night	The document contains no specific targets or indicators. The strategy includes the following objectives ● Improve the City Centre environment and provide more activities ● Market the city centre as a safe, vibrant and colourful place ● To build a safe foundation - to make chester a safe place to be and reduce the fear of crime at night	Community Safety.	Ensure the Local Plan (Part Two) Land Allocations and Detailed Policies takes account of the Chester at Night Strategy in order to support delivery of its recommendations.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		• To grow the experience (a city for everyone) • To manage the spatial distribution of evening uses to minimise conflict		
Chester City Council Tree Policy (2006)	Document setting out a framework designed to effectively manage and enrich Chester's tree resource, in particular Chester's urban trees. It provides for the management of Chester's rural trees and woodlands in its control as well as the protection of important hedgerows through the hedgerow regulations. It's aims include: • Improve the City Centre environment and provide more activities • Market the city centre as a safe, vibrant and colourful place • To build a safe foundation - to make chester a safe place to be and reduce the fear of crime at night • To grow the experience (a city for everyone) • To manage the spatial distribution of evening uses to minimise conflict	Seek to enhance the value of parks and open spaces.	Biodiversity, flora and fauna, trees and woodland.	Ensure the Local Plan (Part Two) Land Allocations and Detailed Policies takes account Chester City Council's Tree Policy where necessary.
Cheshire West and Chester Proposed draft Tree and Woodland Strategy	This strategy sets out how the council manages its trees and woodlands, to continue to provide the wide range of benefits to communities and manage the risks to the council.	The strategy identifies 20 actions across the following themes: 1. Manage trees and woodlands safely 2. Set standards by which all trees and woodland in Cheshire West and Cheshire ownership will be managed 3. Raise awareness of the value of trees as part of our green infrastructure through consultation, education, and participation 4. Maximise the use of trees and woodlands as a resource to tackle issues across the council's priorities.	Biodiversity, flora and fauna, trees and woodland; population and human health.	The local planning policy framework will play a part in delivering the actions in this strategy.
Chester Waterways Strategy 2014	This document sets out a vision for Chester's waterways to contribute to delivering growth and vitality for the city.	The document contains no specific targets or indicators, but sets out actions to achieve the following aims:	Water, economic development,	Ensure the Local Plan (Part Two) Land Allocations and Detailed Policies takes

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		1. Provide clear direction for how developments related to waterways can contribute to the growth agenda. 2. Improve the connectivity between the canal, river and city encourage increased inward investment and increased tourism. 3. Encourage increased employment relating to the leisure economy and maximise the potential of the waterways for recreational purposes. 4. To complement the emerging transport strategy, cycling strategy and importantly, provides input to the statutory Local Plan which guides development.	population and human health	account of this study and supports delivery of its aims where appropriate through planning policy.
Ellesmere Port and Neston Borough Council Air Quality Management Order	Ellesmere Port Air Quality Management Area No.1 (Whitby Road/ Station Road).	No specific targets or indicators set	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to ensure that new development does not contribute to air pollution and where appropriate facilitate measures for air quality improvements
Ellesmere Port and Neston Borough Council Air Quality Action Plan 2007	Details the measures that are proposed in order to improve air quality in the Air Quality Management Area.	Sets out improvements necessary to deliver the national air quality objectives: 36% decrease in NO_x levels required and 19% decrease in NO_2 levels required.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to ensure that new development does not contribute to air pollution and where appropriate facilitate measures for air quality improvements
Ellesmere Port and Neston Borough Council Air	Document required to be produced by Ellesmere Port and Neston Borough as part of its statutory requirement to produce an annual report on air quality within the former local authority area.	Includes objectives taken from the Air Quality Regulations 2000 which set out a number of individual limit values for different pollutants which must not be exceeded. These are in relation to:	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to ensure that new development does not

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Quality Progress Report 2008		• Particulate Matter (PM-PM10 and PM2.5) • Oxides of nitrogen (NOX) • Ozone (O3) • Sulphur dioxide (SO2) • Polycyclic aromatic hydrocarbons (PAHs) • Benzene • 1,3-butadiene • Carbon monoxide (CO) • Lead (Pb) • Ammonia		contribute to air pollution and where appropriate facilitate measures for air quality improvements to meet objectives in the required timescale
Air Quality Progress Report Cheshire West and Chester Council 2014	Report prepared to meet Cheshire West and Chester Council's local air quality management obligations under the Environmental Act 1995 Part IV to review and asses local air quality.	Where exceedences of air quality objectives are considered likely, the authority must declare an air quality management area and prepare an air quality action plan. The report identifies that annual mean national objective is exceeded at the following roadside locations : • within the Boughton AQMA • within the Ellesmere Port AQMA • close to the junction of Fluin Lane and the A56 in Frodsham • the George and Dragon gyratory / inner ring road and Watergate Street in Chester Exceedences of the 15-minute mean objective for sulphur dioxide have been recorded in the Thornton le Moors area.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to ensure that new development does not contribute to air pollution and where appropriate facilitate measures for air quality improvements
Cheshire West and Chester Council Air Quality	The report outlines monitoring and management of air quality around Cheshire West and Chester council.	The report contains monitors air quality in the borough against national air quality objectives. It identifies local priorities, challenges and action to improve air quality.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to address the priorities and challenges identified in the

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Annual Status Report 2016				report, in order to improve air quality.
Vale Royal Borough Council Air Quality Progress Report (2007)	Document required to be produced by Vale Royal Borough Council as part of its statutory requirement to produce an annual report on air quality within the former local authority area.	Includes objectives taken from the Air Quality Regulations 2000 which set out a number of individual limit values for different pollutants which must not be exceeded. These are in relation to: ● Particulate Matter (PM-PM10 and PM2.5) ● Oxides of nitrogen (NOX) ● Ozone (O3) ● Sulphur dioxide (SO2) ● Polycyclic aromatic hydrocarbons (PAHs) ● Benzene ● 1,3-butadiene ● Carbon monoxide (CO) ● Lead (Pb) ● Ammonia	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should help to ensure that new development does not contribute to air pollution and where appropriate facilitate measures for air quality improvements
Cheshire West and Chester Air Quality Updating and Screening Assessment (2012)	Report prepared to meet the Council's obligations under the Environment Act 1995 Part IV to review and assess local air quality. This document considers the monitoring data from previous twelve months and identifies any significant changes. The focus is on new industrial, transport and domestic sources of pollution. The assessment concludes that it will be necessary to proceed to a Detailed Assessment in Parkgate Road (A540)/Liverpool Road (A5116) in Chester, and the junction of Fluin Lane (B5439) and the A56 in Frodsham. Road traffic emissions are the cause of the exceedences in both locations.	Contains no specific targets, indicators or objectives.	Air	The Local Plan should seek to minimise air quality impacts and improve air quality wherever possible.
Local Air Quality Management - Updating	The Updating and Screening Assessment considers new monitoring data, new sources or significant changes to existing sources and other changes that might affect local air quality.	Requires detailed assessments for NO_2 from road traffic in Chester and SO_2 from industrial sources in Thornton le moors.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should consider the potential

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
and Screening Assessment 2015				impacts of local developments towards air quality objectives.
Detailed assessment for Chester city centre (2016)	For local authorities that have identified areas where there is a potential risk of exceedence of Air Quality Strategy objectives, a Detailed Assessment is required.	The document monitors air quality against national indicators and targets. The report makes the following recommendations: ● Extend Boughton AQMA and update the action plan accordingly ● Continue extensive NO_2 monitoring across Chester.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of these findings, and consider the potential impacts of local developments towards air quality objectives.
Detailed assessment for Thornton le Moors (2016)	For local authorities that have identified areas where there is a potential risk of exceedence of Air Quality Strategy objectives, a Detailed Assessment is required.	The document monitors air quality against national indicators and targets.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of these findings, and consider the potential impacts of local developments towards air quality objectives.
Detailed assessment for Frodsham (2014)	For local authorities that have identified areas where there is a potential risk of exceedence of Air Quality Strategy objectives, a Detailed Assessment is required.	The document monitors air quality against national indicators and targets. The report recommends that an AQMA be designated for Fluin Lane/A56 Frodsham area and that measures are developed to deliver improvements to air quality.	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of these findings, and consider the potential impacts of local developments towards air quality objectives.
Draft Low Emissions Strategy 2017 - 2020	Seeks to address health impacts associated with air quality by targeting the reduction of NO_2 and PM_{10} and indirectly tailpipe hydrocarbon emissions through a variety of means whilst at the same time not compromising the Council's carbon dioxide objectives and targets.	The strategy identifies 46 measures to improve air quality across the borough.	Air; Population and human health	The Local Plan (Part Two) Land Allocations and Detailed Policies should consider the potential impacts of local developments towards air quality objectives and support the measures identified in the strategy where relevant.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Affordable Warmth Strategy and action Plan	The strategy aims to promote and achieve affordable warmth in Cheshire West and Chester by tackling fuel poverty, increasing energy efficiency and positively contributing to the health effects of excess cold.	The Affordable Warmth Action Plan 2016-20 sets out the following objectives: ● Encourage behavioural change to reduce energy use ● Improve the energy efficiency of homes ● Reduce temperature related illnesses ● Maximise household income ● Increase the amount of energy generated from renewable and low carbon sources Support sustainable community energy initiatives ● Cheshire West and Chester Council has set a target of reducing the percentage of fuel poor households by 10%, by 2020, based on 2014 statistics.	Population and human health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account of these findings.
Cheshire West and Chester Housing Strategy for 2014 - 2020	This housing strategy provides a statement of the Council's vision and aims for housing in the borough. It sets out the key drivers and issues affecting the borough and how these can be overcome to create the right conditions to support growth and promote a more resilient, diverse and balanced local housing market.	Key priorities for the housing strategy include: ● Increasing and enabling supply: more homes stable growth. ● Improving access to housing. ● Improving housing quality, sustainability and design.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take account and support the priorities in this strategy.
Cheshire West and Chester Council Empty Homes Strategy 2016-21	This strategy sets out the Council's commitment and approach in providing a clear direction for addressing empty homes.	Commitment to reducing the number of neglected empty homes and create clean, safe and attractive neighbourhoods for the residents by brining 900 empty homes back into use between 2016-21.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should contribute to addressing the priorities and challenges identified in the report.
Rural housing strategy and action plan	This Strategy sets out the housing challenges facing the rural area and strategic priorities for delivering against the following vision: 'Retain the qualities that make Cheshire West's rural housing markets 'markets of choice', whilst ensuring that all current and future residents have the choice to live locally"	The strategy identifies the following strategic housing objectives: 1. Revitalise communities by enabling growth 2. Delivering housing to meet specific needs	Housing	The local planning policy framework will play a part in delivering the objectives and actions in this strategy.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		3. Realising the potential of existing stock 4. Enabling innovative approaches to delivery		
Vulnerable and older people's accommodation plan 2016-2020	This plan aims to explain accommodation issues affection older and vulnerable people; identify ways to improve their housing outcomes; ensure that everyone living in the borough has the opportunity to access a safe, sustainable and suitable home to meet their needs.	It identified the following key priorities to achieve the vision that there is a suitable range of accommodation that supports older and vulnerable people to live healthier lives and be as independent as possible: 1. Increasing supply 2. Design 3. Supporting health and independence	Housing, population and human health	The local planning policy framework will play a part in delivering the objectives and actions in this strategy.
Homelessness Strategy 2015-2020	This strategy identifies priorities and a series of actions to address the findings from the Homelessness Review.	The strategy contains no specific targets, but identifies the following priorities: 1. Reduce levels of homelessness and prioritise the prevention of homelessness 2. Reduce the use of Bed and Breakfast and temporary accommodation 3. Improve access to accommodation and support 4. Ensure satisfactory resources are available for tackling homelessness	Housing, population and human health	The local planning policy framework will play a part in delivering the objectives and actions in this strategy.
Assessing Demand for Student Accommodation, University of Chester (2014)	The objective of this report is to assess the future potential level of demand for purpose built student accommodation in the academic year 2014/15 and forecasting forward to 2016/17, both among Level 4 (first year) students (the primary market for purpose-built student accommodation) and also among the Level 5 (second year) and 6 (third year) for home and international students.	No specific targets, but highlights that there is need for additional student housing in Chester.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Barons Quay Development Area	The Development Framework will provide a mechanism to allow Cheshire West and Chester Council (CW&C) to deliver new development on Barons Quay. The Development Framework outlines and sets the parameters for a scheme on Barons	The document contains no specific targets or indicators	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	Quay including the type, scale, use and form of new development.			
Strategic Leisure Stock Review 2010	This document sets out the strategic needs for leisure provision in the borough, identifying what replacement, refurbished and new facilities are required to meet changing demands (based on demographic change and a desire to increase participation) over the next 25 years.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Public Rights of Way Improvement Plan 2011-2016	The purpose of the ROWIP is to identify how well our greenspace and countryside access network currently performs these functions for Cheshire West and Chester residents and visitors, and to identify where improvements would enhance this role.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
The Private Rented Sector in Cheshire West and Chester: Headline Report 2011	A review of housing conditions in the private housing sector across the new unitary authority.	The document contains no specific targets or indicators	Housing	The Local Plan should be informed by the findings of this study.
Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020	This sets out how the former Cheshire County Council and the six Cheshire District Councils would deal with their waste.	The document contains no specific targets or indicators	Waste	The Local Plan should be informed by the findings of this study.
Made neighbourhood plans:	Tattenhall and District Neighbourhood Plan (made June 2014), Winsford Neighbourhood Plan (made November 2014), Malpas and Overton Neighbourhood Plan (made July 2015), Norley Neighbourhood Plan (made February 2016), Tarporley Neighbourhood Plan (made June 2016), Neston Neighbourhood Plan (made June 2016), Helsby Neighbourhood Plan (made June 2016), Hartford Neighbourhood Plan (made June 2016), Broxton Neighbourhood Plan (made November 2016), Kelsall and Willington Neighbourhood Plan (made March 2017), Whitegate and Marton Neighbourhood Plan (made May 2017) and Ashton Hayes and Horton-cum-Peel Neighbourhood Plan (made June 2017).			

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	Neighbourhood Plans set out planning policies for the designated Neighbourhood Plan areas. Detailed policies and allocations in the Local Plan (Part Two) that relate to Neighbourhood Plan areas should align with Neighbourhood Plan policies where possible. There are a number of neighbourhood plans at various stages of preparation, including: Northwich, Davenham and Whatcroft, Beeston, Tiverton and Tilstone Fearnall, Central Gowy (South) and Farndon.			
Cheshire West and Chester Open Space Study (2011) Cheshire West and Chester Open Space Study 2016-2030	The Open Space Study provides an assessment of needs and deficiencies (in terms of quantity, quality and access) in open spaces in Cheshire West and Chester in order to establish local provision standards and determine the borough's open space needs, to 2030. The study is presented in two parts: Part One contains the main report which provides an overview of open space at a more strategic level (identifying local needs, audit of existing provision, setting and applying local standards, and policy/management recommendations), while Part Two provides open space area profiles containing more localised and detailed analysis, considering the future needs and priorities for each area. Part Two consists of 5 area profiles (Chester, Ellesmere Port, Northwich, Winsford and Rural area) and detailed service area supplements for each of the Key Service Centres identified in the Local Plan (Part One).	The Study identifies future need and priorities across a range of open space typologies. It sets local standards for the provision of open space with new development.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies will draw on the findings of this study when formulating local open space requirements and policies.
Playing Pitch Strategy 2012 Playing Pitch Strategy and Action Plan 2015	This has been prepared to guide the delivery of playing fields and to inform decision making in relation to pitch provision. It sets out the key issues and priorities for facilities across Cheshire West and Chester and identifies specific actions, timescales and responsibilities for implementation and delivery.	The Playing Pitch Strategy identifies the balance between supply and demand for playing pitches. It provides a strategic framework for the improvement and maintenance of pitches, until 2026, and identifies a number of priority projects and recommendations.	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study to ensure provision of playing pitches meets demand.
Play Strategy 2016	A strategy for all publicly accessible play spaces and outdoor youth facilities that aims to address play provision deficiencies. It comprises a borough-wide strategy and sour locality play improvement frameworks.	No specific targets but provides evidence that partners can use in reviewing, developing and implementing their own individual local delivery plans. Four delivery	Population and human health.	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		improvement frameworks provide detailed analysis of play spaces and outdoor youth facilities at the locality level.		this study to ensure that provision meets demand.
(Draft) Sports Facilities Strategy 2016	Sets out a vision and aims for future provision of sport and leisure.	Identifies priority facility investment needs by facility type, and a series of recommendations to meet the needs of the borough.	Population and human health.	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings and recommendations of this study into account to ensure that provision meets demand.
Biodiversity Audit and Local Wildlife Sites Phase 1 Survey (2010)	This reviews and updates existing Local Wildlife Site (LWS) selection criteria and guidelines; to review currently adopted Local Plan biodiversity/nature conservation policies; and to recommend new policies to inform the Core Strategy.	The document contains no specific targets or indicators	Biodiversity, Flora and Fauna	The Local Plan should be informed by the findings of this study.
Rural Housing Strategy and Action Plan 2011	This Strategy sets out our understanding of the housing challenges facing the rural area and our strategic priorities for delivering against this vision.	The document contains no specific targets or indicators The report offers a series of strategic objectives: ● Revitalise Communities by Enabling Growth ● Delivering Housing to Meet Specific Needs ● Realising the Potential of Existing Stock ● Enabling Innovative Approaches to Delivery	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Rural Housing Strategy Action Plan 2016	This Strategy sets out our understanding of the housing challenges facing the rural area and our strategic priorities for delivering against this vision.	The document contains no specific targets or indicators but identifies a series of actions to address the following 4 priorities: The report offers a series of strategic objectives:	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		• Revitalise Communities by Enabling Growth • Delivering Housing to Meet Specific Needs • Realising the Potential of Existing Stock • Enabling Innovative Approaches to Delivery		
Cheshire West Rural investment prospectus (Rural Growth Board) 2017	This document sets out a vision, projects and opportunities for economic growth in the rural area, as part of the revised and updated Rural Growth Strategy 2016-2019.	The document identifies opportunities and projects, including: • Connectivity • Skills and training • Destination branding • Business growth • Rural housing	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the vision and opportunities identified in this prospectus into account to support economic growth in the rural area, where appropriate.
Cheshire West and Chester Rural Regeneration Strategy and Action Plan (2011)	The Rural Regeneration Strategy identifies an approach to sustaining rural communities, including the need for growth, and views on the contribution that the rural area can make to improve the quality of life for all the borough's residents. It identifies the opportunity to: maximise economic potential; create access to affordable living for rural communities; empower and connect rural communities; and capitalise on our environmental potential.	The Council believes that the key ambitions and approaches set out below will help to shape the actions necessary to implement the Strategy, and the manner in which they are best delivered • attract and retain an additional 17,000 young people, families and people of working age within the rural area; meet the housing needs of the rural population through the provision of new homes which are well-designed, energy efficient, • affordable and suitable for young people, families and the elderly; safeguard local services, cultural and community facilities and maximised their contribution to the vitality of rural communities; • support sustainable economic development across the rural area, securing an additional 3,800 jobs, improving the competitiveness of local businesses and providing the	Climatic change and energy, Cultural Heritage and Landscape, Economic Development, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take this strategy into account to support economic growth in the rural area, where appropriate.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		conditions where enterprise can flourish; ● address market failure where it affects quality of life and economic success - the provision of public transport services and high speed broadband; ● reduce the consumption of fossil fuels and the related CO^2 emissions by 37% by 2020 (relative to 1990 levels) ● protect the natural and historic environment, cultural and heritage assets and ensure that they are preserved for the enjoyment and benefit of future generations.		
Ellesmere Port Waterfront Vision (2011)	This document sets out a vision and a number of projects for Ellesmere Port Waterfront.	No specific targets but it sets out aspirations and projects, including: a marina and improving access routes to the town centre.	Cultural Heritage and Landscape; Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of this document into account where appropriate, to support the vision for Ellesmere Port waterfront.
New Bridge Road Area Development Framework (2011)	A proposals to bring the area of under developed land back into use for employment purposes.	No specific targets but sets out a vision for the future of the area which includes: employment for over 2,000 people; opportunities across skills and age spectrum; concentration of technology companies; UK centre of research; grow existing companies; national and international recognition.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of this document into account where appropriate to support delivery of the vision for New Bridge Road Area.
Draft Mersey Ports Master Plan (2011)	Provides a framework for setting out the Mersey Port's aspirations, including for the medium and long term, and will assist in informing the consideration of projects and planning applications made as and when necessary. The main purposes area: 1. Clarify the port's own strategic planning for medium to long term	The Master Plan sets out key strategic business drivers, including: Seaforth River Terminal; development of a number of multi-modal inland ports; entry into new sectors.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of this document into account where appropriate.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Employment Land Review (2013)	Study reviewing and updating the findings of the 2009 Employment Land Review, assessing the supply and demand for employment land within Cheshire West Chester. The study reassesses the amount of employment land that should be provided in the authority area up to 2030, outlining specific recommendations for the borough's five spatial areas and highlighting the need for a flexible portfolio of employment land to meet a range of types and sizes of business needs. Local evidence base study that will inform the development of employment policies for the Council's forthcoming Core Strategy.	No specific targets, indicators or objectives, but the study provides a good set of statistics on employment land supply and demand in the authority area. No specific targets, indicators or objectives, but the study provides a good set of statistics on employment land supply and demand in the authority area, plus statistics produced from the company survey offer further information.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study in order to meet the needs of a range of types and sizes of businesses.
Cheshire West and Chester Strategic Housing Market Assessment (SHMA) (2013)	Local evidence base document that will inform the development of housing policies for the Local Plan (Part Two) Land Allocations and Detailed Policies. ● Thinking regionally and long-term about housing need and demand; ● Providing robust evidence to inform policy debate, particularly around the provision of	Provides baseline information on housing needs, demand and supply.	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should draw on the findings of the SHMA in order to develop robust housing policies for the borough.
Gypsy and Traveller and Travelling Showperson Accommodation in Cheshire West and Chester September 2011 Study to Identify Potential Gypsy and Traveller,	This report sets out proposals for how the Council can pro actively make provision in the borough for Gypsy and Traveller pitches and also additional plots for Travelling Showpeople. Following a review and sustainability assessment of 233 sites leading to a short listing of 5 permanent gypsy and traveller pitches and 1 travelling Showperson site. The study seeks to identify sites which are available, suitable and achievable for use by Gypsy and Travellers and Travelling Show Persons. It comprises an evidence base document which will act to assist the Council by providing potential options to meet the identified need for Gypsy and Traveller pitches and Travelling Show Persons' yards in the administrative area.	This is an evidence base document for the Local Plan and does not include any specific targets or indicators. The study identifies preferred sites for review by the Council's Planning Policy Team, and offers a series of next steps.	Housing	The Local Plan should be informed by the findings of this study in order to develop robust policy to meet the needs of Gypsy and Travellers and Travelling Show Persons.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Travelling Show Persons' and Transit Sites 2016				
Cheshire West and Chester Renewable and Low Carbon Energy Study 2012	Evidence study to support Local Plan policies on renewable and low carbon energy and sustainable design. It provides a technical assessment and potential for renewable and low carbon energy resources in the borough and options for addressing carbon emissions associated with buildings in the borough, both exiting and new development.	Contains useful baseline information on current and future energy consumption, installed renewable energy capacity and figures for future deployable renewable and low carbon energy potential.	Climatic change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should draw on the findings of this study when setting out policies on renewable and low carbon energy and sustainable design.
Cheshire West and Chester Council Energy and Carbon Reduction Strategy 2016-2020	This Strategy sets out the Energy and Carbon Reduction Team's priorities to 2020, and sets out how the Council will ensure that low carbon, sustainable and energy efficient considerations are embedded in our own activity and in the services and support provided to those who live and work in the borough.	Contains 6 priorities: 1. Efficient use of energy by the Council 2. Increasing energy security in the borough 3. Tackling Fuel Poverty 4. Supporting Community Energy 5. Creating a strong Energy Sector and supporting a Low Carbon Economy 6. Supporting policy development and project delivery across the Council	Climatic change and energy	The Local Plan (Part Two) should be informed by this study and support delivery of the priorities where appropriate.
Cheshire West and Chester Councils Waste Need Assessment Reports (2013, 2014, 2015)	Evidence base document to support the developing waste policies in the Local Plan. It sets out the current level of waste management provision and sets out a the anticipated need for new facilities for a number of scenarios.	No specific targets or objectives.	Waste	The Local Plan (Part Two) Land Allocations and Detailed Policies will draw on the findings of this study to develop waste policies for the borough.
Cheshire West and Chester Waste Need	The Waste Need Assessment assesses the waste management capacity required for Cheshire West and Chester over the Local Plan period up to 2030 and accords with the requirements of Article 28 of the European Waste Framework Directive.	The updated Waste Need Assessment considers: ● Existing waste arisings	Waste	The Local Plan (Part Two) Land Allocations and Detailed Policies will draw on

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Assessment 2016		• Future waste projections • Waste movements into and out of the authority • Available and planned waste management capacity • Identification of any waste management capacity gaps within the borough to deal with the forecast amounts and types of waste.		the findings of this study to inform waste policies for the borough.
Cheshire Town Centre Study Update (2013)	Evidence base document for the Council's Local Development Framework. Builds on the previous Cheshire Town Centre Study (2007) and the Chester Retail Study (2008), and the Cheshire West and Chester Town Centre Study Update (2011) to provide an up-to-date assessment of the future capacity for retail development in the borough in accordance with national planning policy. The update is particularly important given the downturn in the UK economy since the completion of the previous studies, which has had a notable impact on the retail sector.	The study and supporting appendices provides useful baseline information for a range of retail and leisure matters. No specific targets or objectives.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies will draw on the findings of this study to develop retail policies for the borough.
Chester Historic Characterisation Study (2011)	Study commissioned by the Council to record, as objectively as possible, the character of the natural and built environment of Chester, as derived from its heritage and history. The study focuses predominantly on the centre of Chester, breaking the study area in to 16 smaller character areas. It will inform the Local Plan by enabling a greater understanding of the existing character of each area and the capacity to which it can accommodate development and future change. Recommendations are made as to how conservation policy can be improved, how character can be enhanced and the form of new development that would be most appropriate in each potential opportunity site.	No targets, indicators or objectives set, but the study provides design principles for new development and an overview of the capacity of each character area to accommodate change.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings and recommendations of this local evidence base document into account as necessary to develop policies for Chester that support appropriate development according with the conservation needs and demands of each character area.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Chester: The Future of an Historic City (1993)	The study aims to consider the role of Chester, options for its future, the needs of its residents, visitors and the historic fabric, and to consider how the future development of Chester may be directed while conserving the historic character and fabric, recognising that the City may have a finite environmental capacity.	The study provides a series of guiding principles for the future development of Chester, the conservation of its environment and its management and after care. The guidelines cover a range of issues, including: the relationship between development at the edges of the City and its impact upon the character of the historic centre and the City as a whole; the links between differing dispositions of new development, and their impacts on activity levels and the identification of areas where environmental capacity has been exceeded, or is being reached.	Cultural Heritage and Landscape; Economic growth	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings and recommendations of this document into account as necessary to develop appropriate policies for Chester.
Local List - Historic Environment Record	Local Lists of Historic Buildings recognise locally distinctive historic or architecturally significant buildings and structures.	No specific targets.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should ensure that locally importance heritage assets or recognised and protected where appropriate.
Conservation Area Management Plans	There are a number of draft Conservation Area Management Plans, including for Chester Rows, Northwich Conservation Area and Chester Canal Conservation Area. They provide guidance to preserve and enhance these conservation areas.	Provides guidance to preserve and enhance the special character of the conservation areas.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should ensure that the guidance in Conservation Area Management Plans are taken into account where relevant.
Norwich Shop Front Design Guide (2014)	This report provides guidelines for shop owners and long term tenants when considering changes to their property in town centres.	No specific targets but provides guidelines to improve the design and appearance, and therefore, attractiveness of the town as a shopping destination.	Economic development; Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the recommendations of this document into account as necessary.
Northwich Management and	This report provides guidance for those in charge of town centre management, building owners and long term tenants.	No specific targets but provides guidelines on preferred solutions to less desirable aspects of existing buildings in order to	Economic development; Cultural	The Local Plan (Part Two) Land Allocations and Detailed Policies should take

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Maintenance Guide for Historic Buildings, 2014		improve the condition, appearance of overall attractiveness of the town as a shopping destination.	Heritage and Landscape	the recommendations of this document into account as necessary.
Northwich Urban Design and Public realm Strategy 2010	The strategy sets out a clear vision for improving Northwich town centre's environment and a way to turn around the quality of the town centre, its buildings and public spaces.	No specific targets but provides provides guidelines, including: ● identifying key issues and opportunities ● setting a vision for the town centre's public spaces ● sets out design quality principles ● guidance for planning negotiation, setting quality expectation for public realm	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the guidance and recommendations of this document into account as necessary.
Cheshire West and Chester Water Cycle Strategy (2010)	Local evidence base study examining how water resources and water supply infrastructure, wastewater treatment, water quality, sewerage and flood risk could constrain growth across the authority area. The location and severity of these constraints are presented together with recommendations that could resolve the constraints and an evaluation of the implications for growth. The study provides strategic level advice on water infrastructure and environmental capacity to inform the development of the Local Plan and a preferred spatial strategy. It outlines a number of recommended actions for taking policies and growth proposals forward.	Provides useful baseline information on issues such as flood risk, water quality, water supply and demand, climate change flood-related impacts and the potential water-related impacts of growth on designated Natura 2000 sites.	Biodiversity, Flore and Fauna, Climate change and energy, Economic Development, Housing, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of the Water Cycle Strategy.
West Cheshire Strategic Flood Risk Assessment (2008) Cheshire West and Chester	Evidence base document that will inform the production of Council's Local Plan, in relation to the allocation of land with respect to all forms of flooding, including flooding from rivers and the sea, flooding from groundwater, land drainage, sewerage and other artificial forms of flooding (e.g. reservoirs and canals). The study provides a summary of flood risk in the borough, how development and allocations may be affected by flooding, and suggests draft policy recommendations for flood risk.	The study provides a broad baseline picture for flood risk in the authority area using statistical information, but does not provide any specific indicators, targets or objectives. The report makes recommendations for each site at risk.	Climate change and energy, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies will take the findings of the SFRA into account when providing local planning policies and requirements for flood risk management.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Strategic Flood Risk Assessment 2016	This reports updates the previous Level 1 assessment published in 2008 using up-to-date flood risk information together with the most current flood risk and planning policy information. An assessment of flood risk to all sites is provided to assist CWaC in their decision making process for sites to take forward as part of their Local Plan (Part Two).			This update enables CWaC to initiate the sequential risk-based approach to the allocation of land for development and to identify whether application of the Exception Test is likely to be necessary.
Northwich Area Flood Risk Assessment (2009)	The Northwich Area Flood Risk Assessment (AFRA) provides a strategic and holistic approach to managing flood risk in Northwich and for its development areas.	Contains no specific targets, indicators or objectives.	Climatic factors and energy, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of the AFRA into account when setting out policies for future development in Northwich.
Winsford Area Flood Risk Assessment (2013)	The Winsford Area Flood Risk Assessment (AFRA) looks at the flood risks associated with the town's potential waterfront development areas.	Contains no specific targets, indicators or objectives.	Climatic factors and energy, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of the AFRA into account when setting out policies for future development in Winsford.
Cheshire West and Chester Preliminary Flood Risk Assessment (2011)	The Preliminary Flood Risk Assessment (PFRA) is a high level summary of significant flood risks from local sources in Cheshire West and Chester. It forms the basis for managing flood risk in the borough in response to the Flood Risk Regulations 2009 and the Flood and Water Management Act 2010.	Contains no specific targets, indicators or objectives, but provides a broad baseline picture for flood risk in the authority area.	Climatic factors and energy, Water	The Local Plan (Part Two) Land Allocations and Detailed Policies could draw on the findings of the PFRA into when providing local planning policies and requirements for flood risk management.
Cheshire West and Chester Air Quality Progress Report	Report prepared to meet the Council's obligations under the Environment Act 1995 Part IV to review and assess local air quality. It has been produced to maintain continuity in the local air management process in between the publication of the three-yearly Updating and Screening Assessment reports.	Includes objectives taken from the Air Quality Regulations 2000 which set out a number of individual limit values for different pollutants which must not be exceeded. These are in relation to:	Air	The Local Plan (Part Two) Land Allocations and Detailed Policies should seek to minimise air quality impacts and improve air quality wherever possible.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
2014	The report found that the annual mean objective is exceeded at roadside locations: ● within the Boughton AQMA ● within the Ellesmere Port AQMA close to the junction of Fluin Lane and the A56 in Frodsham (a detailed assessment has recently been completed for this area) ● the George and Dragon gyratory / inner ring road and Watergate Street in Chester (a detailed assessment is being produced for this area). Exceedences of the 15-minute mean objective for sulphur dioxide have been recorded and a detailed assessment will be required for industrial emissions of sulphur dioxide in the Thornton le Moors area.	● Particulate Matter (PM-PM10 and PM2.5) ● Oxides of nitrogen (NOX) ● Ozone (O3) ● Sulphur dioxide (SO2) ● Polycyclic aromatic hydrocarbons (PAHs) ● Benzene ● 1,3-butadiene ● Carbon monoxide (CO) ● Lead (Pb) ● Ammonia		
Cheshire West and Chester Sustainable Community Strategy (SCS) 2010-2026 (2010)	A statutory document that seeks to improve the quality of life in the local authority area, setting the overall strategic direction and long-term vision for the economic, social and environmental well-being of the borough over the next 15 years in a way that contributes to sustainable development in the UK. The strategy provides a number of commitments for West Cheshire, to address key challenges in the area up to 2026. These are set in the context of an overall Vision for the area. The Sustainable Community Strategy will guide the future direction of other key strategies and documents that cover the authority area, including the Local Plan.	Contains no specific targets or indicators, but provides the following commitments: ● Engage and support communities to take action on climate change and sustainable living ● Reduce health inequalities and encourage people to live longer, healthier, active lifestyles ● Eliminate the impact of poverty and deprivation within communities ● Improve access to good quality and affordable homes ● Anticipate and support the needs of our ageing population ● Support the development of a sustainable and resilient economy, with thriving businesses ● Value and promote the West Cheshire's unique and diverse natural	Biodiversity, Flora and Fauna, Climatic Change and Energy, Cultural Heritage and Landscape, Economic Development, Housing, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies spatial vision must reflect the vision provided by the SCS. The objectives and policies of the Local Plan should seek to align with and deliver the commitments set out in the SCS.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		and built environments, and support the development of rich cultural opportunities ● Adapt natural and built environments to climate change		
Cheshire West and Chester Local Economic Assessment (LEA) (2011)	Provides an assessment of economic conditions in the borough area, outlining a summary of the current and future economic position of Cheshire West and Chester to act as an evidence base to inform local strategy and policy making. The document sets out an economic profile for the borough based around the following topics: ● Business and Enterprise – Structure of the local economy, enterprise and innovation, business wealth and GVA growth; ● People and Communities – Demography, labour market, economic and social inclusion and skills ● Sustainable economic growth – Land use and commercial and industrial floorspace, housing, transport infrastructure and the environment ● Economic Geography – Labour market size, earnings and commuter patterns It then goes on to provide economic profiles for the economic areas of City of Chester; Ellesmere Port; Chester & Ellesmere Port Hinterland; Helsby & Frodsham; Neston & Parkgate; Rural corridor; Weaver Towns; and the Weaver Valley	Supported by a detailed statistical Annex that provides comprehensive baseline indicators on the topics of demography, economic activity, employment, economic inactivity, commuting patterns, earnings, crime, education and skills, business and enterprise, land, buildings and enterprise, transport infrastructure, modes of travel and carbon emissions and waste.	Economic Development, Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings of the LEA into account as necessary in their local planning strategy and policies.
Chester Prosperity Study (2011)	Local evidence base study that considers the need for significant new housing growth and development within the city of Chester and on the edge of the city, to support the economic development, tourism and cultural ambitions of the Council and partners. Its overall aim is therefore to assess the impact of the economic aspirations of the City of Chester on the requirement for new housing development in the City. The study was prepared in the context of the	Contains useful baseline information and statistics on economic conditions and forecasts, for example GVA growth, occupation requirements and expansion demands.	Cultural Heritage and Landscape, Economic Development, Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings and recommendations of this study into account.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	tightly constrained land supply in Chester within the urban area (as most land has been developed or earmarked for development) and outside of the urban area (constrained by the Green Belt). It also considered the wider economic function of the borough as a whole, to investigate whether housing development could be provided elsewhere in the authority area that would still support Chester's growth. The study concludes the City of Chester needs a significant level of new residential development to support the economic potential of the city, which would warrant a potential change to the Green Belt.			
Economic Growth and its impact on the demand for housing in Chester (2011)	Local evidence base report looking at economic growth forecasts and aspirations for the City of Chester and assesses the implications of these aspirations for future housing requirements with a particular focus on whether these requirements might require changes to the City's Green Belt. The study concludes that there will be a potential problem in meeting the demand for housing associated with the future economic growth of the City of Chester. It goes on to outline the importance of ensuring that housing supply does not act as a constraint to economic growth, and that whilst there are still decisions to made on the location of new housing and employment growth, it would be sensible to undertake a review of the greenbelt around Chester to inform debate and to determine whether its role, location and scale need to be revised to meet future land use needs.	Provides useful authority-wide baseline information related to the transport network in the borough. This includes statistics on demographics, air quality, accessibility, commuting patterns, travel to work modes, traffic growth and road safety.	Cultural Heritage and Landscape, Economic Development, Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the evidence presented in this report into account.
Health and Wellbeing Strategy 2015-2020	This sets out the strategic framework for improving health and reducing inequalities across Cheshire West and Chester. The emphasis is on prevention, improved coordination and integration of health and social care.	There are no specific targets, but relevant indicators include obesity, emotional wellbeing, physical activity, fuel poverty, air quality, road accidents, decent standard of	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study to develop policies

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		properties, mental health, and providing for an ageing population.		that support health and wellbeing.
Chester Heritage and Visual Arts Strategy (2017)	The strategy seeks to shape the future direction of the heritage and visual arts in Chester.	It provides a vision, identifies aims and future priorities and a set of guiding principles.	Cultural Heritage and Landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the findings and recommendations of this study into account.
Joint Strategic Need Assessment	This is a shared statement on the health and social care needs of people living in Cheshire West and Chester which the Council and Primary Care Trust have a legal duty to undertake, and use to develop and improve services.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Minerals Audit 2011	A construction sand sites audit aimed at enabling the council to better understand its available resources and the future minerals needs of the borough.	Under revised apportionment arrangements Cheshire West and Chester have a required provision of 12.8mt for the period 2005-2020	Land and Resources	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Cheshire West and Chester Local Aggregate Assessments (2012, 2014, 2015, 2016)	These reports provide: ● a forecast of the demand for aggregates based on the ten year rolling average and other relevant information; ● an analysis of all supply options including marine, secondary and recycled aggregates; and ● an assessment of the balance between supply and demand including any economic or environmental constraints/opportunities which may impact upon supply or demand.	These documents contain no specific targets. They review the planned provision to ensure it remains proportionate to growth aspirations, supply, demand and the reality of current economic conditions whilst also setting out future planned permission.	Land and Resources	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study to develop minerals policies that ensure the borough plans for and delivers a steady and adequate supply of aggregate minerals.
Minerals call for sites - assessment outcome report 2014	The Minerals call for sites - assessment outcomes report identified and assesses potential sites and suggests sites/areas to inform the Local Plan (Part Two) Land Allocations and Detailed Policies. A total of 13 minerals site nominations were received and appraised.	The document contains no specific targets.	Land and Resources	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this report.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Recycled Aggregate Survey 2011 and 2016	This report sets out the process undertaken to identify the transfer stations and other sites that could potentially process construction, demolition and excavation wastes into recycled aggregate for use in the construction industry.	The document contains no specific targets or indicators	Land and Resources	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this survey.
Conservation Area Appraisals	There are 96 Conservation Areas within Chester. Approximately half of these have Conservation Area Appraisals. Each appraisal describes the character of the area and highlights key features.	There are no specific targets.	Cultural heritage and landscape.	The Conservation Area policies should refer to the Conservation Area Appraisals. Any allocation of sites within Conservation Areas should take the appraisals into account.
Cheshire Retail Study Report 2016	The study provides an assessment of retail and leisure needs and capacity in the Cheshire West and Chester Local Plan period to 2030, through the identification of existing shopping and leisure patterns and a review of the current performance of Chester sub-regional centre, Northwich strategic centre and the four town centres in the borough.	A set of recommendations are offered in respect to the Council's future strategy.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study to develop retail policies for the borough.
Local Retail Centres Study 2016	The purpose of the study is to: ● Review current designations as local retail centres from the retained polices in the former district plans. ● Review the boundaries of the current designations for Local Retail Centres ● Consider additional areas that could become a Local Retail Centres ● Investigate whether a previous Local Retail Centre designation are still relevant	A set of recommendations are offered.	Economic Development	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study to develop retail policies for the borough.
Ecological Network for Cheshire West and Chester 2016	The report sets out the ecological network for the borough and methodology used to identify it.	The document contains no specific targets.	Biodiversity, Flora and Fauna	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Landscape Sensitivity Study Report 2016	The purpose of the study is to help guide wind and solar photovoltaic energy proposals in the borough to those landscapes which are the least sensitive, and to avoid unacceptable impacts to landscape character.	Recommendations are offered based on sensitivity assessments.	Biodiversity, Flora and Fauna Cultural heritage and landscape.	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study in developing policies to steer wind and solar energy proposals in the borough.
Housing Land Monitor Reports (2014-2015, 2015-2016, 2016-17)	These documents set out the housing land supply in Cheshire West and Chester and details the status of all extant planning permissions that result in the loss or gain of new dwellings. It sets out the five year housing land supply position for the boroughin accordance with national planning policy.	The report sets out the total net deliverable five year housing supply of 9,322 net dwellings (2016-2021).	Housing	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Cheshire West and Chester Housing and Employment Land Availability Assessment 2016, 2017	Local Planning Authorities are required under the National Planning Policy Framework to demonstrate a sufficient supply of land for residential and economic development to meet Local Plan housing and employment land requirements. The aims of a joint land availability assessment are to: ● Identify sites with potential for development; ● Assess their development potential; ● Assess their deliverability (suitability, availability and achievability)	The report offers a table of sites filtered out of the assessment, site assessment and development potential information for the sites taken forward, recommendations for additional site specific work where relevant, an indicative housing trajectory and employment land trajectory and an assessment of level of potential development land (by type) against the level of requirement in the Local Plan (Part One).	Housing, Economic Development	The findings of the HELAA form part of the evidence base for the Local Plan (Part Two) Land Allocations and Detailed Policies, which in turn will inform policies and site allocations.
Chester Archaeological Plan 2014	The report provides guidance on the impact that development may have on heritage assets and their settings, and guidance for managing archaeological heritage assets.	The document contains no specific targets.	Cultural heritage and landscape.	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Ellesmere Port and Chester GI links action plan 2013	The study considers the natural environment within the future plans for the two settlements.	The document contains no specific targets but proposes a number of projects that can help deliver a high quality living environment across the two settlements, support their economic attractiveness and provide benefits for nature.	Biodiversity, Flora and Fauna Cultural heritage and landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
CWaC Annual Monitoring Reports	CWaC's Annual Monitoring Reports contain information relating to the: ● Implementation of the Local Development Scheme (LDS) ● Extent to which the policies set out in the Local Plan are being achieved	The document contains no specific targets.	All	These reports provide an opportunity to check the performance of planning policy in the current context of the borough.
Winsford Formal Sport Study 2014	The study provides an assessment of need for open space, sport and recreation facilities in Winsford through a supply and demand analysis.	Recommendations are offered.	Population and Human Health	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
A56 Hoole Road, Chester Park and Ride Site Selection Report (2017)	The report provides a comparative site selection appraisal for a new Park and Ride Site along the A56 Hoole Road.	The study includes no specific targets or objectives, but identifies a preferred site to be taken forward for more detailed further analysis and design.	Climatic change and energy	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study in allocating a site for a new Park and Ride site.
Gadbrook Park Highway Improvement Scheme Modelling Assessment (September 2015)	The study provides a high level modelling assessment of the impact of a proposed highway link to the south of Gadbrook Park.	The study includes no specific targets or objectives, but provides an assessment of the impact of a proposed highway link to the south of Gadbrook Park.	Climatic change and energy, economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Key Views Evidence Base (September 2017)	The document considers the effects of existing development on views to and from specific heritage assets and landmark buildings, the wider conservation area, the city centre skyline and views out into the wider landscape. The document also identifies the effect of existing development on key gateways in the city and how they can be further mitigated.	The study includes no specific targets or objectives, but provides recommendations relating to: ● key views ● key gateways ● landmark buildings, structures and notable landscape features ● building heights	Cultural heritage and landscape	This evidence base document supports Local Plan (Part Two) Policy CH6 – Chester – Key views, landmarks and gateways and historic skyline.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Land Allocations Background Paper (July 2017)	This report sets out the approach to the identification of land allocations for housing, employment, waste and minerals development to be included in the Local Plan (Part Two).	The report sets out the outcomes of the site assessment exercise.	Housing, economic development	This evidence base document informs site allocations in Local Plan (Part Two).
Landscape Strategy (March 2016)	This document provides a strategy for managing the landscapes of Cheshire West and Chester and for guiding landscape change beyond the built up areas of the borough to 2030.	The strategy identifies and describes landscape character types and landscape character areas across the borough, and provides relevant design and landscape management guidance for each landscape character area.	Cultural heritage and landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Local Landscape Policy Review Part 1 (January 2016) and Part 2 (February 2016)	A two part review of local landscape designations in the borough.	The study includes no specific targets or objectives, but recommends a policy framework for local landscape designations across Cheshire West and Chester.	Cultural heritage and landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the policy framework for landscape designations proposed in this study.
Local Landscape Designations - Areas of Special County Value (June 2017)	Study to identify and describe the character and special landscape qualities of the eight areas identified as ASCV within the borough.	The study includes no specific targets or objectives but identifies the special landscape qualities of each ASCV.	Cultural heritage and landscape	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Northwich Model Application Study (September 2015)	A high level transport modelling assessment for Northwich undertaken to analyse the cumulative and individual impacts of developments to be considered for Local Plan (Part Two).	The study includes no specific targets or objectives but provides an analysis of the cumulative and individual impacts of developments to be considered for Local Plan (Part Two).	Economic development, community safety	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
(Draft) Northwich Transport Strategy 2017	Strategy is being developed to address current traffic congestion issues and support for future housing and regeneration plans for the town and wider urban area.	The strategy includes a set of proposed projects for the town centre and wider urban area, including: junction improvements, highways schemes, walking and cycling schemes, public transport schemes, parking and demand management.	Economic development; community safety	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study to support delivery of its recommendations and address the issues identified.
Stanlow Special Policy Area review (August 2016)	The study provides recommendations to highlight potential areas to be covered by the new proposed policy at Stanlow and also areas of further study.	Site assessment has led to the identification of 15 potential sites for redevelopment.	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Winsford and Northwich Land Supply Study (May 2016)	The study considers the development potential for two identified employment sites in Winsford and resulting inward investment opportunities for the area.	The study includes no specific targets but includes recommendations.	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should be informed by the findings of this study.
Winsford Development Framework	The document framework identifies a series of projects designed to revitalised Winsford and create a town centre that better utilises its assets.	No specific targets but it framework identifies the scope of a number of land parcels or zones into which investment can be directed, including: 1. Retail core 2. Walkable neighbourhood 3. Leisure gateway 4. Greenway 5. High street for people	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the recommendations of this document into account as necessary.
Winsford Station Quarter Development Brief 2016	High-level document which provides an overall design approach and detailed principles that should underpin the design and development of the Station Quarter.	No specific targets, but identifies principles that must underpin the design and development of the Station Quarter.	Economic development	The Local Plan (Part Two) Land Allocations and Detailed Policies should take the recommendations of this document into account as necessary.
Local Service Centre Methodology	This document sets out the Council's methodology for identifying local service centres and establishes the list of local service centres for inclusion within	The study includes no specific targets but establishes the list of local service centres for inclusion within the Local Plan (Part Two)	Economic development, housing	The Local Plan (Part Two) Land Allocations and Detailed Policies will be

	Key targets, indicators and objectives relevant to Plan and SA			
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
(January 2016)	the Local Plan (Part Two) Land Allocations and Detailed Policies (Local Plan (Part Two)).	Land Allocations and Detailed Policies (Local Plan (Part Two)).		informed by the findings of this study.

E Baseline update

Climate change and energy

Feature	Baseline	Trends	Targets	Comparison	Comment
Carbon emissions	**Domestic CO_2 emissions (kt CO_2)**: 2015: 606.1	Domestic tonnes CO_2 emissions (kt CO_2): 2014: 599.9 2013: 721.5 2012: 744.2 2011: 689.5 2010: 800.6 2009: 745.2 2008: 819.1 2007: 821.4 Domestic tonnes CO_2 emissions per capita (2005-2013): 2.6, 2.6, 2.5, 2.5, 2.3, 2.4, 2.1, 2.3, 2.2	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050.	Domestic tonnes CO_2 emissions (kt CO_2) in Cheshire East: 2015: 753.2 2014: 753.9 2013: 902.3 2012: 923.8 2011: 858.4 2010: 991.4 2009: 919.2 2008: 1,013.7 2007: 1,011.3 North West tonnes CO_2 per capita (2005-2013) 2.6, 2.6, 2.5, 2.5, 2.2, 2.3, 2.0, 2.2, 2.1	Domestic per capita CO_2 emissions have generally fallen between 2005 and 2015 in Cheshire West and Chester.
	Industry and commercial CO_2 emissions (kt CO_2) 2015: 1,050.7	Industry and commercial tonnes CO_2 emissions (kt CO_2): 2014: 1,110.5 2013: 1,402.8 2012: 1,512.4	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	Industry and commercial tonnes CO_2 emissions (kt CO_2) in Cheshire East: 2015: 762.8 2014: 846.5	Industrial and commercial per capita CO_2 emissions have decreased in Cheshire West and Chester between 2005 and 2015.

Feature	Baseline	Trends	Targets	Comparison	Comment
		2011: 1,170.7 2010: 1,407.2 2009: 1,360.6 2008: 1,565.4 2007: 1,610.5 2006: 1,591.3 2005: 1,600.4 Industrial and Commercial tonnes CO_2 emissions per capita (2005-2013): 12.0, 11.9, 12.4, 12.4, 11.1, 11.2, 11.0, 12.1, 9.4		2013: 1,058.6 2012: 1,125.3 2011: 1,022.4 2010: 1,111.7 2009: 1,055.0 2008: 1,177.5 2007: 1,181.1 2006: 1,217.2 2005: 1,377.0 North West tonnes CO_2 per capita (2005-2013): 3.9, 3.8, 3.7, 3.6, 3.1, 3.3, 3.0, 3.2, 2.9	
	Transport CO_2 emissions (kt CO_2) 2015: 609.1	Transport CO_2 emissions (kt CO_2): 2014: 595.7 2013: 582.8 2012: 86.9 2011: 603.3 2010: 613.3 2009: 630.1 2008: 645.0 2007: 665.6	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	Transport CO_2 emissions (kt CO_2) in Cheshire East: 2015: 1,207.7 2014: 1,168.7 2013: 1,142.5 2012: 1,152.1 2011: 1,161.7 2010: 1,179.9 2009: 1,198.7 2008: 1,212.5	Transport per capita CO2 emissions have fallen in Cheshire West and Chester between 2005 and 2015.

Feature	Baseline	Trends	Targets	Comparison	Comment
		2006: 664.0 2005: 666.7 Transport tonnes CO_2 emissions per capita (2005-2013): 3.2, 3.2, 3.2, 3.1, 3.0, 3.0, 2.9, 2.8, 2.8		2007: 1,300.1 2006: 1,288.5 2005: 1,298.6 North West tonnes CO_2 per capita (2005-2013): 2.2, 2.2, 2.2, 2.1, 2.0, 2.0, 1.9, 1.9, 1.9	
	Total CO_2 emissions (kt CO_2) 2015: 2,265.9 Total CO_2 emissions per capita (kt CO_2): 2015: 6.8	Total CO_2 emissions (kt CO_2) 2014: 2,306.0 2013: 2,707.2 2012: 2,843.5 2011: 2,463.6 2010: 2,821.0 2009: 2,735.9 2008: 3,029.5 2007: 3,097.6 2006: 3,102.7 2005: 3,122.1 Total CO_2 emissions per capita (2005-2015) (t CO_2): 2014: 6.9 2013: 8.2	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	Total CO_2 emissions (kt CO_2) in Cheshire East: 2015: 2,740.7 2014: 2,786.9 2013: 3,124.0 2012: 3,222.5 2011: 3,065.5 2010: 3,307.8 2009: 3,199.4 2008: 3,430.5 2007: 3,521.5 2006: 3,579.0 2005: 3,750.2 Total CO_2 emissions per capita (2005-2015) in Cheshire East (t CO_2): 2015: 7.3	Total CO_2 emissions per capita fell in Cheshire West and Chester between 2005 and 2015.

Feature	Baseline	Trends	Targets	Comparison	Comment
		2012: 8.6 2011: 7.5 2010: 8.6 2009: 8.3 2008: 9.2 2007: 9.4 2006: 9.4 2005: 9.5		2014: 7.4 2013: 8.4 2012: 8.7 2011: 8.3 2010: 9.0 2009: 8.7 2008: 9.3 2007: 9.6 2006: 9.9 2005: 10.4	
	Reduction in total tonnes CO_2 emissions per capita in the local authority area(2005-2015): - 2.7	Not Applicable	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	Reduction in total tonnes CO_2 emissions per capita in Cheshire East (2005 - 2015) - 3.1	Total CO_2 emissions per capita fell in Cheshire West and Chester between 2005 and 2015.
Transport and Accessibility	**Percentage of new dwellings with access to services and facilities within 30 minutes travel time by public transport** Chester City Council 2008 GP:100% Hospital:100% Primary School: 100% Secondary School:100% Major Retail Centre:100% Areas of Employment:100%	Chester City Council 2007 GP:100% Hospital: 100% Primary School: 100% Secondary School:100% Major Retail Centre:100% Areas of Employment:100% Ellesmere Port and Neston 2007	No targets identified	North West Average 2008 GP: 98.2% Hospital: 79.8% Primary School: 98.7% Secondary School : 97.8% Major Retail Centre: 96.3% Areas of Employment: 6.8%	This information has been included for baseline, although this information is no longer collected by Cheshire West and Chester. Accessibility from new dwellings to key services and facilities in 30 minutes travel time compares favourably with the Regional average. This picture varies however across the Cheshire West and

Feature	Baseline	Trends	Targets	Comparison	Comment
	Ellesmere Port and Neston 2008 GP: 100% Hospital: 88.9% Primary School:100% Secondary School: 99.6% Major Retail Centre: 99.6% Areas of Employment: 99.6% Vale Royal 2008 GP: 89.6% Hospital:26.4% Primary School: 90.7%Secondary School: 87.7% Major Retail Centre: 89.2% Areas of Employment: 95.5%	GP :100% Hospital: 84.6% Primary School: 100% Secondary School: 100% Major Retail Centre:100% Areas of Employment:100% Vale Royal 2007 GP: 93% Hospital: 66.5% Primary School: 94.6% Secondary School: 92.2% Major Retail Centre: 84.9% Areas of Employment: 85.9%			Chester area with the more rural parts of the Borough experiencing lower accessibility rates.
	Means of Travel to Work in Cheshire West and Chester (2011) Car/van: 73.9% Bus/minibus/coach: 3.5% Train: 2.0% Motorcycle: 0.6% Bicycle: 2.7% Foot: 10.0% Other: 7.2%	Means of Travel to Work in West Cheshire 2008 Car and Van:78% Bus: 2% Train: 2% Motorcycle: 0% Bicycle: 3% Foot: 13% Other: 0%	No targets identified	Means of Travel to Work in England and Wales 2011 Underground, Metro, Light Rail, Tram: 2.5% Train:3.3% Bus, Minibus, Coach: 4.7% Taxi:0.3% Motorcycle, Scooter, Moped: 0.5% Car and Van: 40.4% Bicycle: 1.9% Foot: 6.9% Other: 0.4% Work from home: 3.5%	The percentage of the working age population who commute to work by car is higher than the average for England and Wales and increased within the authority area between 2001 and 2011. Fewer people use public transport when compared to the England and Wales average, though a higher percentage walk to work.

Feature	Baseline	Trends	Targets	Comparison	Comment
Energy Use and Consumption	**Domestic Energy Consumption Cheshire West and Chester 2015/16:** 2014: Average domestic consumption of electricity (2014): 3,964KWh Average domestic consumption of gas (2014): 12,950.72	2010: Average domestic consumption of electricity: 4,406 kWh Average domestic consumption of gas: 15, 282 kWh 2011: Average domestic consumption of electricity: 4,317 kWh Average consumption of domestic gas: 14,074 kWh	No targets identified.	UK average domestic consumption of electricity per household (2014): 4,115kWh Average domestic consumption of gas per household (2014):14,263kWh	Domestic energy consumption decreased in the authority area between 2011 and 2014.
	Installed capacity from renewable energy sources in Cheshire West and Chester Installed capacity (MW) in Cheshire West and Chester (as at end of 2014): Total: 21 MW, made up of: Photovoltaics: 12 MW Sewage gas: 1MW Landfill gas: 7MW Number of installations (2014): Photovoltaics: 3,208 Onshore wind: 4 turbines Anaerobic digestion plants: 1	2011: 8.2 MW total Landfill gas: 6.21 Biogas sewage: 0.46 Commercial scale wind: 0 Hydro: 0 Solar: 1.5 Small scale wind: 0.017	Increase from 2014 baseline	North West (2011) MW: Hydro: 5.5 Wind and Wave: 708.2 Landfill gas: 173.9 Sewage and gas: 23.7 Other bioenergy: 70.3 Solar: 52.5 TOTAL: 1,034.0	Installed capacity from wind energy is anticipated to increase with the installation of the Frodsham Wind Farm. The wind farm consists of a total of 19 wind turbines with an installed capacity of 50MW. Construction of the wind farm commenced in April 2015 and is expected to be operational in the second half of 2016. During the monitoring period, planning permission was granted for the installation and operation of a solar farm at Agden, Malpas, with a capacity of 5MW. Approval was given for a sustainable waste treatment facility at Lostock Works, Northwich. This plant will treat mixed waste using anaerobic digestion to generate heat and up to 6.2MWe electricity, of

Feature	Baseline	Trends	Targets	Comparison	Comment
	Sewage gas plants: 2				which 5MWe would be exported off site.
Energy Efficiency	Housing energy efficiency (average SAP rating of private sector dwellings) 2013: 63	Housing energy efficiency (average SAP rating of private sector dwellings) (2005) Ellesmere Port and Neston: 56.5 Chester City Council: 56.0 Vale Royal: 52.0 2010 Cheshire West and Chester: 56	Increase SAP rating from baseline	National SAP Rating 2010: 48	These indicators show that the annual average consumption of both gas and electricity has reduced since 2009 and the average SAP rating has increased between 2010 and 2013. This may be a reflection on the implementation of sustainable construction methods and energy efficiency measures in developments as advocated through Local Plan (Part One) Policy ENV6.

***Sources of Data:*CO2 Emissions per Capita**: DECC, 2005 to 2015; UK local and regional CO2 emissions – data table (GOV.UK)
Percentage of New Dwellings completed within 30 minutes travelling time of key services by public transport: Chester City Council, Ellesmere Port and Neston and Vale Royal Borough Council Annual Monitoring Reports
Modes of Transport to Work by Residents: 2011 Census data, Neighbourhood Statistics, Census 2001, Cheshire Community Strategy, 2008, DfT Transport Trends, 2009
Domestic Energy Consumption : DECC Sub-National Energy Consumption Statistics - Domestic Gas and Domestic Electricity, Regional and local authority electricity consumption statistics: 2005 to 2014; CWAC Annual Monitoring Reports
Amount of Renewable Energy Installed by Capacity and Type*:* NW 2008 data: Annual Monitoring Report for the North West 2009, 2011, DECC data in CWaC Annual Monitoring Report 2016
Energy Efficiency SAP Rating: Communities and Local Government, Housing Strategy Statistical Appendix, Cheshire West and Chester Private Sector Housing Survey 2010
Energy Use and Consumption: Cheshire West and Chester Council Local Plan Annual Monitoring Report 2016.
Energy Efficiency: Cheshire West and Chester Council Local Plan Annual Monitoring Report 2016.

Biodiversity, flora and fauna

Feature	Baseline	Trends	Targets	Comparison	Comment
Natura 2000 sites (SPA, SAC, Ramsar)	**Sites located wholly or partly within the borough:** Mersey Estuary **Ramsar** and **SPA** The Dee Estuary **Ramsar SPA** and **SAC** Midland Meres and Mosses - Phase 1 **Ramsar** Midland Meres and Mosses - Phase 2 **Ramsar** River Dee and Bala Lake **SAC** Oak Mere **SAC** West Midlands Mosses **SAC** **Sites located within 15km of the Borough:** Alyn Valley Woods **SAC** Berwyn **SPA** Berwyn and South Clwyd Mountains **SAC** Brown Moss **SAC** Deeside and Buckley Newt Sites **SAC** Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses **SAC** Halkyn Mountain **SAC** Liverpool Bay **SPA** Manchester Mosses **SAC** Mersey Narrows and North Wirral Foreshore **SPA** and **Ramsar** Rixton Claypits **SAC** Rostherne Mere **Ramsar** Johnstown Newt Site **SAC**	The current conservation status and conservation objectives (where appropriate)for each these sites is contained in their Core Management Plans.	Targets may have been set in relation to the conservation objectives for these sites. These will be set out in their Core Management Plans.		There are a number of significant internationally important sites. Protection of their conservation status will need to be considered through LDF process.
Sites of Special Scientific Interest (SSSIs)	**2015/16** 28 sites including sites partially in CWAC.	**2013** 26 sites (5119 ha) including sites partially in CWAC.	To bring into favourable or recovering (target) condition 95% of the area of SSSIs	Nationally, 96.5% of SSSIs were assessed as favourable or recovering condition (2010)	Area of SSSIs in favourable or recovering condition in Cheshire West and Chester (96.7%) exceeds national targets, but significant proportions of some SSSIs that are in an unfavourable condition is of concern.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Favourable 69.8% Favourable or recovering 96.7%	Part destroyed 0.03% Unfavourable declining 0.24% Unfavourable no change 2.44 Unfavourable recovering 26.8 Favourable 70.5%	in England by 2010 (Defra)		
Local Wildlife Sites(LWS)	**2015/16** 477 LWS (5720.43 ha)	29.9% of sites,(including RIGS) in positive management 2008/09. 2011-12: 288 LWS 34.4% of sites (including RIGS) in positive management. 2014: 443 sites 2015: 443 sites (5400ha)			Locally recognised conservation designation, replacing Sites of Biological Interest.
Areas and Sites of Nature Conservation Value (ANCV and SNCV)	**2015/16** 39 Areas of Nature Conservation Value	2012 39 Areas of Nature Conservation Value 4 Strategic Wildlife Areas (2015 Sustainability Appraisal Scoping Report) 2015 39 Areas of Nature Conservation Value 4 Strategic Wildlife Areas			Locally recognised conservation designation. Former Local Authorities had different designations. These designations will be replaced by the ecological network.

Feature	Baseline	Trends	Targets	Comparison	Comment
Local Nature Reserves (Statutory)	**2015/16** 6 sites (103.49 ha)	Static since 2005-06.	1 ha LNR per 1000 population (Natural England) In Cheshire West and Chester, this would equate to 333.9ha of LNR land.		An additional 230 ha of LNR land is required to meet target provision in Cheshire West and Chester. However, there are also non-statutory reserves.
Non-statutory Nature Reserves	**2015/16** 36 sites: 15 Sites (344.79 ha) managed by Cheshire Wildlife Trust. 3 sites (76 ha) managed by National Trust. 15 sites (170 ha) managed by Woodland Trust. 3 Sites managed by RSPB (not all land area within Borough)				Whilst non-statutory these sites provide additional conservation resource.
Trees and woodland	Woodland cover 2015: 6159ha	Woodland cover 2012: 5796ha		NW Woodland Cover: 118706ha	
	Woodland created by Mersey Forest (cumulative to 2014/15): 3,014ha Woodland managed by Mersey Forest (cumulative to 2014/15): 8,301 ha	2009 (Mersey Forest) 8 million trees planted 6,000 ha new woodland and improved habitats	Mersey Forest 8,000 ha new woodland by 2024		These figures are for the whole of the Mersey Forest and so include woodland created/managed outside of the borough.
Habitats and species	**2009** 31 Cheshire Biodiversity Action Plan habitats (including 17 UK BAP priority habitats)			The Cheshire Biodiverstity Action Plan area covers areas in Cheshire West and Chester, Wirral, Warrington, Halton and East Cheshire.	The Local Plan will have to take habitat protection into account. However, further interpretation will be required at the borough level as the Cheshire BAP takes in areas in Wirral, Warrington and Halton and East Cheshire. Consideration of the potential impacts

Feature	Baseline	Trends	Targets	Comparison	Comment
				Cheshire West and Chester borders the areas of the North Merseyside Biodiversity Action Plan; the Shropshire Biodiversity Action Plan, the G.Cymru/North Wales Flintshire Biodiversty Action Plan and the G.Cymru/North Wales Wrexham Biodiversity Action Plan	of proposals on habitats will need to take into account the wider environmental context beyond the plan boundaries.
	2009 63 Cheshire Biodiversity Action Plan species (including 32 UK BAP priority species)				The Local Plan will have to take species protection into account. However, further interpretation will be required at the borough level as the BAP takes in the wider areas in Wirral, Warrington and Halton and East Cheshire. Consideration of the potential impacts of proposals on species will need to take into account the wider environmental context beyond the plan boundaries. Updating of Biodiversity Action Plans is currently underway but updated information is not yet available.

Sources of Data:
Natura 2000 sites; SSSI, LWS, ANCV, SNCV: Natural England/JNCC; Defra; CWAC Annual Monitoring Reports
Local nature reserves, Non-statutory nature reserves: Wildlife Trust; RSPB; Cheshire West and Chester Natural Environment team, Specialist Environmental Services
Trees and woodland : Mersey Forest
Habitats and species: Cheshire West and Chester Natural Environment team, Specialist Environmental Services/Cheshire Biodiversity Partnership; Cheshire West and Chester Annual Monitoring Report 2015/16

Water

Feature	Baseline	Trends	Targets	Comparison	Comment
Water quality	Classification of water bodies 2015: High: 0 Good: 6 Moderate: 25 Poor:23 Bad: 3 Classification of water bodies in 2015 based on Environment Agency's updated methodology: High: 0 Good: 2 Moderate: 30 Poor:19 Bad: 2	Classification of water bodies 2010: High: 0 Good: 7 Moderate: 27 Poor:16 Bad: 7 Quality of Rivers in the North West has improved - 92% are rated as good or fair. Recently in the North West the biggest improvement has been in urban areas.	Reach 'Good Ecological Status' or 'Good Ecological Potential' in all water bodies by 2027	River Dee River Basin (Dec 2009): Ecological status of water bodies: 10% poor 28% good/better 62% moderate Biological status of waste bodies: 1% bad 17% poor 31% moderate 35% good 16% high Ecological status of water bodies: Good/better status-31% North West River Basin (Dec 2009) Ecological status of water bodies: 3% bad 8% poor 59% moderate 30% good/better Biological status of waste bodies: 11% bad 25% poor 28% moderate 31% good 6% high Ecological status of water bodies: Good/better status - 67%	Quality of surface water is influenced by various factors outside the planning system (agricultural run off, forestry, industry etc). The Environment Agency believes that achieving good status in all water bodies by 2027 will not be possible using only current technologies. Even achieving 75 per cent good status will require marked changes in land use and water infrastructure, such as a major programme to separate foul and surface water sewers across most of the river basin district. By current standards, such changes are extremely unlikely to be economically or socially acceptable. For some waters therefore, achieving good status by 2027 could be not technically feasible or disproportionately costly. Between 2010-2015 there was an increase in the number of surface water bodies achieving 'poor' classification. Not all changes are due to a decrease in the quality of water environment - many area associated with improvements in element level monitoring, resulting in classifications that are more reflective of local water environments.

Feature	Baseline	Trends	Targets	Comparison	Comment
Water Supply and abstraction	Dee Valley Water: adequate supply within forecast, although high growth could result in a deficit. United Utilities: possible supply deficit of 7 Ml/d by 2022/3, expected to increase to 74Ml/d by 2034/5. The most recent United Utilities Water Resource Management Plan (2015) forecasts that water available for use in the Integrated Resource Zone is expected to reduce by approximately 22 Ml/d between 2015/16 and 2019/20. No supply deficit is forecast, however, as delivery of additional groundwater sources by 2019/20 will support a surplus of over 90 Ml/d throughout the planning period (2015-2040).	n/a	Drinking Water Standards and Water Supply (Water Quality) Regulations should be met		Note uncertainties in the future as a result of climate change and growth proposals for Cheshire West and Chester.
No. of properties in flood zone 2 and 3	**2015/16** Flood Zone 3: 1,011 (0.7% of properties) Area of the borough at risk of flooding: Flood Zone 2: 607.78 ha (0.65 % of borough area) Flood Zone 3: 405.62 ha (43% of borough area)	Flood Zone 3: 2008 = 1959	Directing development to areas at least risk of flooding (Flood Zone 1)	180,000 properties in the North West are at risk of flooding from rivers and the sea.	The number of properties at risk of flooding may increase as a result of climate change. Monitoring the number of proposals permitted in each flood zone has been removed from the Council's Annual Monitor Report due to the complex nature of this indicator. It has been replaced by an indicator which monitors the area of the borough at risk of flooding (Ha) (Zone 2 and 3).
Number of planning permissions granted contrary to the advice of the Environment Agency on	**2015/16** No permissions granted contrary to advice of the Environment Agency	2010 One permission granted contrary to advice of the Environment Agency	0 applications granted contrary to EA advice	n/a	

Feature	Baseline	Trends	Targets	Comparison	Comment
either flood defence grounds or water quality grounds					
Flood Risk Areas	Areas at greatest risk of flooding include: ● Sealand basin and Finchett's Gutter flood storage area ● Stanlow Area ● Ince Marshes ● Towns within the catchment of the River Weaver and Dane, particularly Northwich, Winsford and the industrial area around Frodsham. ● Farndon	n/a	n/a	n/a	Further information is contained in the Council's SFRA Update (March 2016) and AFRA's for Northwich and Winsford.

Sources of Data:

River Quality Dee River Basin Management Plan, December 2009 and updated December 2015, Defra/Environment Agency; North West River Basin Management Plan, December 2009 and updated December 2015, Defra/Environment Agency

Groundwater Quality Environment Agency/DEFRA; Cheshire West and Chester Water Cycle Study 2010; Cheshire West and Chester Annual Monitoring Report 2016

No. of properties in flood zone 2 and 3 West Cheshire Strategic Flood Risk Assessment 2008, SFRA Update 2015; Cheshire West and Chester Annual Monitoring Report 2016

Water Supply and abstraction Cheshire West and Chester Water Cycle Study 2010 - figures updated through the United Utilities Water Resource Management Plan (March 2015) and Dee Valley Water Water Resource Management Plan (2015-2040)

No of planning permissions granted contrary to Environment Agency advice: CWaC Annual Monitoring Reports

Flood Risk Areas West Cheshire Strategic Flood Risk Assessment, Area Flood Risk Assessments for Northwich and Winsford, Cheshire West and Chester Strategic Flood Risk Assessment and Update 2016

Air

Feature	Baseline	Trends	Targets	Comparison	Comment
Number of Air Quality Management Areas	2017: 4 AQMAs: - Fluin Lane, Frodsham - Chester City Centre - Ellesmere Port - Thornton le Moors	Ellesmere Port declared 2005. Fluin Lane in Frodsham declared an AQMA in November 2015. Chester AQMA (Boughton Gyratory) declared in 2008, and expanded in May 2017. Thornton le Moors declared in September 2016.	To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked	Nationally, 254 Local Authorities have declared AQMAs (Defra)	Local indicator of air quality in Cheshire West and Chester.
Annual average nitrogen dioxide concentration in AQMAs (ug/m^3)	The annual mean for NO_2 at an automatic monitoring site within the **Whitby Road/Station Road AQMA** (Ellesmere Port) is 41mg/m^3 (2014) The annual mean for NO_2 at a automatic monitoring site within the **Boughton AQMA** (Chester) is 53mg/m^3 (2014) Annual Mean NO_2 within **Frodsham AQMA** (2016): Site FH: 46.2 Site FJ: 42.2 Site FM: 37.3 Site FT: 36.3	**Whitby Road/Station Road AQMA** 38.2mg/m^3 (2010) 41mg/m^3 (2011) 44 mg/m^3 (2012) 41ug/m3 (2013) **Boughton AQMA** 32mg/m^3 (2011) 33 mg/m^3 (2012) 33 ug/m3 (2013) **Frodsham AQMA** (2015): Site FH: 39.7 Site FJ: 41.3 Site FM: 32.9 Site FT: 33.9	Annual mean not to exceed 40 ug/m^3	Not established	Compared to the baseline, there has been an increase in the number of AQMAs and in the case of Boughton an increase in NO2. It is therefore important that new development, especially within theses areas, considers the impacts on air quality. For the Local Plan (Part Two), additional detail should be provided on air quality for new development, which should aim to reduce NO2 and PM10 to improve the health and wellbeing of residents.

Feature	Baseline	Trends	Targets	Comparison	Comment
		(2014): Site FH: 41.7 Site FJ: 42.6 Site FM: 36.6 Site FT: 36.3 (2013) Site FH: 40.3 Site FJ: 44.7 Site FM: 36.8 Site FT: -			
Number of dwellings in AQMAs	**2017**: Frodsham AQMA: 19 dwellings Thornton le Moors: 83 Ellesmere Port: 53 Chester City Centre – 1,989.	2014: Ellesmere Port: 131 Chester: 141 2015: Ellesmere Port: 131 Chester: 141	To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked.	n/a	Local indicator of relevant exposure of residents to unsafe levels of pollution across the borough. Ellesmere Port (Whitby Road/ Station Road): Approximately 200 people live at relevant receptor locations in a mixture of terraced housing and flats located at first floor level above commercial premises. Boughton AQMA: It is estimated that 280 residents live in the AQMA at 115 residential properties close to the road. In May 2017, the AQMA in Chester was extended from the existing AQMA around the Boughton gyratory, to cover the area within the inner ring road.

Feature	Baseline	Trends	Targets	Comparison	Comment
Number of tonnes of NOx emitted annually from road transport	**2014:** 2662.28	2006 Chester -1933 Ellesmere Port and Neston - 577 Vale Royal - 1815 Total: 4325 2010 Cheshire West and Chester - 2864 2012: 2996.67	Reduce from 2012 baseline	n/a	Local indicator to measure progress on reduction of NOx/NO2 mass emissions from road transport Nitrogen Dioxide (NO2) and Nitric Oxide (NO) are both oxides of nitrogen and are collectively referred to as NOx. All fossil fuel combustion processes produce NOx emissions, largely in the form of NO, which is converted to NO2 in a chemical reaction in the atmosphere. The main source of NOx emissions is road transport.Many factors will combine to affect NO2 levels in a particular area; the topography, weather patterns, numbers and types of vehicles and congestion patterns. The other main factor is the distance you live from the source (the road). Different vehicles give off different amounts of NOx. Larger vehicles, older vehicles and diesel vehicles produce more NOx than modern vehicles. New vehicles are 'cleaner' due to new technology such as catalytic converters and particulate filters. NOx emissions has dropped between 2012 and 2014.
Number of tonnes of PM10 emitted annually from road transport	**2014**: 179.91	2006 Chester -115 Ellesmere Port and Neston - 37 Vale Royal - 101 Total: 253 2010: 183 (Cheshire West and Chester) 2012: 189.09	Reduce from 2010 baseline	n/a	Local indicator to measure progress on reduction of PM10 mass emissions from road transport. Concentrations of NO2, and in some cases PM10, are often higher where traffic is slow moving, with stop / start driving, and where buildings on either side reduce dispersion. Episodes of particulate pollution can occur on regional scales. PM10 (particulate matter smaller than 10 microns) is easily inhaled and is associated with a range of health effects including lung function, asthma symptoms and cardiovascular diseases. Particulate matter does not exhibit a no-effects threshold so reductions in ambient levels are associated with improvements in health outcomes. PM10 emissions has dropped between 2012 and 2014.

Sources of Data:
***Annual average nitrogen dioxide concentration*:** 2011 Air Quality Progress Report, Cheshire West and Chester 2014 Air Quality progress Report, Cheshire West and Chester
***No.AQMAs*:** 2011 Air Quality Progress Report, Cheshire West and Chester Air Quality Monitoring data; CWAC Annual Monitoring Reports

Feature	Baseline	Trends	Targets	Comparison	Comment
No.dwellings in AQMA: 2011 Air Quality Progress Report, and Updating and Screening Assessment 2012 Cheshire West and Chester CWaC Environmental Health Team; CWAC Air Quality Review and Assessment and CWAC Corporate Data ***No.tonnes NOx*:** National Atmospheric Emissions Inventory NOx emissions by 1x1km (2010) http://naei.defra.gov.uk/data/gis-mapping; CWAC Annual Monitoring Reports ***No.tonnes PM10:*** National Atmospheric Emissions Inventory PM10 emissions by 1x1km (2010) http://naei.defra.gov.uk/data/gis-mapping; CWAC Annual Monitoring Reports					

Land and resources

Feature	Baseline	Trends	Targets	Comparison	Comment
Green Belt	Extent of Green Belt Cheshire West and Chester: 39,230ha (42% of total area)	No change	Maintain the general extent of the North Cheshire Green Belt (Local Plan Part One)	40,630 ha designated as Green Belt in Cheshire East	
Area of vacant and derelict land in the borough	Area of vacant or derelict land 2012: 849.11Ha	Area of vacant or derelict land 2007: 871Ha	None identified	North West 2012:7400ha of vacant and derelict land.	
Percentage of new dwellings built on previously developed land	2016/17 49% on previously developed land and 2% on a mix of greenfield and previously developed land.	Cheshire West and Chester 2010-11: 88% Cheshire West and Chester 2011-12: 75% 2014-15: 56% on previously developed land and 17% on sites that were a mix of greenfield and previously developed land. 2015-16: 60.5% on previously developed land and 10% on a mix of greenfield and previously developed land	80% of new housing to use brownfield land and buildings (North West RSS, 2008). However, this target has been revoked with removal of RSS.		
Percentage of employment floorspace on previously developed land	2015/16 - 39% (5.1ha)	Within Cheshire West and Chester 2010-11: 74.3% 2011-12: 97% 2012-13: 88% 2013-2014: 31%	None identified		

Feature	Baseline	Trends	Targets	Comparison	Comment
Amount of best quality agricultural land (grade 1,2,3A)	2015: Grade 3 or above - 70%	Agricultural land quality in Cheshire 2002: Grade 1+2= 12.5% Grade 3= 59.2% Grade 4= 8.0% Grade 5= 2.8% Non-agricultural land= 5.7% Urban land= 11.5%	None identified	Agricultural land quality in North West 2002: Grade 1+2= 7.1% Grade 3= 30.8% Grade 4= 17.7% Grade 5= 24.6% Non-agricultural land= 11.9% Urban land= 7.9%	The best available data for agricultural land quality is at the previous county level and also covers Cheshire East Unitary Authority. A large amount of the borough is agricultural land.
Production of primary won aggregates	Sale of primary won aggregates 2016: 0.71 million tonnes 10 year average sales (2016): 0.61 million tonnes 3 year average sales (2016): 0.58 million tonnes 2016- Landbank (based on annual apportionment figure): 8.5 years Landbank (based on 10 year average sales): 11.12 years	Sale of primary won aggregates (million tonnes) 2005: 0.95 2006: 0.86 2007: 0.91 2008: 0.70 2009: 0.55 2010: 0.54 2011: 0.66 2012: 0.56 2013: 0.42 2014: 0.42 2015: 0.60 10 year average sales (2015): 0.62 mt 3year average sales (2015): 0.48mt 2015-	Apportionment figures for Cheshire require a provision of 24.18mt of land-won sand and gravel over the period 2005-2020, equal to an annual provision of 1.51mt for land-won sand and gravel. For Cheshire West and Chester the figure is 0.8 mt for land won sand and gravel. Maintain a landbank in excess of 7 years when calculated against the annual apportionment of 0.80mt per annum.		

Feature	Baseline	Trends	Targets	Comparison	Comment
		Landbank (based on annual apportionment figure): 10 years Landbank (based on 10 year average sales): 12.90 years			
Production of Secondary and Recycled Aggregates	2016 15,800 tonnes of secondary and recycled aggregate material (2% of total aggregate sales in CWAC)	Nationally the trend has been towards an increasing use of recycled aggregates in construction. Secondary aggregate in Cheshire and Merseyside 2005 : 270,000 tonnes Production of recycled aggregates/soil 2006: 596,326 tonnes (NB the figures quoted above are separate and should not be added together or compared.)	To work with construction industry to achieve a target of 20% of construction aggregate to be from secondary or recycled sources by 2010 and 25% by 2021 (North West RSS) By 2012 - 50% reduction in CD&E waste to landfill compared to 2008 levels (Strategy for Sustainable construction, 2008)	Production of recycled aggregate/soil in North West in 2006 by crushers and/or screens: 6,720,814 tonnes The Minerals Products Association stated that in 2016, recycled and secondary materials account for 28% of the aggregates market in Great Britain.	Data for this indicator is difficult to gather. The 2016 figures are based on results of a Secondary and Recycled Aggregate Survey undertaken as part of NWAWP Annual Survey. However, CWAC only received 8 responses from this survey and only has data for one year. This lack of evidence presents difficulties to understanding the specific level of contribution secondary and recycled material make to the supply of minerals. The low figure for secondary and recycled aggregate sales in CWAC may be because transfer station are small scale and operate as bulking stations. Whilst some of waste streams are segregated, they are not a ready supply of recycled aggregates and are more likely to be moved to another site where economies of scale allow for crushing and screening.

Sources of Data:
***Extent of Green Belt*:** Cheshire West and Chester Current Facts and Figures February 2009; CWAC Local Plan Part One
Vacant and derelict land: via http://www.homesandcommunities.co.uk
Previously Developed Land: NLUD database via: http://www.nlud.org.uk
Dwellings on Previously Developed Land: Cheshire West and Chester Local Plan Annual Monitoring Reports

Feature	Baseline	Trends	Targets	Comparison	Comment
Employment on Previously Developed Land: Cheshire West and Chester Local Plan Annual Monitoring Reports **Agricultural Land Quality:** Department for Food and Rural Affairs/Natural England via www.magic.gov.uk **Production of primary won aggregates:** 2009 North West RAWP Annual Monitoring Report and 2010 North West RAWP AMR, CWAC Local Aggregate Assessment **Production secondary and recycled aggregates:** Study to fill the gaps on Construction, Demolition and Excavation Wastes in the North West, 2007, Smiths Gore **Soils:** Soilscape information via www.magic.gov.uk					

Waste

Feature	Baseline	Trends	Targets	Comparison	Comment
Municipal Solid Waste Arisings / Local Authority Collected Waste	Local Authority Collected Waste 2015/16: 173,207 tonnes	MSW Arisings in Cheshire West and Chester 2011-12: 177,424 tonnes MSW Arisings in Cheshire West and Chester 2012-13: 162, 853 tonnes MSW Arisings in Cheshire West and Chester 2013-14: 168,172 tonnes Local Authority Collected Waste 2009/10: 192,109 tonnes	Annual growth reduced to 1% by 2015 (Cheshire Consolidated Joint Municipal Waste Management Strategy)	Total MSW arisings for the North West Region 2008-2009: 3,852,423 tonnes. MSW arisings have been falling in the North West since 2003-04 and fell by 4% in 2008-09 compared to 2007-08 (5th Waste Management Monitoring Report, 4NW, June 2010).	In 2009 the UK redefined the meaning of municipal solid waste to include local authority collected waste (LACW) and waste from the commercial and industrial (C&I) sector which was of a similar nature to LACW. LACW consists of household waste (from households, household waste recycling centres and other household waste) and non-household waste (including commercial waste and inert construction materials). Both in the borough and nationally there has been an increase in arisings over the last two-three years. The reasons for the recent increases in overall waste collected are not fully understood but probably reflect population increases and an increase in the overall number of properties following recent housebuilding.

Feature	Baseline	Trends	Targets	Comparison	Comment
Capacity of waste management facilities in CWaC (existing facilities)	2,516,105 tonnes per annum capacity as at 2014. 3,700,000m3 landfill capacity as at 2014	1,316,500 tonnes per annum capacity as at 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment). 4,000,000m3 landfill (including hazardous) capacity as at 2013	Sufficient capacity to meet identified needs throughout the plan period		In order to ensure the sustainable management of waste, it is essential for sufficient capacity to exist to manage the borough's waste arisings throughout the plan period.
Kilogrammes of household waste collected per head	2015/16 - 483.92 kg/head	Cheshire West and Chester: 2010/11 - 508.63 kg 2011/12 - 491.41 kg 2012/13 - 465.65 kg 2013/14 - 476.06 kg 2014/15 - 483.42 kg	No specific target identified	Cheshire East Council 2011-12: 487kg/head 2013-14: 478kg/head	Kg/head of waste increased between 2012-13 and 2013-14, but has generally been falling since 2009-2010.
% of Municipal Solid Waste (MSW) Landfilled	In Cheshire West and Chester % of MSW landfilled in 2015/16 - 2.93%	Amount sent to landfill in Cheshire: 2010/11 - 49.98% 2011/12 - 48.21% 2012/13 - 41.09% 2013/14 - 39.80%	No specific target identified	Rates of landfilling are falling across the North West region. From 90% of MSW in 2001-02 to approximately 59% (5th Waste Management Monitoring Report, 4NW, June 2010)	There has been a sharp decrease in the proportion of household waste being landfilled.
% of Municipal Solid Waste (MSW) Recycled and Composted	In Cheshire West and Chester the % of MSW recycled and composted 2015/16 - 57.67%	Amount recycled in Cheshire: 2010/11 - 48.09% 2011/12 - 49.61% 2012/13 - 56.10% 2013/14 - 57.49% 2014/15 - 59.11%	50% recycling rate	Recycling/ composting rates remained stationary in Cheshire East since 2012 at 53%.	There has been a steady increase in the proportion of local authority waste being recycled and composted between 2010 and 2015. The borough has one of the highest recycling rates in the country and has met the target of 50% recycling by 2020 set in the Cheshire Joint Municipal

Feature	Baseline	Trends	Targets	Comparison	Comment
					Waste Management Strategy. It is noted however that the recycling rate has reduced slightly in the year 2015/16.
% of Municipal Solid Waste sent for Energy Recovery	Local authority waste sent for energy recovery 2015/16 - 39.14%	2010/11 - 0% 2011/12 - 0% 2012/13 - 0.28% 2013/14 - 0.25% 2014/15 - 14.67%	No specific target identified	In the North West incineration with energy from waste is at around 3% and has remained around this level since2001-02 to 2008-09. (5th Waste Management Monitoring Report, 4NW, June 2010)	There has been a sharp increase in the amount of household waste sent for energy recovery.
Total amount of Commercial and Industrial (C&I) Waste	Estimated arisings in 2014 - 457,300 tonnes	Estimated arisings in 2010 - 345,000 tonnes.	No target set	In Cheshire East the approximate amount of C&I waste was approximately 441,000 tonnes in 2009.	It is difficult to accurately identify the level of this waste produced as it is not systematically recorded. The estimated figure for 2014 shows an increase in waste arisings of 32%, with an increase in the recycling/composting rate from 58% to 66%. The reason for the increase relates to changes in the North West and Cheshire West and Chester economies, with an increase in those types of businesses which tend to recycle more (commercial sector). There has also been an increase in the sectors which tend to produce relatively more waste

Feature	Baseline	Trends	Targets	Comparison	Comment
					per employee (energy and utilities)
% of Commercial and Industrial (C&I) Waste Landfilled/Land Recovered	In Cheshire West and Chester 28.7% of C&I waste was landfilled/land recovered in 2009.	In Cheshire in 2009 29% (236,522 tonnes) was landfilled/land recovered compared to 53.1% in 2006. There is no data available for the Cheshire West and Chester level in the 2006 survey as it was carried out prior to Local Government Organisation.	None	The amount of C&I waste going to landfill in 2009 from Cheshire was around the average regional rate.	The trend has been that levels of landfilling of C&I waste have been falling. Data for this indicator is difficult to gather and there is no consistent methodology or dataset available at the current time.
% of Commercial and Industrial (C&I) Waste Recycled	In Cheshire West and Chester 56.8% of C&I waste was recycled in 2009.	In Cheshire 55% of C&I waste was recycled in 2009 compared to 27.3% (264,399 tonnes) in 2006. There is no data available for the Cheshire West and Chester level in the 2006 survey as it was carried out prior to Local Government Organisation.	Recycle 55% of C&I waste by 2020 (Updated Regional Waste Strategy for the North West, 2010)	The average rate of recycling on C&I waste at the regional level in 2009 was almost 60%	The rate of recycling of commercial and industrial waste is increasing. Data for this indicator is difficult to gather and there is no consistent methodology or dataset available at the current time.
Amount of commercial and industrial waste produced in the borough sent for energy recovery / landfill / treatment (estimated)	**2014:** 127,000 tonnes 28% of total estimated arisings	Baseline established for 2014 - no previous figure available			It is estimated that in 2014, a total of 457,500 commercial and industrial waste was produced in the borough of which residual waste constituted 127,000 (28%). Of this residual waste, it is estimated that 80% was sent to landfill rather than energy recovery or other incineration.

Feature	Baseline	Trends	Targets	Comparison	Comment
Number of fly tipping incidents	Number of fly tipping incidents recorded in CWAC 2014-15: 3932	2008-09: 3,086 2009-10: 2,775 2010-11: 1,543 2011-12: 3,353 2012-13: 4,357 2013-14: 4547		Total incidents of fly-tipping recorded in Cheshire East in 2014-2015: 2116	This data is no longer monitored through the Annual Monitoring Report.

Sources of Data:
Municipal Solid Waste Arisings: Core Indicator W2: Cheshire West and Chester Local Plan Annual Monitoring Reports; CWAC Waste Needs Assessment Update 2016
Waste Management Capacity: Core Indicator W1: Annual Monitoring Reports 2012, 2013, 2014
Kilogrammes of Waste: Cheshire West and Chester Local Plan Annual Monitoring Reports, Cheshire East Borough Council Waste Management Needs Assessment 2014
% of MSW landfilled:Cheshire West and Chester Local Plan Annual Monitoring Reports; CWAC Waste Need Assessment Updates
% of MSW recycled and composted:Cheshire West and Chester Local Plan Annual Monitoring Reports, Cheshire East Borough Council Waste Management Needs Assessment 2014, CWAC Waste Need Assessment Updates
%of MSW energy recovery:DEFRA Annual Municipal Waste Management Statistics via http://www,defra.gov.uk/environment/statistics/wastats/index.htm CWAC Annual Monitoring Reports, Waste Strategy for England, 2007
Commercial and Industrial Waste: Study to fill the evidence gap for C&I Waste Streams in the North West Region, Urban Mines, 2007; North West of England Commercial and Industrial Survey 2009 for the Environment Agency, March 2010; Cheshire West and Chester Council Local Plan Annual Monitoring Report 2016.
Flytipping: *Defra Flycapture Database* Fly-tipping incidents and actions reported by local authorities in 2014 to 2015, Defra
Amount of commercial and industrial waste produced in the borough sent for energy recovery / landfill / treatment (estimated): Cheshire West and Chester Council Local Plan Annual Monitoring Report 2016.
Capacity of waste management facilities in CWaC (existing facilities): Cheshire West and Chester Council Local Plan Annual Monitoring Report 2016.

Cultural, heritage and landscape

Feature	Baseline	Trends	Targets	Comparison	Comment
Conservation Areas	**2011-12** 96 Conservation Areas in Cheshire West and Chester				Conservation areas play a key role in ensuring new development preserves or enhances the features of special historical or architectural interest in the area over which they have been designated. The preservation of conservation areas can be enhanced by conservation area appraisals produced to protect a conservation area from development which would be harmful to its features.
	2016 4 Conservation Areas recorded as being at risk within CWAC by Historic England.	**2009** 25 Conservation Areas recorded as being at risk within CWAC by English Heritage. **2013** 5 Conservation Areas recorded as being at risk within CWAC by English Heritage. **2015** 5 Conservation Areas recorded as being at risk within CWAC by English Heritage.	Reduction in the number of Conservation Areas at Risk	In 2015, 6.1% of England's conservation areas are not considered at risk.	Conservation areas are at risk from decay, neglect and inappropriate change. Given their importance in in preserving and enhancing areas special for their historical and archaeological interest, it is important that the number of conservation areas at risk in the authority area are reduced. The number of conservation areas recorded as being at risk dropped between 2010 and 2009, but this has been due to tighter selection criteria and is not a result of direct interventions. The number of conservation areas recorded as being at risk dropped between 2015 and 2016.
	2016 Number of Conservation Area Appraisals as a proportion of Conservation Areas	**2014/15** 40% **2015/16** 40%	100% Conservation Area Appraisals as a proportion of Conservation Areas		In making planning decisions on applications within Conservation Areas, the Council is better equipped to maintain and enhance the quality of the Conservation Area and manage any development impact on the heritage assets within or associated with them, with Conservation Area Appraisals in place. At present 40 per cent of the borough's Conservation Areas have a Conservation Area Appraisal with a target of achieving 100 per cent coverage.

Feature	Baseline	Trends	Targets	Comparison	Comment
Number and Area of Regionally Important Geological Sites	24 sites (wholly or in part), covering 174ha.		None identified		
Listed Buildings	**2016** Number of Listed Building (records): 2508 Grade I : 86 Grade II*:175 Grade II: 2247	**2009** Number of Listed Building Entries -: 2505 Grade I:86 Grade II*: 176 Grade II: 2240 Other: 3 **2011** Number of Listed Building Entries: 2502 Grade I : 86 Grade II*:176 Grade II: 2238 Other: 3 **2013** Number of Listed Building Entries: 2500 Grade I : 86 Grade II*:177 Grade II: 2237 **2015** Number of Listed Building Entries: 2498 Grade I : 86 Grade II*:177 Grade II: 2235	None Identified	**2009** 2637 Listed Buildings Entries in Cheshire East Grade I: 47 Grade II*: 179 Grade II: 2417 Other: 2	New developments must ensure that they do not affect the setting of existing listed buildings, which are listed based on their special architectural or historic interest. In some cases groups of similar buildings are listed as a single item and in other cases, where buildings or structures are located on an administrative boundary, there may be two listings. It is certain that the total number of individual premises will be greater than the number of listings shown.
	2016 No of Locally Listed Buildings:1313	**2011-12** No of Locally Listed Buildings - 1310 (NB No information available for former Chester City Council area) **2013**	None Identified		Locally listed and important buildings are those which are valued to the contribution they make to the local scene and the relevance they may have to local history, but that do not meet national criteria for listing. They are designated by local authorities with planning policies created for their protection.

Feature	Baseline	Trends	Targets	Comparison	Comment
		No of Locally Listed Buildings:1310 **2015** No of Locally Listed Buildings:1313			
	2016 Listed Buildings at Risk: 16 Scheduled Monuments at risk: 14	**2009** Number of Buildings at Risk:10 Scheduled Monuments at risk:21 **2013** Listed Buildings at Risk: 14 Scheduled Monuments registered as being at risk on the English Heritage Buildings at Risk register:23 **2015** Listed Buildings at Risk: 19 Scheduled Monuments registered as being at risk on the English Heritage Buildings at Risk register:14	Reduction in the number of Buildings at Risk. Reduction in the number of Scheduled Monuments at risk.		Historic England monitor all registered buildings and identify which buildings are 'At Risk' of falling into dereliction or not being able to be economically restored. The number of Listed buildings at risk has reduced between 2015 and 2016 while the number of scheduled monuments at risk has remained the same for the same time period.
Archaeology and Monuments	**2016** Scheduled Monuments: 118 Area of Archaeological Importance: 1	**2011-12** 116 Scheduled Monuments **2011-12** 1 Area of Archaeological Importance **2013** Scheduled Monuments: 116 Area of Archaeological Importance: 1	None Identified		Scheduled Monuments are nationally important archaeological remains which are scheduled by the Secretary of State. The majority of these are located within the rural parts of the authority areas. Areas of archaeological importance are areas of historic significance given limited protection by requiring developers to permit archaeological access to a site before development commences. There is one AAI within the authority area which covers part of Chester City Centre and part of Great Boughton. There has been a slight increase in Scheduled Monuments in the borough since 2011.

Feature	Baseline	Trends	Targets	Comparison	Comment
		2015 Scheduled Monuments: 118 Area of Archaeological Importance: 1			
	Number of Cheshire Historic Environment Record entries 2015: 10,036	Number of Cheshire Historic Environment Record entries 2009: 3,194 2013: 5296 2014: 5,727	None Identified		The Cheshire Historic Environment Record is the record of all known archaeological sites and finds, historic buildings and historic landscapes in Cheshire. The number of records is continually changing as new information is received
	Sites of archaeological/historic importance recorded on the Historic Environment Record (Monument records) **2016**: 10,773		None identified		
Historic Parks and Gardens	**2016**: 7 Historic Parks and Gardens in Cheshire West and Chester	2009: 7 2011-12: 7 2013: 7 2015: 7	None Identified		Historic Parks and Gardens can contribute to the setting of historic buildings. They can be valued as "works of art", perhaps by a well-known designer. They can be valued for their horticultural interest, and for historic associations, for example with notable people or events. As part of the historic environment they make an important contribution to the local distinctiveness and character of an area. They are a fragile and finite resource.
Areas of Archaeological Potential	**2016**: 11	2011-12 Cheshire West and Chester:11 2015**:** 11	None Identified		The areas of Archaeological Potential has remained consistent since 2011.
Number of Historic Battlefields	**2016:** 1 (Battle of Rowton, Waverton)	**2009: 1** (Battle of Rowton, Waverton)	None Identified		Historic battlefields are areas of historic significance where important battles took place and are included in the Register of

Feature	Baseline	Trends	Targets	Comparison	Comment
		2011-12: 1 (Battle of Rowton, Waverton) **2013**: 1 (Battle of Rowton, Waverton) **2015**: 1			Historic Battlefields compiled by English Heritage.
Open Space	**Total amount of recreational and open space (ha/1000 people) 2011 in Cheshire West and Chester** Parks and Gardens: 0.23 Amenity Greenspace: 0.81 Natural and Semi Natural Greenspace: 1.40 Provision for Children (Under 12): 0.06 Provision for Young People: 0.023 Allotments: 0.12 Tennis Courts: 0.45, Bowling Greens 0.23 Cemeteries and Churchyards - 0.22 Green Corridors: No information available Civic Spaces: No information available	Total amount of recreational and open space (ha/1000 people) **Chester City Council** (2008) Parks and Gardens: 0.17 Amenity Greenspace: 0.83 Natural and Semi Natural Greenspace: 0.53 Green Corridors: 0.43 km Outdoor Sport and Recreation: 0.85 Young People and Children: 0.06 Allotments: 0.165 Cemeteries and Churchyards: 0.27 **Ellesmere Port and Neston** - Information Unavailable **Vale Royal Borough Council** (2005) Parks and Gardens - 0.88 Amenity Greenspace: 0.93 Natural and Semi Natural Greenspace: 6.43 Green Corridors: Information Unavailable Outdoor Sport and Recreation: 1.7 Young People and Children: 0.06 Allotments: 0.05 Cemeteries and Churchyards:	Local Standards (ha) per 1,000 population Parks and Gardens: 0.37 Amenity Greenspace: 0.81 Natural and Semi Natural Greenspace: 1.5 Provision for Children (Under 12) - No standard set Provision for Young People - No standard set Allotments: 0.15 Grass pitches and synthetic turf: Protection of existing provision Tennis Courts: 0.45 Bowling Greens: 0.23 Golf course: No standard set Cemeteries and Churchyards: 2.34 hectares of burial space will be required up to 2026	Congleton Borough Council 2005 Parks and Gardens: 0.64 Amenity Greenspace: 0.86 Natural and Semi Natural Greenspace: 1.43 Green Corridors - Information Unavailable Outdoor Sport and Recreation: 2.43 Young People and Children: 0.45 Allotments: 0.03 Cemeteries and Churchyards: Information Unavailable	Open space has a key role to play in creating strong and prosperous communities and in planning, designing and developing places that provide everyone, including future generations, with a decent quality of life and fair chances. In 2011 the first Cheshire West and Chester-wide open space assessment was completed. This study revealed that a small amount of additional open space, in the form of parks and gardens, allotments and natural and semi natural greenspace, is required in the authority area, to maintain accessibility, to cater for additional demand and to promote the creation of important spaces respectively. Current outdoor sports provision was assessed as being sufficient to meet ongoing needs, as too was the level of amenity greenspace. The study did not however set quantity standards for provision for young people and children, as the Council will take an accessibility led approach for assessing the open space provision for each of these groups. For green corridors and civic spaces no standards have been set in line with PPG17 guidance.

Feature	Baseline	Trends	Targets	Comparison	Comment
			Green Corridors: No standard set in line with PPG17 guidance Civic Spaces - No standard set line with PPG17 guidance		
Areas of Special County Value (ASCV)	**2015:** 8	**2009:** 8 **2013**: 8	None Identified		Areas of Special County Value were designated in the former Cheshire Structure Plan Alteration as areas of landscape considered to be of great importance because of their landscape quality or other features.
Landscape Character	**2016** - 53 landscape character areas	2008 There are 20 landscape character areas in Cheshire as a whole Information on the number located in Cheshire West and Chester is unavailable	None identified		The Cheshire West and Chester authority area contains a diverse range of landscapes, each important for giving a place its uniqueness and giving a locality its sense of place. It is important that the character of the landscape is understood when considering how it might change, so that any change is for the better.
	2007 The are 12 Historic landscape character groups in Cheshire as a whole: ● Settlement ● Woodland ● Non-improved Land ● Ornamental Landscapes ● Ancient Fieldscapes ● C20th Fieldscapes ● Military ● Communications	Not applicable	None identified	Not Applicable	A historic landscape characterisation study was undertaken by the former Cheshire County Council in 2007 with English Heritage which presents a comprehensive view of the sequence of changes that have contributed to the character of the landscape and identifies 12 historic landscape character groups. HLC has a wide range of applications, including planning, countryside management, community projects and education. The study identifies management initiatives and recommends actions to ensure the sustainable management of the historic landscape. There has been no change in the baseline information on landscape character since the last scoping report.

Feature	Baseline	Trends	Targets	Comparison	Comment
	• Industry • Recreation • Water Bodies				
Tourism	Examples of tourist attractions in Cheshire West and Chester - Blue Planet Aquarium - Chester Zoo - National Waterways Museum - Anderton Boat Lift - Delamere Forest - Cheshire Oaks - Waterways Network - Weaver Hall Museum - Ness Gardens - Oulton Park	Information Unavailable	None Identified	Tourist Attraction in Cheshire East include: - Arley Hall - Tatton Park - Dunham Massey - Bidulph Grange - Moreton Hall - Joderall Bank - Hack Green Secret - Nuclear Bunker - The Railway Age	Tourism makes an important contribution to the economy of Cheshire West and Chester. It can also play an important part in the economic regeneration of parts of the Borough.
	Number of visits to tourist attractions in Cheshire West and Chester (2013) Paid - Chester Zoo: 1,432,867	Number of visits to tourist attractions in Cheshire West and Chester (2009) Chester Zoo: 1,239,004 Cheshire Ice Cream Farm: 275,000 Chester Cathedral: 81,000 Ness Botanic Gardens: 101,701 Number of visits to tourist attractions in Cheshire West and Chester (2011) Chester Zoo: 1,425,319	None Identified		This information is a for a selection of tourist attractions in Cheshire West and Chester that appear in top 20 paid and free North West attractions in the Visit England 2014. Delamere Forest, Ness Botanic Gardens, Beeston Castle, Chester Cathedral were lost from the top 20 paid and free attractions in the North West in 2014. The Anderton Boat Lift was added to the list of top 20 free North West attractions in 2014.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Free - Cheshire Ice Cream Farm: 525,000 Anderton Boat Lift: 132,121	Cheshire Ice Cream Farm: 350,000 Chester Cathedral: 77,000 Ness Botanic Gardens: 74,020 Number of visits to tourist attractions in Cheshire West and Chester (2013) Paid Chester Zoo: 1,413,936 Delamere Forest: 233, 330 Ness Botanic Gardens: 68,832 Beeston Castle: 51,997 Free Cheshire Ice Cream Farm: 510,000 Chester Cathedral: 55,000			
	Visitor numbers to Cheshire West and Chester **2015** Day visitors: 31,060,000 (95.6%) Staying visitors: 1,435,410 (4.4%)	Visitor numbers to Cheshire West and Chester 2010 Day visitors: 21,800,000 (94.6%) Staying visitors: 1,234,980 (5.4%)	None identified		The number of visitors the Cheshire West and Chester has increased substantially since 2010. However, staying visitors has seen a proportionate decrease from 5.4% to 4.4% over the same time.

Sources of Data
***Number of Conservation Areas, Listed Buildings, Locally Listed Buildings, Scheduled Monuments and Historic Parks and Gardens, archaeology and monuments, areas of archaeological potential, historic battlefields*:** English Heritage National Heritage List for England, Cheshire West and Chester Council Specialist Environmental Services, CHER, Historic England 'Heritage at Risk: Conservation Areas'; CWAC Annual Monitoring Reports; Historic Environment Record
***Regionally Important Geological Sites*:** Information held by Cheshire West and Chester Special Environmental Services
***Heritage at Risk and Conservation Areas at Risk*:** English Heritage Heritage at Risk Register, CWAC Annual Monitoring Reports
***Open Space*:** Cheshire West and Chester Council Open Space Assessment 2011, Chester City Council

Feature	Baseline	Trends	Targets	Comparison	Comment
Extent of Green Belt*:** Cheshire County Council Cheshire Current Facts and Figures ***Major Developed Sites within the Green Belt and Areas of Special County Value*:** Chester City Council, Ellesmere Port and Neston Borough Council, Vale Royal Borough Council adopted Local Plans ***Historic Landscape Character: Cheshire Historic Landscape Characterisation Study 2007 ***Landscape Character Areas*:** Cheshire County Council Landscape Character Assessment 2008, CWAC Landscape Strategy March 2016. ***Number of Visitors and Tourist Visits to Cheshire West and Chester:*** CWAC JSNA data ***Tourist Attractions in Cheshire West and Chester:*** Visit England 2011 Annual Survey of Visits to Visitor Attractions, Visit Britain 2013 and 2014 Annual Attractions Report.					

Population and Human Health

Feature	Baseline	Trends	Targets	Comparison	Comment
Population	**Population size** 2016: 335,700	Population Size 2007: 328,100 Population Size 2008: 326,000 Population Size 2009: 326,600 Population Size 2011: 329,608 Population Size 2014: 332,210	None identified	England and Wales estimated population: 56,075,912	
	Population structure 2016: 0-19: 74,500 (22.2%) 20-29: 38,900 (11.6%) 30-44: 58,900(17.5%) 45-64: 93,200 (27.7%) 65-84: 61,300 (18.2%) 85+ : 9,100 (2.7%)	Population Structure 2001 (mid-year estimates): 0-19: 77,200 (24.6%) 20-29: 35,300 (11%) 30-44: 72,300 (22.4%) 45-64: 82,400 (25.6%) 65-84: 49,900 (14.6%) 85+: 6,000 (1.9%) Population Structure 2011: 0-19: 74,335 (22.6%) 20-29: 38,307 (11.6%) 30-44: 64,058 (19.4%) 45-64: 91,808(27.9%) 65-84: 53,169 (16.1%) 85+: 7,931 (2.4%) Population Structure 2014 (Mid-year estimate): 0-19: 74,020 (22.3%) 20-29: 38,564 (11.6%) 30-44: 60,045 (18.1%)	None identified	Population Structure of England 2011: 0-19: 12,712,275 (24%) 20-29: 7,246,202 (13.7%) 30-44: 11,102,500 (20.6%) 45-64: 13,449,179 (25.4%) 65-84: 7,480401 (14%) 85+ : 1,108,128 (2.1%)	The population structure of the borough is increasingly older. This will have an impact on the types of housing and services needed, as well as their accessibility. The falling numbers of school age children may have an impact on the provision of schools.

Feature	Baseline	Trends	Targets	Comparison	Comment
		45-64: 92,017 (27.7%) 65-84: 58,915 (17.7%) 85+: 8,649 (2.6%)			
	Total deaths 2015/16: 3413	2007 - 3187. 2011 - 3,155 2012 - 3,316 2013 -3,186	None identified	Total deaths in 2011 (England and Wales)= 483,288 Death rate per 1000 Population (England and Wales)= 8.6	
	Average Household size (2011 census): 2.3	Average Household size (2001 Census): 2.42	None identified	Average household size England (2011): 2.4	Average household size is dropping, whilst the total population size is increasing.
	Cheshire West and Chester Predicted Population Size 2035: 366,700		None identified	Predicted Population size England 2026= 58,682,000	Population forecasts that the number of children (0-15) will increase by 8% over next 10 years. Population aged 65 or over will increase by 46% to over 100,000 by 2035. Population aged 85 or over is expected to be 20,000 by 2035.
Ethnicity & Religion	Ethnicity Structure (2011 Census) White: 321,025(97.5%) Mixed: 3,050 (0.9%) Asian/Asian British: 3,162 (1%) Black/Black British: 908 (0.3%) Chinese or Other:1,463 (0.5%)	Ethnicity structure (2011 Census) White: 317,157 (98.5%) Asian or Asian British: 1,418 (0.4%) Black or Black British: 362 (0.1%) Chinese or Other: 1,393 (0.4%)	None identified	Ethnicity Structure England (2001) White: 45,281,142 (85.4%) Mixed: 1,192,879 (2.3%) Asian or Asian British: 3,763,900 (7.1%) Black or Black British: 1,846,614 (3.5%) Chinese or Other: 927,921 (0.8%) Ethnicity structure in North West 2011:	The Borough has a lower proportion of people from ethnic minorities than in England and the North West.

Feature	Baseline	Trends	Targets	Comparison	Comment
				White - 90.2% Mixed - 1.6% Asian - 6.2% Black/Black British - 1.4% Other - 0.6%	
	Religious Groups (2011 Census) Christian: 231,126 (70.1%) Buddhist: 776 (0.2%) Hindu: 653 (0.2%) Jewish: 250 (0.1%) Muslim: 1,686 (0.5%) Sikh: 195 (0.1%) Other: 854 (0.3%) No Religion: 72,649, (22%) Not Stated: 21,419 (6.5%)	Religious Groups (2001 Census) Christian: 259,981 (80.7%) Buddhist: 540 (0.2%) Hindu: 393 (0.1%) Jewish: 236 (0.07%) Muslim: 1,058 (0.3%) Sikh: 163 (0.05%) Other: 440 (0.1%) No Religion: 36,997 (11.5%) Not Stated: 22,163 (6.9%)	None identified	Religious Groups England (2011) Christian: 31,479,876 (59.4%) Buddhist: 238,626 (0.5%) Hindu: 806,199 (1.5%) Jewish: 261,282 (0.5%) Muslim: 2,660,116 (5%) Sikh: 420,196 (0.8%) Other: 227,825 (0.4%) No Religion: 13,114,232 (24.7%) Not Stated: 3,804,104 (7.2%)	The Borough is predominantly Christian, with very small proportions of other religions.
Deprivation	Index of Multiple Deprivation (2015): Cheshire West and Cheshire ranked 163 / 326 local authorities in terms of deprivation.	Index of Multiple Deprivation (2004) Rank: Chester: 178 Ellesmere Port & Neston: 141 Vale Royal: 176 Index of Multiple Deprivation (2010) Cheshire West and Chester ranked 177.	Reduce number of areas in the worst 5% nationally for deprivation, by 2009. Longer term ambition is to have less than 20% of people with a household income of under 60% of the GB median by 2020 (Regional Economic Strategy, NWDA 2006)		
	Number of LSOA's in the bottom 20 per cent of IMD **2015/16**: 36 (17.0 per cent)	Number of LSOA's in the bottom 20 per cent of IMD **2010**: 30 (15.6 per cent)	Reduce number of areas in the worst 5% nationally for deprivation, by 2009.Longer term	There are 32,844 LSOA in England.	Winsford has five LSOA that are within the bottom 20 per cent of IMD, three LSOA are within Winsford Over and Verdin ward. Ellesmere Port has a total of 16 LSOA, with six being within

Feature	Baseline	Trends	Targets	Comparison	Comment
		2013: 36 (17.0 per cent)	ambition is to have less than 20% of people with a household income of under 60% of the GB median by 2020 (Regional Economic Strategy, NWDA 2006		the Ellesmere Port Town ward, three in St Pauls and Grange and two in Rossmore. Chester has 10 LSOA, six of which are within the Blacon ward and two in Lache ward. Northwich has four LSOA in the lower20 per cent of IMD, however they are in small areas, with no more than one LSOA in a ward. There is one LSOA in the rural area, which falls in the Frodsham ward. Although, some of the most deprived areas in the borough have improved, the number of LSOA has increased from 30 (15.6 per cent).
	Households in fuel poverty 2014: 14,461 (10.0 per cent)	Households in fuel poverty (2007): 8,264 (6.2%) Households in fuel poverty (2010): 16,996 (19%) Households in fuel poverty 2013: 12,823 (8.9 per cent)	No-one should be living in fuel poverty by 2016/18, with no vulnerable households by 2010	Households in fuel poverty, UK (2010)= approx 4.75 million (18.6%) Households in fuel poverty, North West 2015 = 11.8% Nationally, the amount of households that are in fuel poverty has increased from 2013 by 1.4 per cent in 2014. In 2014, domestic energy prices increased by around 4.3 per cent compared with the previous year. The increase could be contributed to either decrease in income, increase in energy prices or a combination of the two. The projections for 2015 and 2016 are varied, with a slightly reduction in 2015 with the figure increasing back to 2014 levels in 2016.	Whilst Cheshire West and Chester has a smaller percentage of its population in Fuel Poverty, the target set is for this to be zero by 2018. The SA Scoping Report December 2015 stated that the number of households in Cheshire West and Chester was 12,832 (8.9 per cent) as of 2013. The figure has risen by 1.1 per cent in the borough. However, this is lower than the national increase. The Local Plan (Part Two) should seek to reduce the amount of residents that are fuel poor through sustainable construction for new dwellings.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Car/Van Ownership (2011 census): 115,145 households (81.4%)	Car/Van Ownership (2001 census): 105,922 households (79.7%)	None identified	Car/Van Ownership (England)= 16,372,117households (74.2%)	Car ownership has increased by 6.2% between the 1991 and 2001 census.
Health	Number of Super Output Areas within 20% most deprived with regard to health (2015): 44 (20.8%)	Number of Super Output Areas within 20% most deprived with regard to health (2010) : 31 (14.7%) Number of Super Output Areas within 20% most deprived with regard to health (2012) : 33 (15.6%)	None identified		There are 21 LSOAs that rank in the 10% most deprived nationally in terms of health deprivation, five are located within Ellesmere Port Town ward, three located within Blacon ward and two in Rossmore ward.
	Percentage of population with a long term health problem of disability 2011: 18.5%	Percentage of population with a limiting long term illness 1991 Census:12.7% Percentage of population with a limiting long term illness 2001: 12.4%	None identified	Percentage of population with a long term health problem of disability in England: 17.6%	Increased percentage of the population with a limiting long term illness.
	Hospital admissions for alcohol related conditions (rate per 100,000 resident population): 2014/15: 566.4	Hospital admissions for alcohol related conditions: 2008/09: 570.1 2009/10: 620.8 2010/11: 582.8 2011/12: 589.4 2012/13: 552.0 2013/14: 561.2	None identified	Hospital admissions for alcohol related conditions in North West (rate per 100,000 resident population): 2008/09: 717.6 2009/10: 749.7 2010/11: 750.3 2011/12: 756.0 2012/13: 730.5	Admissions to hospital for related conditions are classed as any admissions where the primary diagnosis is an alcohol-related condition or a secondary diagnosis is an alcohol-related external cause.

Feature	Baseline	Trends	Targets	Comparison	Comment
				2013/14: 746.4 2014/15: 740.8	
	Smoking prevalence amongst adults aged 18 and over in Cheshire West and Chester: 2015: 13.12%	Smoking prevalence amongst adults aged 18 and over in Cheshire West and Chester: 2012: 14.73% 2013: 17.83% 2014: 19.36%	None identified	Smoking prevalence amongst adults aged 18 and over in North West: 2012: 21.14% 2013: 20.00% 2014: 19.81% 2015: 18.63%	
	Percentage of adults aged 16 and over with excess weight 2013-2015: 64.2%	Percentage of adults aged 16 and over with excess weight 2012-2014: 64.6%		Percentage of adults aged 16 and over with excess weight (overweight including obesity) in England: 2012-2014: 64.6% 2013-2015: 64.8%	Excess weight includes overweight including obesity.

Sources of Data:
Population Size : ONS Census 2011; CWAC JSNA Midyear population estimates 2016
Age Structure:ONS Census 2011; CWAC JSNA Midyear population estimates 2016
Deaths: ONS Census 2011 neighbourhood statistics; CWAC JSNA Midyear population estimates 2016
Average Household Size: ONS Census 2011
Predicated Population Size: ONS 2007 Registrar General's Mid Year Estimates (MYE)/2008 - 2027 Cheshire West and Chester Council, Population Forecasts Source: Office for National Statistics
Ethnicity Structure: ONS Census 2011
Religious Groups: ONS Census 2011
Index of Multiple Deprivation: including bottton 20% LSOAs: DCLG via http://www.communities gov,uk/publications/corporate/statistics/indices/2010; Indices of Deprivation 2015 - Index of Multiple Deprivation Summary 2015 (CWAC, JSNA)
Households in Fuel Poverty: Fuel Poverty Index, Department for Work and Pensions via LiLAC, https://www.gov.uk/government/statistics/2013-sub-regional-fuel-poverty-data-low-income-high-costs-indicator; CWAC Annual Monitoring Reports; NEA Fuel Poverty Statistics
Car Ownership: ONS Census 2011

Feature	Baseline	Trends	Targets	Comparison	Comment
Number of Super Output Areas within the 20% most Deprived with regard to Health, DCLG via http://www.communities.govuk/publications/corporate/statistics/indices/2010; Indices of Deprivation 2015 - Index of Multiple Deprivation Summary 2015 (CWAC, JSNA); CWAC Annual Monitoring Reports **Percentage of population with limiting long term illness (both in Cheshire West and Chester and England)**, ONS 2001 via Lilac source: Office for National Statistics, DCLG via http://www.communities.gov.uk/publications/corporate/statistics/indices/2010 **Percentage of population binge drinking, smoking, and classified as obese** taken from Jan03-Dec05, Neighbourhood Statistics, Public Health England in CWaC Compendium of Health and Wellbeing Statistics, 2016 **Percentage of Population that smoke in Great Britain** Public Health England in CWAC Compendium of health and wellbeing statistics 2016 **Percentage of population classified as obese in England 2004** Public Health England in CWAC Compendium of health and wellbeing statistics 2016 All ONS data is ONS Crown Copyright 2011. Crown Copyright material is produced with the permission of the Controller of HMSO. ONS website http://www.statistics.gov.uk Lilac is the Local Information for Local Areas in Cheshire - http://lilac.cheshire.gov.uk/MainMenu.aspx from NHS data: http://www.ic.nhs.uk/pubs/opadjan08, 2012 from http://www.noo.org.uk/LA/obesity_prev/adults. All ONS data is ONS Crown Copyright 2011. Crown Copyright material is produced with the permission of the Controller of HMSO. ONS website http://www.statistics.gov.uk, Statistics on Obesity, Physical Activity and Diet - England 2016 HSCIC, 2016.					

Housing

Feature	Baseline	Trends	Targets	Comparison	Comment
Housing Stock	Occupied Housing stock 2013 Detached House: 27.7% Semi-Detached House: 31.2% Terraced House: 16.9% Bungalow: 12.6% Flat/apartment/Maisonette: 11.1% Other: 1% Dwelling Stock (2011) Detached House: 30.0% Semi-Detached House: 36.4% Terraced House: 21.5% Flat/apartment/Maisonette: 11.3% Other: 0.1%	Occupied Housing stock 1991 Detached House: 34,362 (27.3%) Semi-Detached House: 46,013 (36.5%) Terraced House: 32,636 (25.9%) Purpose built flat/tenement: 10,472 (8.3%) Converted/Shared dwelling: 1,462 (1.2%) Other: 1,142 (0.9%) Occupied Housing stock 2009 Detached House : 40,279 (28.3%) Semi-Detached House: 47,156 (33.1%) Terraced House:26,554 (18.7%) Bungalow: 12,599 (8.9%) Maisonette: 696 (0.5%) Flat/apartment: 13,834 (9.7%) Caravan/Park home: 501 (0.4%) Other: 705 (0.5%		Housing stock England (occupied dwellings) 2001 Census: Detached House : 4,786,456 (22.5%) Semi-Detached House: 6,713,183 (31.6%) Terraced House: 5,494,033 (25.8%) Flat/maisonette/apartment: 8,205,408 (38.6%) Caravan, or mobile/temporary accommodation: 88,918 (0.4%) Shared dwelling: 77,531 (0.4%) Cheshire East Housing Stock (2011): Detached Houses - 27.6% Semi-detached - 26.1% Terraced House -22.8% Bungalows - 11.7% Flats/Maisonettes - 10.9% Other - 0.8%	There number of occupied detached houses in 2013 is very similar to the figure in 1991, having experienced a slight increase between 1991 and 2009.
Vacant Property	Number of vacant dwellings (2014) : 4059 Long-term empty homes (2016): 2211	Number of vacant dwellings 2009 = 4,323 2011 = 4945 2012 = 4967 2013 = 4266	Reduce vacancy rates in the housing to 3% in the existing dwelling stock, through the increased re-use of suitable vacant housing	Number of vacant dwellings in England 2007/08 = 697,055 (3.1% of all stock)	Long term empty homes have been vacant for 6 months or more.

Feature	Baseline	Trends	Targets	Comparison	Comment
		Long-term empty dwellings 2011 - 2691 2012 - 3136 2013 - 2921 2014 - 2246 2015 - 2179	(North West RSS 2008)		
Housing Need	Housing Preferences by Type (2013): House: 52.6% Flat: 30.8% Bungalow: 16.6%	Housing Need by Type (2009): House: 86.1% Flat: 17.5% Bungalow: 35.6%	None identified	n/a	Respondents to the Household Survey as part of the 2009 SHMA could express more than one preference.
	Housing Need by Tenure (2013): Owner Occupied: 7711 Affordable: 1673 Private Rented: 3234	Housing Need by Tenure (2009): Owner Occupied: 5,660 Council/Transfer RSL: 2,089 Other RSL: 335 Private Rented: 1,736 Intermediate: 26	None identified	n/a	The SHMA 2009 identified a total of 9869 households in housing need. The predominant tenure need is for owner occupied.
Housing Supply	Net housing completions (2016-17): 2,017 Gross housing completions (2016-17): 2041	Trend in net housing completions: 2003-04 = 1,062 2004-05 = 1,118 2005-06 = 1,336 2006-07 = 799 2007-08 = 707 2008-09= 723 2009-10= 733 2010-11= 654 2011-12= 796 2012-13= 673 2013-14 = 970	22,000 new homes delivered in Cheshire West and Chester by 2030.	The level of net housing completions has exceeded the Local Plan annual net housing requirement (1,100 dwellings) by 917 units.	The net annual housing completion figure has, for the second year, significantly exceeded the Local Plan (Part One) housing trajectory. This is due to continuation of past years delivery rates and the granting of planning permissions across the borough.

Feature	Baseline	Trends	Targets	Comparison	Comment
		2014-15 = 1,571 2015-16 = 1,769			
House Prices	Average (median) House Price in Cheshire West and Chester (2017): £233,464	Average (median) House Price in Cheshire West and Chester: 2011 - £210,900 2012 - £205,732 2013 - £200,766 2014 - £214,354 2015 - £222,532 2016 - £228,507		Average house price in England (April 2017): £236,519 Average house price in North West (April 2017): £152,765	Average house prices in the borough are increasing year on year. The average house price in Cheshire West and Chester is comparable to the average in England, but much higher than the North West average.
Homelessness	Percentage of Households Accepted as Homeless (2015/16) - 84 (32% of all homeless decisions recorded). Number of homeless applications (2015/16) - 265 Number of rough sleepers (2015/16) - 155	Percentage of Households Accepted as Homeless: 2011/12 - 100 2012/13 - 109 2013/14 - 65 2014/15 - 90 2015/16 - 84 Number of homeless applications: 2011/12 - 276 2012/13 - 258 2013/14 - 204 2014/15 - 329	None identified	Percentage of Households Accepted as Homeless England 2005= 7.8% Percentage of Households Accepted as Homeless North West 2005= 8.6% In England 2015, 56,500 households were accepted as homeless.	Increase in rough sleeping is a national trend.

Feature	Baseline	Trends	Targets	Comparison	Comment
		Number of rough sleepers: 2012/13 - 111 2013/14 - 91 2014/15 - 158			
Affordable Housing	Need for Affordable Housing (2013): 1,662 per year SHMA identified need for 3570 affordable homes which would equate to 714 home per annum in the period 2013-2018.	Need for Affordable Housing (2009): 1,244 per year	6600 affordable homes by 2030 (based upon up to 30% of 22,000 net additional dwellings).		
	Gross affordable housing completion in 2015/16 - 478	Gross Affordable Housing completions: 2007-2008: 171 2008-2009: 228 2009-10: 283 2010-2011: 323 2011-12: 382 2012-13: 170 2013-14: 159 2014-15: 572	None identified	Provision of affordable homes in Cheshire East - 2009-2010: 334 2010-11: 170 2011-12: 214 2012-13: 184	The level of affordable homes completed during 2015/16 period is slightly lower than in 2014-15 but remains significantly higher than all other previous years from 2007.This reflects the fact that housing completions have increased generally as the economy has recovered since the start of the Plan period.
Housing Quality	Housing stock conditions in 2013: 4,335 dwellings (32 % of total housing stock) experienced a Category 1 Hazard, i.e. 'serious' hazard	Private Sector Housing 2010: 21.3% (31,430 houses) are classed as non decent. In 2010, 7.5% of private sector dwellings in Cheshire West and Chester (9,313 properties) had a Category 1 (serious)	None identified	Private Sector Housing Nationally 2007: 35.8% classed as non decent National average of private sector dwellings containing Category 1 (serious) hazards and therefore failing the minimum standard required by law in 2014 was 16.4%	The latest private sector stock condition survey for the borough (2013) shows that poor housing conditions are in the private housing sector are not evenly distributed across the population, but

Feature	Baseline	Trends	Targets	Comparison	Comment
	using the Housing Health and Safety Rating System. 2,484 dwellings (30% of total housing stock) failed the Decent Homes thermal comfort. 425 reported case on unfit properties.	hazard according to the Housing Health and Safety Rating System and therefore failed the minimum standard required by law.			are above average for low income households.
Gypsy and Traveller	Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation in Cheshire West and Chester (2015/16) 4 permanent pitches provided. This results in a requirement of a further 11 pitches for the period 2013 - 2018.	In Cheshire West and Chester, two permanent Gypsy and Traveller sites, making provision for 30 pitches, were completed during 2014/15. (These sites were granted planning permission prior to the establishment of the pitch/plot requirement and so were already factored into existing supply).	Gypsy and Traveller pitches: 15 pitches 2013 - 2018, 15 pitches 2018 - 2023 and 16 pitches 2023 - 2028. Travelling Showpersons plots: 11 plots 2013 - 2018, 1 plot 2018 - 2023 and 1 plot 2023 - 2028. Transit sites: 5-10 pitches by 2030.	The estimated extra pitch provision required for Gypsies and Travellers to 2028 in Cheshire (incorporating Cheshire East, CWAC, Halton Borough, Warrington Borough) is 175 pitches.	
Sources of data					

Feature	Baseline	Trends	Targets	Comparison	Comment
Housing Stock: Cheshire West and Chester SHMA 2009 and Housing Land Monitor Report 2009, Cheshire East SHMA Update 2013; Census 2011 ***Number of vacant dwellings:*** Cheshire West and Chester from HSSA returns 2009/10, DCLG Live tables on dwelling stock https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants, CWAC SHMA 2013 ***Housing Need*** : Strategic Housing Market Assessment 2009 ***Housing Supply:*** Cheshire West and Chester Housing Land Monitor Reports ***Average (median) House Price 2009 England and Wales*** CWAC Compedium of Local House Price Statistics (2017) ***Homelessness:*** SHMA 2009, CWAC Homelessness Strategy 2015-2020 (Annual Review 2016) ***Affordable Housing:*** Cheshire West and Chester Housing Land Monitor Reports and AMR, CWAC Strategic Housing Market Assessment 2013, Cheshire East AMR ***Housing Quality:*** Cheshire West and Chester Private Sector Housing Conditions Report, April 2010, SHMA 2013, CWAC Annual Monitoring Report ***Number of Gypsy and Traveller Sites:*** Cheshire Gypsy, Traveller and Travelling showpeople Accommodation Assessment 2014; CWAC Annual Monitoring Reports.					

Community Safety

Feature	Baseline	Trends	Targets	Comparison	Comment
Domestic burglaries per 1000 households	**Burglaries within a dwelling** **2015/16:** 585	**2009-10** Chester: 12 Ellesmere Port and Neston: 12 Vale Royal: 7 **Burglaries within a dwelling** **2011/12**: 762 **2012/13**: 650 **2013/14**: 831	Reduction from baseline	England and Wales: 12 (08/09-09/10 change -6%)	Cheshire West and Chester levels are below national levels and exhibit a greater % change over 06/07 date. *Figures for Assault with Injury do not exist before 2012/13. As such, figures for Actually Bodily Harm and other Injuries have been used as a comparator. The number of domestic burglaries in Cheshire West and Chester Council has reduced by 246 since 2014. This has been a declining trend, with 2015/16 the lowest number of recorded incidents.
Violent crime per year per 1000 population in the LA area	**2009-10** Chester: 16 Ellesmere Port and Neston: 16 Vale Royal: 11 Assault with injury: 2013/14: 1800 Cheshire West and Chester 2015/16: 2,311	**2008-09 to 2009-10 change:** Chester: 6% Ellesmere Port and Neston: -14% Vale Royal: -6% 2011/12: 1595* 2012/13: 1446 Cheshire West and Chester 2013/14: 1800 (assault with injury)	None identified	England and Wales: 16 (08/09-09/10 change -3%)	The number of incidents reported in Cheshire West and Chester has been increasing annually since 2014, with the number of reported violent crime with injury increasing by 511 to 2,311.
Fear of crime	**2011 Our Community Survey**: % of residents with a high level of perceived anti-social behaviour: 11.4% 2011	2010 Our Community Survey % of residents with a high level of perceived anti-social behaviour: 12.3% 2010	Reduction over time	**2007-08 British Crime Survey** - 14% of people thought they were fairly or very likely to be a victim of burglary or violent crime, while 23% of those who owned a vehicle thought they were likely to be a victim of vehicle crime.	Perception of crime and the fear of crime is a significant issue for Cheshire West and Chester.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Perceive a high level of anti-social behaviour: 11.4% Agree that crime issues are successfully dealt with in their local area: 31.6	Perceive a high level of anti-social behaviour: 12.3% Agree that crime issues are successfully dealt with in their local area: 28.4%			
Total number of people killed or seriously injured (KSI) in road traffic collisions	**2014: 191**	2004: 244 2005: 280 2006: 266 2007: 223 2008: 213 2009: 198 2010: 186 2011: 228 2012: 214 2013: 136	By 2010 a 40% reduction in killed and seriously injured (KSI) casualties compared with the average for 1994-98		Whilst no formal target is identified, the clear aim is for there to be no-one killed or seriously injured on our roads. The number of people within Cheshire West and Chester that have been killed or seriously injured in 2014 is 191. This is an increase on 2013. Although this figure has risen on last year, 2011 and 2012 had a total figure of over 200. Serious injuries are those that require hospitalisation and killed is defined as those who were instantly killed or died in hospital within 30 days of the collision.
Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions	**2014:** 9	2004: 13 2005: 25 2006: 19 2007: 17 2008: 12 2009: 22 2010: 11 2011: 10 2012: 13 **2013**: 15	By 2010 a 50% reduction in children killed and seriously injured (KSI) casualties compared with the average for 1994-98		Whilst no formal target is identified, the clear aim is for there to be no-one killed or seriously injured on our roads. 2014 has had the lowest number of child KSI since the start of the plan period in 2010.
Sources of Data					

Feature	Baseline	Trends	Targets	Comparison	Comment
Local Crime*:** Local Authority areas - Recorded Crime for Key Offences 2008/09 to 2009/10 http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1210, Police Recorded Crime by Local Area, 2013/14 http://www.ons.gov.uk/ons/rel/crime-stats/crime-statistics/period-ending-march-2014/sty-police-recorded-crime.html ***National Crime*:** Local Authority areas - Recorded Crime for Key Offences 2008/09 to 2009/10 http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1210 ***Fear of Crime*:** Cheshire West and Chester Our Community Survey (2010) http://www.doriconline.org.uk/Resource.aspx?GroupID=6&ResourceID=1124, Cheshire West and Chester Our Community Survey (2010 and 2011) ***KSI data*:** Cheshire West and Chester Statistics supplied by Cheshire Constabulary. Disclaimer: The Council cannot be held responsible for the quality and accuracy of this data at this time. National Statistics - Reported Road Casualties in Great Britain Main Results 2011, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/357438/ras41003.Xls ***Domestic burglaries per 1000 households: Cheshire West & Chester Council Local Plan Annual Monitoring Report 2016. ***Violent crime per year per 1000 population in the LA area:*** Cheshire West & Chester Council Local Plan Annual Monitoring Report 2016. ***Total number of people killed or seriously injured (KSI) in road traffic collisions***: Cheshire West & Chester Council Local Plan Annual Monitoring Report 2016. ***Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions:*** Cheshire West & Chester Council Local Plan Annual Monitoring Report 2016.					

Economic Development

Feature	Baseline	Trends	Targets	Comparison	Comment
Land / Floorspace	Realistic Employment Land Supply (ha) April 2017: 324ha Realistic employment land supply by type and location (ha) April 2017*: Chester: 11ha Ellesmere Port: 155ha Northwich: 46ha Winsford: 62ha Rural: 55ha Total: 329ha	Employment Land Available Cheshire West and Chester 2010-2011: 431.27ha Employment Land Available Cheshire West and Chester 2011-2012: 425.69ha Employment Land Available Cheshire West and Chester (ha) 2013: 315.7ha April **2015**: 322.1ha Realistic Employment land supply by type and location (ha): Chester 13, Ellesmere Port 166, Northwich 48, Rural 30, Winsford 65 Realistic employment land supply April 2016: 324ha	2010-2030: at least 365ha employment land - on target		Council has maintained the level of land provision to meet the Part 1 requirements. The Annual Monitoring Report information from 2013-2017 bases provision on the Local Plan (Part One) and the retained polices from the predecessor Local Plans for Chester District, Ellesmere Port and Neston and Vale Royal. The employment policies in the Local Plan (Part Two) will update the employment allocations to meet the requirements of Local Plan (Part One).
	Employment completions 2016: 13.1ha 2017: 11.9ha Amount of employment floorspace (m^2) developed by type. **2017:** B1a: 642 B1b: 0 B1c: 840 B2: 5591 B8: 13701 Mixed B uses: 15418 Total: 36192	**April 2009** ($m^{2)}$ B1a: 8724.2 B1b: 0 B1c: 210 B2: 434 B8: 5648 Mixed B uses: 51718 Total: 66734.2 **April 2008** ($m^{2)}$ B1: 16335m2 B2: 2819m2 B8: 20430m2 Mixed use: 14054m2 Total: 53638m2 **2010-2011** ($m^{2)}$ B1a: 1,387.35	2010-2030: at least 365ha employment land - on target.	n/a	The number of annual new employment developments completed in the authority area has fluctuated substantially between 2008 and 2017. There has been a slight increase in employment developments between 2015 and 2017. 113ha of employment land have been developed in the first seven years of the Local Plan period.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Cumulative employment completions 2010-2017: 113ha	B1b: 0 B1c:1,377 B2:3,520.2 B8:3,734 Mixed B Uses: 252 Total: 10,270.55 **2011-2012** ($m^{2)}$ B1a: 3,871 B1b: 0 B1c: 0 B2: 4,222 B8: 1,988 Mixed B uses: 37,659 Total: 47,740 Employment land developed 2010 - 2013: 65ha Employment completions (ha): April 2015 Chester:0, Ellesmere Port 3.75Northwich 5.72, Rural 9.14, Winsford 2.03. Amount of gross floorspace (m^2) developed for employment land by type April 2015: B1a: 2765 B1b: 0 B1c: 4212 B2: 14506 B8: 12101 Mixed B uses: 870 Total: 32842 Loss of employment land 1st April 2015: 11ha			

Feature	Baseline	Trends	Targets	Comparison	Comment
		Cumulative employment completions 2010-2015: 88ha(880,000m^2)			
Retail & Town centres	Amount of gross floorspace (m^2) for town centre uses in town centres **2015/16** A1: 5,749 A2: 416 A3: 4,940 A4: 318 A5: 320 B1a: 0 D2: 918 Total: 12661	**2011-2012** A1: 56 A2: 81 A3:199 A4: 0 A5: 0 B1a: 30 D2: 0 Total: 366 **2012/13** A1: 4,670 A2: 0 A3: 246 A4: 0 A5: 103 B1a: 0 D2: 0 Total: 5,019 **2013/14** A1: 114 A2: 121 A3: 69 A4: 0 A5: 0 B1a: 0 D2: 0 Total: 304 **2014/15** A1: 11,732 A2: 163 A3: 1,277 A4: 2,456 A5: 255 B1a: 0 D2: 52 Total: 15,939	No targets in place for Cheshire West and Chester	N/a	The gross A1 completed floorspace in centres is 5,749sqm, however, the net figure results in a loss of A1 floorspace at -4,134sqm. This can be attributed to an increase of loss of A1 in the town centre to other uses and increase of out of centre retail development. There has been a number of A1 retail units which have changed use to A3 café or restaurant and this is particularly the case in Chester and Neston, which follows a national trend. There has been a notable change in completed retail applications compared with 2015. There has been a net loss of A1 retail within the town centres and a reduction in completed A4 drinking establishments. Although there is a net loss of completed A1 floorspace, there has been growth in gross A1 floorspace in the town centre. Many A1 units within the town centre have changed the use into A3 use class, which correlates with a sizeable increase in completed A3 floorspace net and gross in the town centre. This also indicates that very little A3 floorspace has been lost within the town centre. This is reflective of a national trend for cafes and restaurants, which

Feature	Baseline	Trends	Targets	Comparison	Comment
					can contribute to the vitality and viability of a centre. A2 use class has slightly increased along with the gross A5 and D2 floorspace. Although, net floorspace of A5 use class is only 50sqm and there is a net loss of D2 floorspace in the town centre. The net loss of D2 floorspace in centre can be attributed to the redevelopment at the local retail centre of The Parade in Blacon, which does contain some D2 floorspace, along with Wright House in Tarporley.
	Percentage vacancy rates on primary shopping streets **2015/16** Chester - Primary and secondary shopping streets: 11.4% Northwich Primary Shopping Area: 30.2% Winsford Town Centre: 19.8% Ellesmere Port Town Centre: 14.6% Frodsham Town Centre: 4.4%Neston Town Centre: 14.0%	**April 2009** Chester - Primary Shopping Streets: 12% Northwich Primary Shopping Area: 14.35% Winsford Town Centre: 15.23% Ellesmere Port Town Centre: Not available **2011** Chester - Primary Shopping Streets: 10.85% Northwich Primary Shopping Area: 17.02% Winsford Town Centre: 15.84% Ellesmere Port Town Centre: 14.37% **2012** Chester - Primary shopping streets: 12.5%	N/a	N/a	Three centres have improved their vacancy rate over the past year, Chester the sub-regional centre has reduced vacancy rates by 1.5 per cent to 11.4 per cent and Neston and Frodsham have reduced their vacancy rates by 1.6 per cent and 1.5 per cent respectively. Although Neston's vacancy rates has reduced, it is still higher than previous years. Frodsham has also reduced the vacancy rate compared to last year, the rate is still higher than in previous years. Although, higher than in previous years, Frodsham still has the lowest vacancy rates in the borough. Three centres have seen an increase in vacancy rates, with Winsford marginally increasing

Feature	Baseline	Trends	Targets	Comparison	Comment
		Northwich Primary Shopping Area: 17.8% Winsford Town Centre: 15.87% Ellesmere Port Town Centre: 18.44% **2013** Chester - Primary shopping streets: 13.2% Northwich Primary Shopping Area: 21.6% Winsford Town Centre: 19.0% Ellesmere Port Town Centre: 16.6% Frodsham Town Centre: 3.9% Neston Town Centre: 10.9% **2014** Chester - Primary shopping streets: 13.7% Northwich Primary Shopping Area: 19.4% Winsford Town Centre: 15.3% Ellesmere Port Town Centre: 14.4% Frodsham Town Centre: 3.8% Neston Town Centre: 10.3% **2014/2015**			by 0.4 per cent. Ellesmere Port vacancy rates has increased by 1.3 per cent compared with last year and Northwich has significantly increased by 9.95 per cent. Northwich is undergoing a period of change, with the retail led regeneration scheme of Barons Quay. During this period of change, the existing town centre has been impacted resulting in increased vacancy rates. However, The Cheshire Retail Study 2016 expects that the town centre will 'claw back' lost trade and potentially uplift the market once the scheme is complete. Ellesmere Port vacancy rate has increased from last year. However, the vacancy rate is comparable to previous years, with last year being particularly low.

Feature	Baseline	Trends	Targets	Comparison	Comment
		Chester - Primary shopping streets: 12.9% Northwich Primary Shopping Area: 20.2% Winsford Town Centre: 19.4% Ellesmere Port Town Centre: 13.3% Frodsham Town Centre: 5.9% Neston Town Centre: 15.6%			
Unemployment	Unemployment rate based on Job Seekers Allowance claimants **August 2017** 3,050 (1.5%) Unemployment rate **March 2017** **6,500 (4%)**	**June 2008** 3,449 (1.7%) **June 2009** 7,090 (3.4%) **June 2010** 6,173 (3.0%) **June 2011** 6,298 (3.0%) **June 2012** 7,426 (3.5%) **March 2013** 6,654 (3.2%) **Unemployment rate 2010:** 6.7% Unemployment rate **2014**: 5%	N/a	National and Regional Unemployment rate based on Job Seekers Allowance claimants **March 2013** Cheshire East: 5,883 2.5% North West: 4.4% Great Britain: 3.8% Unemployment rate average for North West - 7.1%, and Great Britain - 6.2% National and Regional Unemployment rate based on Job Seekers Allowance claimants **August 2017** North West: 2.5% Great Britain: 1.9% **March 2017**	Unemployment rates in in the authority area appear to have peaked in 2009, falling to the current level of 1.5% in August 2017. The Borough-wide unemployment rate is lower than both the regional and national average. Unemployment rate in the borough has decreased by more than 2% since 2010, and is below averages for the North West and Great Britain.

Feature	Baseline	Trends	Targets	Comparison	Comment
				Unemployment rate average for North West - 5.1% **March 2017** Unemployment rate average for Great Britain - 4.7%	
	Number and percentage of Job Seekers Allowance claimants claiming for more than 12 months May **2015** Aged 18-24: 50 (0.2%) Aged 25-49: 280 (0.3%)Aged 50-64: 160 (0.2%)	**June 2012** Aged 18-24: 0.9% Aged 25-49: 0.9% Aged 50-64: 0.5% **June 2011** Aged 18-24: 30, 0.1% Aged 25-49: 500, 0.5% Aged 50-64: 175, 0.3% **June 2010** Aged 18-24: 30, 0.1% Aged 25-49: 560, 0.5% Aged 50-64: 195, 0.3% **June 2009** Aged 18-24: 25, 0.1% Aged 25-49: 290, 0.3% Aged 50-64: 100, 0.2%	N/a	**March 2013** Cheshire East Aged 18-24: 280 1.0% Aged 25-49: 770, 0.6% Aged 50-64: 330, 0.4% North West: Aged 18-24: 1.4% Aged 25-49: 1.4% Aged 50-64: 0.8% Great Britain: Aged 18-24: 1.3% Aged 25-49: 1.2% Aged 50-64: 0.8%	The number and proportion of 18-24 year olds that have been claiming job seekers allowance for over 12 months has remained relatively stable over the past year, whilst the number of 25-49 and 50-64 year olds has decreased. However current levels for 25-49 and 50-64 year olds remain considerably higher than those seen in June 2009. The proportion of 18-24, 25-49 and 50-64 year old claimants compares favourably to the national and regional picture, but the proportion of >12 month 25-49 and 50-64 year old claimants in the authority area is higher than that in Cheshire East. The proportion of Job Seekers Allowance claimants has decreased in all age groups since 2012. Proportions have decreased back to those experienced in 2009, having peaked in 2012. Percentages are as a proportion of the resident population of the same age.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Unemployment rate based on **Claimant Count** **June 2017** Aged 16 to 24:1.8% Aged 25 - 49: 1.6% Aged 50 - 64: 1.1%	Unemployment rate based on **Claimant Count** **June 2013** Aged 16 to 24: 4.1% Aged 25 - 49: 3.0% Aged 50 - 64: 1.5% **June 2014** Aged 16 to 24: 2.4% Aged 25 - 49: 1.9% Aged 50 - 64: 1.1% **June 2015** Aged 16 to 24: 1.9%Aged 25 - 49: 1.4% Aged 50 - 64: 1.0% **June 2016** Aged 16 to 24:1.8%Aged 25 - 49: 1.5% Aged 50 - 64: 1.0%		**United Kingdom** **June 2013** Aged 16 to 24: 5.0% Aged 25 - 49: 3.7% Aged 50 - 64: 2.1% **June 2014** Aged 16 to 24: 3.3% Aged 25 - 49: 2.7% Aged 50 - 64: 1.7% **June 2015** Aged 16 to 24: 2.4% Aged 25 - 49: 2.0% Aged 50 - 64: 1.4% **June 2016** Aged 16 to 24:2.2% Aged 25 - 49: 1.9% Aged 50 - 64: 1.5% **June 2017** Aged 16 to 24: 2.3% Aged 25 - 49: 2.0% Aged 50 - 64: 1.7% **North West** **June 2013** Aged 16 to 24: 5.8% Aged 25 - 49: 4.4% Aged 50 - 64: 2.2% **June 2014** Aged 16 to 24: 3.8% Aged 25 - 49: 3.1% Aged 50 - 64: 1.7% **June 2015** Aged 16 to 24: 3.2% Aged 25 - 49: 2.5% Aged 50 - 64: 1.6% **June 2016** Aged 16 to 24: 3.0% Aged 25 - 49: 2.5% Aged 50 - 64: 1.6% **June 2017** Aged 16 to 24: 2.9% Aged 25 - 49: 2.7% Aged 50 - 64: 1.8%	The Job Seekers Allowance Benefit, along with ESA and a number of other benefits started to be absorbed by the Universal Credit (UC) payment. This started in Jan 2013 with the North West Region being one of the first areas to roll it out. This explains why the JSA rates have decreased significantly in this time, as JSA claimants were moved onto UC. It's important to note that the numbers and rates of those on these unemployment benefits have decreased in the last few years as well due to a recovering economy.

Feature	Baseline	Trends	Targets	Comparison	Comment
Employment	Percentage of economically active working age persons (16-64) in the local authority area **March 2017:** 73.5%	**December 2014** - 74%**January to December 2012:** 78.5% **January to December 2011:**77.2% **January to December 2010:**74.5% **January to December 2009** 72.6% **January to December 2008**75.0%	N/a	**January to December 2012** Cheshire East: 79.5% North West: 75.4% Great Britain:76.9% **2014:** North West - 69.2% Great Britain 72.4% **March 2017** North West: 71.8% Great Britain: 74.2%	**Using Ecomically Active; In Employment information to measure this topic from 2017.** The percentage of working age persons who are economically active has seen a decline since December 2012. The percentage of borough residents in employment is above the averages for the North West but below average for Great Britain. Although the percentage has decreased relative to that experienced in 2011 and 2012, it remains comparable to figures between 2008-2010.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Employee Jobs by Industry **2016** Mining and Quarrying: 0.1%Manufacturing: 9.0% Electricity, Gas Steam and Air Conditioning Supply: 0.1% Water Supply, Sewerage, Waste Management and Remedial Activities: 0.7% Construction: 3.6% Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles: 16.8% Transportation and Storage: 5.4% Accommodation and Food Service Activities: 8.4% Information and Communication: 2.1% Financial and Insurance Activities: 6.0% Real Estate Activities: 1.8%Professional, Scientific and Technical Activities: 10.8%Administration and Supportive Service Activities: 7.2% Public Administration and Defence, Compulsory Social Security: 3.6% Education: 9.0% Human Health and Social Works Activities: 11.4% Arts, Entertainment and Recreation: 2.7% Other Service Activities: 1.3%	Employment by Broad Industrial Group **2009** Agriculture, Forestry & Fishing: 0.1% Mining, Quarrying & Utilities: 0.7%Manufacturing: 10%Construction: 4.6% Motor Trades: 2.4%Wholesale: 2.7% Retail: 12.8% Transport & Storage (inc Postal): 3.1%Accommodation & Food Services: 7.9%Information & Communication: 2.3%Finance & Insurance: 8.2% Property: 1.7%Professional, Scientific & Technical: 7.2% Business Administration and Support Services: 6.7% Education: 8.9% Health: 10.9% Public Admin: 5% Other: 4.8% **2012** Primary Services (Agriculture & Mining)= 0.2% Energy and Water = 0.6%	N/a	North West March 2016 Agriculture, Forestry & Fishing: 0.6% Mining, Quarrying & Utilities: 0.1% Manufacturing: 9.6%Construction: 6.5% Wholesale and retail: 14.9%Transport & Storage (inc Postal): 4.7% Accommodation & Food Services: 7.1% Information & Communication: 2.6% Finance & Insurance: 2.8%Property: 1.4% Professional, Scientific & Technical: 8.2% Business Administration and Support Services: 8.2%Education: 8.5% Health: 14.2% Other: 2.8% **North West 2016**: Mining and Quarrying: 0.0%Manufacturing: 9.9% Electricity, Gas Steam and Air Conditioning Supply: 0.4%Water Supply, Sewerage, Waste Management and Remedial Activities: 0.9%Construction: 4.0%	Employment data shows that there are noticeably more people employed in Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcyles; Accommodation and Food Service Activities; Financial and Insurance Activities and Professional, Scientific and Technical Activities in the Borough when compared to the north west average. Noticeably less people are employed in Human health and Social Works Activities and Public Administration and Defence, Compulsory Social Security when compared to the north west picture. The local authority data does not include farm data in the agriculture, forestry and fishing grouping. Historically farm related employment has been important in the local authority area.

Feature	Baseline	Trends	Targets	Comparison	Comment
		Manufacturing= 9.1%Construction= 4.1%Wholesale and Retail= 17.8% Transport Storage= 4.2%Accommodation and Food Services= 8.5%Information and Communication= 2.3%Financial and Other Business Services= 24.6% Public Admin, Education and Health= 25% Other Services= 3.7% 2013 Primary Services (Agriculture and Mining)= 0.2% Energy and Water = 0.7% Manufacturing= 9.3%Construction= 3.8%Wholesale and Retail= 17.8% Transport Storage= 4.1%Accommodation and Food Services= 7.9%Information and Communication= 2.0%Financial and Other Business Services= 24.1% Public Admin, Education and Health= 24.7% Other Services= 5.3%		Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles: 15.3%Transportation and Storage: 5.5% Accommodation and Food Service Activities: 7.9%Information and Communication: 2.7% Financial and Insurance Activities: 3.0% Real Estate Activities: 1.6%Professional, Scientific and Technical Activities: 8.5%Administration and Supportive Service Activities: 8.5% Public Administration and Defence, Compulsory Social Security: 4.4% Education: 9.0% Human Health and Social Works Activities: 14.4% Arts, Entertainment and Recreation: 2.3% Other Service Activities: 1.5% **Great Britain 2016**: Mining and Quarrying: 0.2% Manufacturing: 8.1% Electricity, Gas Steam and Air Conditioning Supply: 0.4%Water Supply, Sewerage, Waste	

Feature	Baseline	Trends	Targets	Comparison	Comment
				Management and Remedial Activities: 0.7%Construction: 4.6% Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles: 15.3%Transportation and Storage: 4.9% Accommodation and Food Service Activities: 7.5%Information and Communication: 4.2% Financial and Insurance Activities: 3.6% Real Estate Activities: 1.6%Professional, Scientific and Technical Activities: 8.6%Administration and Supportive Service Activities: 9.0% Public Administration and Defence, Compulsory Social Security: 4.3% Education: 8.9% Human Health and Social Works Activities: 13.3% Arts, Entertainment and Recreation: 2.5% Other Service Activities: 2.1%	
	Homeworking Cheshire West and Chester 2011: 5.3% **No more recent data**		N/a	41% of all businesses nationally are homebased	Information taken from the Draft Employment Land Review and DTI Annual Small Business Survey (2006)

Feature	Baseline	Trends	Targets	Comparison	Comment
Enterprise	Births of new enterprises in Cheshire West and Chester **2015**:1,810	**2014**: 1,715 **2013:** 1,800 **2012:** 1,425 **2011:** 1,350 **2010:** 1,160 **2009:** 1,180 **2008:** 1,375 **2007:** 1,650 **2006:** 1,430	N/a	Cheshire East **2014**: 2,410 **2011**:1,855 **2010**:1,735 **2009:** 1,675 **2008:**1,960 **2007:**2,070 **2006:** 1,960	The number of new enterprises created in the local authority area has shown an increase since 2013. A similar trend can be seen in the neighbouring Cheshire East authority area since 2014. New enterprise births can provide an indication of the health of the local business market.
	Deaths of enterprises in Cheshire West and Chester **2015**: 1,255	**2013**:1.235 **2012:** 1,305 **2011:** 1,185 **2010:** 1,210 **2009:** 1,470 **2008:** 1,075 **2007:** 1,175 **2006:** 935	N/a	Cheshire East **2015**: 1,710 **2011:** 1,765 **2010:** 1,775 **2009:** 2,055 **2008:**1,600 **2007:**1,640 **2006:** 1,355	This indicator shows that there was a sharp rise in the number of businesses which closed or ceased to exist between 2009 and 2008, with losses relatively stable in 2008 and 2007, but a lower number of losses being seen in 2006. From 2009 there seems to be greater stability as far as losses in the market are concerned.
Skills	% of working age population with no qualifications **January to December 2016**: 9.4%	**January to December 2014**: 10.8% **January - December 2012:** 7.3% **January to December 2011:**8.6% **January to December 2010:** 7.7%**January to December 2009:** 12.3% **January to December 2008:** 13.9%	N/a	**January to December 2012** Cheshire East: 8.2% North West: 11.1% Great Britain: 9.7% January to December 2016 North West: 9.5 Great Britain: 8.0	The area is below the north west average. Trends show however that the proportion of people with no qualifications in the Borough is dropping, with a big drop between 2009 and 2010.The figure increased by over 3% between 2012 and 2014 and a decrease between 2014 and 2016. It still remains lower that the percentage experienced in 2008 and 2009.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Working population qualified to NVQ level 2 and above **January to December 2016**: 77.9%	**January to December 2014**: 76.1% **January to December 2012**: 76.2% **January to December 2011:**72.7% **January to December 2010:**73.2% **January to December 2009:** 66.1% **January to December 2008:** 65.8%	N/a	**January to December 2012** Cheshire East: 745.5% North West: 69.9% Great Britain: 71.8% **January to December 2015** Cheshire East: 75.1% North West: 72.0% Great Britain: 73.6% **January to December 2016** North West: 73.0% Great Britain: 74.3	Trends show that proportion of people with NVQ2 qualification and above in the Borough is increasing, and is now above averages in North West and Great Britain.
	% working population with NVQ level 4 and above in Cheshire West and Chester **January to December 2016:** 39.7%	**January to December 2015**: 39.8% **January to December 2012:** 31.8% **January to December 2011:**33.5% **January to December 2010:**35.2% **January to December 2009:** 31.7% **January to December 2008:** 31.8%	N/a	**January to December 2012** Cheshire East: 39.5% North West: 30.3% Great Britain:34.4% Cheshire East: 38.5% North West: 32.6% Great Britain: 37.1% **January to December 2016**:North West: 34.0% Great Britain: 38.2%	The area is above the north west averages. Trends show that the proportion of people with and NVQ4 qualification and above in the Borough increased quite noticeably between 2009 and 2010. Trends show that proportion of people with NVQ level 4 qualification and above in the Borough is increasing, and is now above averages in the North West and Great Britain.
Output	Gross Value Added (manufacturing output and expenditure 2001) Gross Value Added (£million) **2015** = 8,966	Gross Value Added (£million) 2010 = 8,053 2011 = 7,880 2012 = 8,175 2013 = 8,181 2014 = 8,575	N/a	Cheshire: The most important contributor is manufacturing from chemical products (41% GVA). Other significant figures were for	The trend shows a steady increase in Gross Value Added.

Feature	Baseline	Trends	Targets	Comparison	Comment
				coke/petroleum and nuclear fuels.	
Travel to work patterns	Percentage of residents who commute outside of Cheshire West and Chester 2011: 31.56% **No more recent data**	Percentage and number of residents who commute outside of Cheshire West and Chester 2001: 52,528 (34.3%)	N/a	N/a	In 2011, 65.3% of the borough's workers live within the borough and the remaining were from Flintshire (9.6%), Wirral (5.29), Cheshire East (4.1%), Wrexham (2.7%) and Warrington (1.5%). In 2011, the majority of the borough's residents work within the borough (68.4%), while others work in Cheshire East (5.8%), Warrington (4.5%), Manchester (3.2%), Wirral (2.8%), Wrexham (2.7%), Flintshire (2.6%), Liverpool (2.5%) and Halton (2.3%).
	Distance travelled to work by residents in Cheshire West and Chester **2011** Works mainly at or from home: 9.2% Less than 2km: 18.76% 2km-<5km: 18.7% 5km-<10km: 15.62% 10km-<20km: 17.65% 20km-<30km; 7.9% 30km-<40km: 3.41% 40km-<60km: 2.44% 60km and over: 2.5% No fixed place of work: 3.34% Working outside the UK: 0.3% Working at offshore installation: 0.08% **No more recent data**	**2001** Works mainly at or from home: 9.2% Less than 2km: 18.76% 2km-<5km: 18.7% 5km-<10km: 15.62% 10km-<20km: 17.65% 20km-<30km; 7.9% 30km-<40km: 3.41% 40km-<60km: 2.44% 60km and over: 2.5% No fixed place of work: 3.34% Working outside the UK: 0.3% Working at offshore installation: 0.08%	N/a	North West **2001** Works mainly at or from home: 8.36% Less than 2km: 21.16% 2km-<5km: 22.57% 5km-<10km: 19.50% 10km-<20km: 14.34% 20km-<30km; 4.62% 30km-<40km: 1.91% 40km-<60km: 1.54% 60km and over: 2.12% No fixed place of work: 3.53% Working outside the UK: 0.23% Working at offshore installation: 0.06% **2011**	The findings of the 2001 Census reveal that long distance commuting by employees in Cheshire West and Chester is broadly higher than the regional average, whilst a slightly higher percentage also work from home. Short distance work-related trips appear to be less common in the authority area than in the region as a whole according to the Census data.

Feature	Baseline	Trends	Targets	Comparison	Comment
				Works mainly at or from home: 9.0% Less than 2km: 18.1% 2km-<5km: 20.9% 5km-<10km: 18.8% 10km-<20km: 14.5% 20km-<30km: 5.0% 30km-<40km: 2.2% 40km-<60km: 1.7% 60km and over: 2.6%Other: 7.3%	
	Percentage of people working in Cheshire West and Chester that commute into the Authority area. **2011** 34.69% **No more recent data**	Percentage and number of people working in Cheshire West and Chester that commute into the Authority area. **2001** 50,341 (33.4%)	N/a	N/a	According to the 2001 Census Cheshire West & Chester is a major attractor of journeys to work from Merseyside with over 13,375 trips. The vast majority of these trips are from the Wirral, which accounts for over 10,000 trips to Cheshire West & Chester alone. Links between Merseyside (and particularly the Wirral) are therefore very important. 15% of all inward trips originated in Cheshire East, with 22% coming from Flintshire. There was a net gain of over 4,000 people travelling into the authority area from both Flintshire and the Wirral. The percentage has remained relatively constant over the 10 year period from 2001 to 2011, increasing by just over 1%.

Source of Data:
GVA Output - ONS NUTS3 data
Travel to Work Patterns - Neighbourhood Statistics, 2001 Census. Office for National Statistics licensed under the Open Government Licence v.1.0. Cheshire West and Chester Integrated Transport Study: Summary of Baseline Report 2009, ONS Neighbourhood Statistics, 2011 Census.
Land /Floorspace:: The Employment Land Study Update (3013), HELAA 2017 and Land Allocations Background paper 2017.
Retail & Town centres: Cheshire West and Chester Local Plan Annual Monitoring Report 2016.
Employment (Working age persons (16-64) in the local authority area) in Employment: Official Labour Market Statistics (Nomisweb).

Feature	Baseline	Trends	Targets	Comparison	Comment
Unemployment: Nomis ***Skills***: Official Labour Market Statistics (Nomisweb). ***Enterprise Births***: http://inside.cheshirewestandchester.gov.uk/find_out_more/datasets_and_statistics/statistics/working_well. ***Enterprise Deaths***: ONS Business Demography - 2015 Enterprise Births, Deaths and Survivals. ***Unemployment rate based on Claimant Count***: Cheshire West and CVhester Council Economic Research office - using various source data.					

F Quality assurance checklist

The Quality Assurance checklist below has been used to ensure that the requirements of the SEA Directive have been met and fully integrated into the SA process covered in this document. The Quality Assurance checklist covers both the technical and procedural steps of the SA process and will be updated as the different stages are reached.

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
Objectives and Context	
The plan's purpose and objectives are made clear	CH1 and CH5 Publication SA report.
Sustainability issues, including international and EC objectives, are considered in developing objectives and target	CH2, CH3 and appendix D Publication SA report.
SA objectives are clearly set out and linked to indicators and targets where appropriate	CH3, thematic chapters (CH7 to 17) and Appendix G Publication SA report.
Links with other related plans, programmes and policies are identified and explained	CH2, thematic chapters (CH7 to CH17) and Appendix D Publication SA report.
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described	CH3 and CH5 Publication SA report.
Appraisal	
Environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA report	Yes, on Screening Opinion, Scoping Report and Local Plan (Part Two) Issues and Options; Preferred Policy Direction consultation reports; Local Plan (Part Two) Preferred Approach consultation which included the Interim Sustainability Report. Consultation on the Local Plan (Part Two) Publication Draft will include the SA report and will be sent to environmental consultation bodies.
The appraisal focuses on significant issues	CH6 and thematic chapters (CH7 to CH17) Publication SA report.
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit	CH4 Publication SA report.

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
Reasons are given for eliminating issues from further consideration	CH4 and CH6 Publication SA report.
Alternatives	
Realistic alternatives are considered for key issues, and the reasons for choosing- them are documented	CH19, Appendix A and C of the Interim SA report. Approach explained in CH4 of Publication SA report.
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant	CH4 and thematic chapters (CH7 to CH17) of Publication SA report.
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared	CH19 and Appendix A and C of the Interim SA report. Approach explained in CH4 of Publication SA report. Appraisals of alternative sites provided in Appendix C.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained	CH19 and Appendix A and C of the Interim SA report. Approach explained in CH4 of Publication SA report.
Reasons are given for selection and elimination of alternatives	CH19 and Appendix A and C of the Interim SA report. Approach explained in CH4 of Publication SA report.
Baseline Information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described	SA Scoping Report Update, CH2, thematic chapters (CH7 to CH17) and Appendix E of the Publication SA report.
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable	SA Scoping Report Update, CH2, thematic chapters (CH7 to CH17) and Appendix E of the Publication SA report.
Difficulties such as deficiencies in information or methods are explained	CH4 Publication SA report.
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human	CH 6, thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report.

Quality assurance checklist

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and landscape) as relevant	
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed	Thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report.
Likely secondary, cumulative and synergistic effects are identified where practicable	Thematic chapters (CH7 to CH17) Publication SA report.
Inter-relationships between effects are considered where practicable	Thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report.
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations and thresholds	Thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report.
Methods used to evaluate the effects are described	CH4 Publication SA report.
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated	Thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report.
Issues to be taken into account in development consents are identified	Thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report.
The SA report	
Is clear and concise in its layout and presentation	Yes.
Uses simple, clear language and avoids or explains technical terms	Yes.
Uses maps and other illustrations where appropriate	Yes.
Explains the methodology used	CH4 Publication SA report.
Explains who was consulted and what methods of consultation were used	As part of overall Local Plan consultation. Outcomes will be set out in a consultation report.

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
Identifies sources of information, including expert judgement and matters of opinion	SA Scoping Report Update. Thematic chapters (CH7 to CH17), Appendix A, B, D and E Publication SA report.
Contains a non-technical summary	Yes.
Consultation	
The SA is consulted on as an integral part of the plan-making process	As part of overall Local Plan consultation.
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA report	As part of overall Local Plan consultation. Outcomes will be set out in a consultation report. Additional consultation undertaken on SA scoping report, in order to involve consultation bodies at an early stage in the process.
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan	CH4, thematic chapters (CH7 to CH17) and CH19 Publication SA report. Outcomes of the consultation process will be set out in a consultation report.
An explanation has been given of how they have been taken into account	CH4, thematic chapters (CH7 to CH17) and CH19 Publication SA report. Outcomes will be set out in a consultation report.
Reasons are given for choices in the adopted plan, in the light of other reasonable alternatives considered	CH19 Interim SA report. CH4 and Appendix B, Appendix C of Publication SA report.
Monitoring measures	
Measures are proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA	Thematic chapters (CH7 to CH17), CH19 and Appendix G of the Publication SA report.
Monitoring is used, where appropriate, during the implementation of the plan to make good deficiencies in baseline information in the SA	As part of overall monitoring and implementation framework for the Local Plan, including the Annual Monitoring Report.

Quality assurance checklist

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect)	As part of overall monitoring and implementation framework for the Local Plan, including the Annual Monitoring Report.
Proposals are made for action in response to significant adverse effects	As part of overall monitoring and implementation framework for the Local Plan, including the Annual Monitoring Report.

G Monitoring framework

The monitoring framework is based on indicators identified in the SA of the Local Plan (Part One) and indicators identified in the SA scoping report for the Local Plan (Part Two). There was a significant level of overlap between the indicators, with many covering the same things but potentially with different wording. These two sets of indicators have been reviewed and the most relevant and useful indicator chosen. Wording has been updated if necessary to make the indicator as clear as possible and to ensure that it can be monitored and linked to the AMR. This has been an iterative process, which has developed as knowledge about indicators and methods of monitoring have increased.

The latest Annual Monitoring Report (AMR) has been updated to integrate the final agreed SA indicators shown in the table below within the monitoring framework. The SA significant effect indicators have been included in the AMR in a table under each indicator where relevant. Where significant effects are identified these are shown throughout the AMR. This will enable the Council to monitor the performance of the policies of the plan in relation to the identified significant effects and to prevent duplication.

The table below shows how the indicators have been developed. The monitoring framework for the Local Plan (Part Two) will incorporate the the final agreed indicators shown in the table.

Table G.1 Monitoring framework

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
Climate change		Total CO_2 emissions.	1. Total CO_2 emissions.	SE1 - Carbon emissions from transport.	Wording amended in response to data available.
		CO_2 emissions per capita arising from domestic, transport and industry and commerce.	2. CO_2 emissions per capita arising from domestic, transport and industry and commerce.	SE2 - CO_2 emissions per capita arising from domestic, transport and industry and commerce.	Indicator from SA scoping report used.
		Relevant planning applications determined in accordance	3. Number and percentage of relevant planning applications determined	SE3 - Number and percentage of relevant planning applications determined contrary to Environment Agency	Based on indicator from SA scoping report. Amended to remove

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
		with policy and / or those granted contrary to Environment Agency advice.	contrary to Environment Agency advice on flood risk grounds.	advice on flood risk and water quality grounds.	reference to applications determined in accordance with policy as this cannot currently be monitored. Added detail to specifically refer to flood risk.
		Proportion of applications granted by flood risk area.			Remove as not a useful indicator as the acceptability of applications in flood risk areas depends on the nature of the proposal and mitigation measures. So applications could be approved within high flood risk areas, but still be acceptable as they do not increase risk – e.g. application for signage.
		Annual average domestic consumption of electricity (Kilowatt hours).	4. Annual average domestic consumption of electricity (Kilowatt hours).	SE4 - Annual average domestic consumption of gas (Kilowatt hours).	Indicator from SA scoping report used.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
		Annual average domestic consumption of gas (Kilowatt hours).	5. Annual average domestic consumption of gas (Kilowatt hours).	SE5 - Annual average domestic consumption of gas (Kilowatt hours).	Indicator from SA scoping report used.
		Housing energy efficiency (SAP rating).	6. Housing energy efficiency (SAP rating).	SE6 - Housing energy efficiency (SAP rating).	Indicator from SA scoping report used.
		Amount of renewable energy generation by installed capacity.	7. Installed capacity from renewable energy sources.	SE7 - Installed capacity from renewable energy sources.	Indicator from SA scoping report used, but wording amended to be the same as that used within the AMR.
	Mode of transport used by residents to travel to work.		8. Mode of transport used by residents to travel to work.	SE8 - Mode of transport used by residents to travel to work.	Indicator from Local Plan (Part One) SA used.
Biodiversity, flora and fauna		The percentage area of land designated as sites of Special Scientific Interest (SSSI) within the local authority area in favourable condition.	9. The percentage area of land designated as sites of Special Scientific Interest (SSSI) within the local authority area in favourable condition.	SE9 - The percentage area of land designated as sites of Special Scientific Interest (SSSI) within the local authority area in favourable condition.	Indicator from SA scoping report used.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
		Number and total area of new statutory and non-statutory nature conservation sites.	10. Number and total area of new statutory and non-statutory nature conservation sites.	SE10 - Number and total area of new statutory and non-statutory nature conservation sites.	Indicator from SA scoping report used.
		Number and total area of internationally and nationally designated nature conservation sites.	11. Number and total area of internationally and nationally designated nature conservation sites.	SE11 - Number and total area of internationally and nationally designated nature conservation sites.	Indicator from SA scoping report used.
		Tree planting in rural and urban areas.			Removed as not possible to monitor number of level of tree planting.
	Total amount of Open Space per 1,000 resident population (ha).		12. Total amount of Open Space per 1,000 resident population (ha).	SE12 - Total amount of Open Space per 1,000 resident population (ha).	Indicator from Local Plan (Part One) SA used.
	Area of woodland created in the borough (ha).				Removed as area of woodland created is not possible to monitor for the whole borough.
	Change in areas of biodiversity importance.				Covered by indicators 9,10 and 11.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
Water		Relevant planning applications determined in accordance with policy and / or those granted contrary to Environmental Agency advice.	3. Number and percentage of relevant planning applications determined contrary to Environment Agency advice on flood risk grounds.	SE3 - Number and percentage of relevant planning applications determined contrary to Environment Agency advice on flood risk and water quality grounds.	Based on indicator from SA scoping report. Amended to remove reference to applications determined in accordance with policy as this cannot currently be monitored. Added detail to specifically refer to flood risk.
		Proportion of applications granted by flood risk area.			Remove as not a useful indicator as the acceptability of applications in flood risk areas depends on the nature of the proposal and mitigation measures. So applications could be approved within high flood risk areas, but still be acceptable as they do not increase risk – e.g. application for signage.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
		Flood Risk areas within Cheshire West and Chester.	13. Change in extent of flood risk areas.	SE13 - Change in extent of flood risk areas	Based on indicator for SA scoping report. Amended to refer to change in extent as this could indicate the implications of climate change.
		Number of planning applications granted contrary to the advice of the Environment Agency on water quality grounds.	14. Number and percentage of relevant planning applications determined contrary to Environment Agency advice on water quality grounds.	SE14 - Number and percentage of relevant planning applications determined contrary to Environment Agency advice on water quality grounds	Based on the indicator from the SA scoping report. Wording amended slightly to refer to number and percentage of applications.
		Water quality / ecological status of rivers.	15. Water quality / ecological status of rivers.	SE15 - Water quality / ecological status of rivers.	Indicator from SA scoping report used.
	Number of SUDs approved by the SUDs Approval Body (SAB).		16. Number of SUDs approved by the SUDs Approval Body (SAB).	SE16 - Percentage of relevant development incorporating SuDS	Wording amended in response to data available.
		Annual average background nitrogen dioxide concentration in AQMAs (ug/^{m3}).	17. Annual average background nitrogen dioxide concentration in AQMAs (ug/^{m3}).	SE17 - Annual average nitrogen dioxide concentration in AQMAs (ug/^{m3}).	Wording amended in response to data available.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	Air Quality Management Areas (number, extent and progress).	Number of Air Quality Management Areas (AQMAs).	18. Number and extent of Air Quality Management Areas.	SE18 - Number and extent of Air Quality Management Areas.	Indicator from SA scoping report used, but amended to refer to extent as well as number as this will help to show whether the areas experiencing air quality issues have increased.
		Number of tonnes of NOx emitted annually from road transport.	19. Number of tonnes of NOx emitted annually from road transport.	SE19 - Number of tonnes of NOx emitted annually from road transport.	Indicator from SA scoping report used.
		Number of tonnes of PM10 emitted annually from road transport.	20. Number of tonnes of PM10 emitted annually from road transport.	SE20 - Number of tonnes of PM10 emitted annually from road transport	Indicator from SA scoping report used.
Land and resources		Production of primary won aggregates.	21. Supply of primary land-won aggregate sand and gravel.	SE21 - Supply of primary land-won aggregate sand and gravel	Indicator from SA scoping report used, but wording amended slightly to refer to supply rather than production and to use same description of aggregates as indicator 22.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	Sales of primary land-won aggregate sand and gravel.		22. Sales of primary land-won aggregate sand and gravel.	SE22 - Sales of primary land-won aggregate sand and gravel	Indicator from Local Plan (Part One) SA used.
	Sales of secondary and recycled aggregate.	Production of Secondary and Recycled Aggregates.	23. Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources	SE23 - Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources (sales of secondary and recycled aggregate).	Wording amended in response to data available.
		Area of Best and Most Versatile Agricultural Land.	24. Area of Best and Most Versatile Agricultural Land.	SE24 - Amount of Best and Most Versatile Agricultural Land.	Indicator from SA scoping report used.
		Percentage of new and converted dwellings built on previously developed land.	25. Percentage of new and converted dwellings built on previously developed land.	SE25 - Percentage of new and converted dwellings built on previously developed land.	Indicator from SA scoping report used.
		Percentage of employment floorspace completed on previously developed land.	26. Percentage of employment development completed on previously developed land.	SE26 - Percentage of employment development completed on previously developed land in a sustainable location (ha).	Wording amended in response to data available.
	Loss of greenfield land to development (both Green Belt land and				Removed as use of greenfield land is covered by indicators 25 and 26 in terms

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	open countryside).				of percentage greenfield. Use of Green Belt land is not a good indicator as any loss of Green Belt land would need to be exceptional circumstances or rural exceptions for affordable housing.
Waste		Municipal solid waste arisings.	27. Municipal solid waste arisings.	SE27 - Local Authority collected waste.	Wording amended in response to data available.
		Kilogrammes of household waste collected per head.	28. Kilogrammes of household waste collected per head.	SE28 - Kilogrammes of household waste collected per head.	Indicator from SA scoping report used.
		Total amount of commercial and industrial waste.	29. Total amount of commercial and industrial waste.	SE29 - Total amount of commercial and industrial waste.	Indicator from SA scoping report used.
		% of municipal solid waste landfilled.	30. Percent of municipal solid waste landfilled.	SE30 - Percentage of local authority collected waste landfilled.	Wording amended in response to data available.
		% of Commercial and industrial waste landfilled / land recovered.	31. Amount of commercial and industrial waste landfilled in the borough.	SE31 - Amount of commercial and industrial waste sent for energy recovery/landfill/treatment (estimated).	Wording amended in response to data available.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
		% of municipal solid waste recycled and composted.	32. Percentage of municipal solid waste recycled and composted.	SE32 - Percentage of local authority waste recycled and composted.	Wording amended in response to data available.
		% of municipal solid waste sent for energy recovery.	33. Percentage of municipal solid waste sent for energy recovery.	SE33 - Percentage of local authority waste sent for energy recovery.	Wording amended in response to data available.
		% of commercial and industrial waste recycled.			Removed as not possible to monitor. Partly covered by indicator 23 with regard to recycling of building material waste as aggregates.
	Capacity and change in stock of new waste management facilities.		34. Capacity and change in stock of new waste management facilities.	SE34 - Capacity of waste management facilities in CWaC (existing facilities).	Wording amended in response to data available.
	Amount of municipal waste arisings and management by facility type.				Removed as covered by indicators 27, 30, 32 and 33.
	Waste imports and exports.		35. Waste imports and exports.	SE35 - Waste imports to CWaC and exports from CWaC.	Wording amended in response to data available.
Cultural heritage and landscape		Number of listings on the Heritage at Risk Register.	36. Number of heritage assets (listed buildings, scheduled	SE36 - Number of heritage assets (listed buildings, scheduled monuments, conservation areas)	Indicator from SA scoping report used, but wording

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
			monuments, conservation areas) identified on the Heritage at Risk register.	identified 'at risk' on the Heritage at Risk register.	amended slightly to improve clarity.
		Number of built heritage features (conservation areas, listed buildings and scheduled monuments).	37. Number of heritage assets (listed buildings, scheduled monuments, conservation areas).	SE37 - Total number of heritage assets (listed buildings, scheduled monuments, conservation areas).	Indicator from SA scoping report used, but wording amended slightly to match indicator 36.
	Condition of RIGS.	Number and area of RIGS.	38. Number, area and condition of RIGS.	SE38 - Number and area of RIGS.	Indicators from Local Plan (Part One) SA and SA scoping report combined.
		Total amount of open space (ha) per 1,000 persons.	12. Total amount of Open Space per 1,000 resident population (ha).	SE12 - Total amount of Open Space per 1,000 resident population (ha).	Indicator from SA scoping report used, but wording amended slightly.
	Amount of designated Local Green Space (ha).		39. Number of designated Local Green Space sites within made Neighbourhood Plans.	SE39 - Number of designated Local Green Space sites within made Neighbourhood Plans.	Indicator from Local Plan (Part One) used, but amended slightly to refer to number of sites rather than area as this is easier to monitor and to specifically refer to Neighbourhood Plans.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	Number of Green Flag awarded open spaces.		40. Number of Green Flag awarded open spaces.	SE40 - Number of Green Flag awarded open spaces.	Indicator from Local Plan (Part One) used.
	Area of woodland created in the borough (ha).				Removed as not possible to monitor for the borough.
Population and human health		Index of multiple deprivation within Cheshire West and Chester.			Removed as covered by indicator 41.
		Reduction in the numbers of LSOA's in the bottom 20%.	41. Number of LSOAs in the bottom 20 percent of the indicators of multiple deprivation.	SE41 - Number of LSOAs in the bottom 20 percent of the indicators of multiple deprivation.	Indicator from SA scoping report used.
		Households in fuel poverty.	42. Number of households in fuel poverty.	SE42 - Number of households in fuel poverty.	Indicator from SA scoping report used, with wording amended slightly to improve clarity.
	Air Quality Management Areas.				Covered by indicators 17 and 18.
	Total amount of Open Space per 1,000 resident population (ha).				Covered by indicator 12.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	Amount of designated Local Green Space (ha).				Covered by indicator 39.
	Number of Green Flag awarded Open Spaces.				Covered by indicator 40.
	Household composition and size.		43. Household composition and size.	SE43 - Household composition and size.	Indicator from Local Plan (Part One) used.
	Provision of new health facilities.		44. Number and type of new health facilities.	SE44 - Number and type of new health facilities.	Indicator from Local Plan (Part One) used, but wording amended slightly for clarity.
	Number of deprived areas in the worst 5 percent nationally.				Covered by indicator 41.
	Proportion of the resident population economically active.		45. Number of borough residents in employment.	SE45 - Number of borough residents in employment.	Based on indicator from Local Plan (Part One), but amended to match with indicator in AMR. Also relates to indicator 63.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
Housing	Number of affordable units completed each year.	Number of gross affordable housing completions.	46. Number of gross affordable housing completions by type and size.	SE46 - Number of affordable housing completions in monitoring year.	Wording amended in response to data available.
		Number of Extra Care schemes approved.	47. Number of extra care schemes approved and number of older persons dwellings provided.	SE47 - Number of extra care schemes approved and number of older persons dwellings provided.	Indicator from SA scoping report used and more detail added.
		Number of vacant and unfit dwellings.	48. Number of vacant dwellings and unfit dwellings.	SE48 - Number of vacant dwellings and unfit dwellings.	Indicator from SA scoping report used.
		Number of gross new dwellings completed on previously developed land.			Replace with indicator 25.
		Net additional gypsy and traveller pitches delivered.	49. Provision of sites/pitches for Gypsies and Travellers and Travelling Showpersons accommodation.	SE49 - Provision of sites/pitches for Gypsies and Travellers and Travelling Showpersons accommodation.	Indicator from SA scoping report used, but wording amended to reflect indicator in AMR.
	Number of new homes completed each year (net and gross).		50. Number of net dwelling completions each year.	SE50 - Number of net dwelling completions each year.	Indicator from SA scoping report used, but wording amended to reflect indicator in AMR.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	Number of housing completions by type, including number of bedrooms.		51. Number of housing completions (gross) by type, including number of bedrooms.	SE51 - Provision of mix of housing as part of developments.	Wording amended in response to data available.
Community safety		Domestic burglaries per 1000 households.	52. Domestic burglaries per 1000 households.	SE52 - Domestic burglaries.	Wording amended in response to data available.
		Violent crime per year per 1000 population in the LA area.	53. Violent crime per year per 1000 population in the LA area.	SE53 - Violent crime per year in the LA area.	Wording amended in response to data available.
		Fear of crime (Community Survey).	54. Fear of crime (Community Survey).	SE54 - Fear of crime (Community Survey).	Indicator from SA scoping report used.
		Total number of people killed or seriously injured (KSI) in road traffic collisions.	55. Total number of people killed or seriously injured (KSI) in road traffic collisions.	SE55 - Total number of people killed or seriously injured (KSI) in road traffic collisions.	Indicator from SA scoping report used.
		Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions.	56. Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions.	SE56 - Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions.	Indicator from SA scoping report used.
	Number of new homes completed each year (net and gross).				Replace with indicator 50.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	Number of housing completions by type, including number of bedrooms.				Replace with indicator 51.
	Number of affordable units completed each year.				Replace with indicator 46.
	Number of additional gypsy and traveller pitches provided.				Replace with indicator 49.
Economic development		Amount of employment land developed by type.	57. Amount of employment land developed by type and location.	SE57 - Amount of employment land developed by type and location 2010-30.	Wording amended in response to data available.
		Employment land supply.	58. Amount of employment land developed since 2016 plus amount of employment land available in the supply.	SE58 - Amount of employment land developed since 2010 plus amount of employment land available in the supply by type and location.	Wording amended in response to data available.
		Enterprise births and deaths.	59. Enterprise births and deaths.	SE59 - Number of businesses.	Wording amended in response to data available.
		Qualifications NVQ level 2 and above, level 4 and above.			Removed as qualifications are not an indicator of the impacts of

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
					planning policies.
		% of working age population with no qualifications.			Removed as qualifications are not an indicator of the impacts of planning policies.
		GVA per head of population.	60. GVA per head of population.	SE60 - GVA by head of population (£).	Wording amended in response to data available.
		Indices of Deprivation.			Replace with indicator 41.
		Vacancy rates within town centres.	61. Vacancy rates on primary shopping streets.	SE61 - Vacancy rates on primary shopping areas.	Wording amended in response to data available.
	Completed additional retail floorspace and other town centre uses, each year.	Amount of floorspace developed for town centre uses.	62. Amount of completed additional floorspace (gross and net) for town centre uses.	SE62 - Amount of completed additional floorspace (gross and net) for town centre uses.	Based on both indicators and wording amended to reflect indicator within AMR.
	Completed additional employment floorspace by type each year.				Replace with indicator 57.
	Change in the number of vacant units in town centres.				Replace with indicator 61.

SA thematic section	Indicator identified in SA of Local Plan (Part One)	Indicator identified in SA scoping report for Local Plan (Part Two)	Indicator agreed at Preferred Approach stage.	Final agreed indicator	Explanation
	Unemployment rates in the borough.		63. Unemployment rates in the borough.	SE63 - Unemployment rates in the borough.	Indicator from Local Plan (Part One) SA used.
	Average earnings within the borough.		64. Average earnings within the borough.	SE64 - Average earnings within the borough.	Indicator from Local Plan (Part One) SA used.
	Number of day and overnight visitors.		65. Number of day and overnight visitors to the borough.	SE65 - Number of day and overnight visitors to the borough.	Indicator from Local Plan (Part One) SA used, with wording amended slightly to improve clarity.
	Tourism related employment.		66. Amount of new tourism related development.	SE66 - Amount of new tourism related development.	Indicator from Local Plan (Part One) SA used, with wording amended slightly to improve clarity.
	Percentage of area covered by superfast broadband.		67. Percentage of the borough covered by superfast broadband.	SE67 - Percentage of the borough covered by superfast broadband.	Indicator from Local Plan (Part One) SA used, with wording amended slightly to improve clarity.

H Equalities Impact Assessment

Introduction

This appendix presents the findings of an assessment of the likely effects of the Local Plan (Part Two) Publication Plan on equality issues. The findings of this Equalities Impact Assessment (EqIA) have fed into the final Publication Plan, along with the outcomes of the consultation on the Preferred Approach and the findings of the SA and Habitats Regulations Assessment (HRA).

All public authorities are required by the Equalities Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in the society. This is done by assessing the impact on the following factors, which are defined by the 2010 Act as:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

The EqIA of the Local Plan (Part Two) will help to identify the actual or potential effects of the policies on different people and to:

- 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 effects or discrimination
- To advance equality and to foster good relations; and
- To document the results of this process.

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 paragraph 149 of the Equality act in carrying out their function. Cheshire West and Chester Council must have due regard to the need to:

- to eliminate discrimination, harassment, victimisation and other conduct that is prohibited under the Act;
- to advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it;
- to foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It the Council's responsibility to ensure that our policies, procedures and service delivery do not discriminate, including indirectly, on any sector of society.

H

Equalities Impact Assessment

The Cheshire West and Chester Local Plan (Part Two) Publication Draft is the latest version of the Plan and sets out a series of policies relating to specific areas and types of development. It also allocates sites and includes a set of development management policies. The policies within the Local Plan (Part Two) will provide details to support the strategic policies in the Local Plan (Part One). Strategic planning is only one of the functions of Cheshire West and Chester Council, so it is not expected that Local Plan alone would address all of the duties of the Equalities Act.

Baseline information is set out in Appendix E. Information relevant to equalities includes:

- In 2011 the mean age of the borough's population was 41.3 years. This compared to an England average of 39.3 years (2011 Census). In 2017, the proportion of the population in Cheshire West and Chester aged 16-64 years was 73.5% compared to a Great Britain average of 74.2%.
- In the 2011 Census results, 97.5% of the population in Cheshire West and Chester was classed as white, with black and minority ethnic communities accounting for less than 3% of the population.
- The life expectancy in Cheshire West and Chester is similar to the England average: 79.2 years for male life expectancy compared to 79.4 years in England and 83.3 years for female life expectancy compared to 83.1 years in England. There is, however, variation across the borough with life expectancy being 10.1 years lower for men and 7.9 years lower for women in the most deprived areas of Cheshire West and Chester than in the least deprived areas (Cheshire West and Chester Health and Wellbeing Strategy 2015-2020).
- Approximately 1.2% of the borough's population live in the 2% most deprived areas in England. Approximately 16% of the borough live in the 20% most deprived areas nationally and approximately 31% of the borough live in the 40% most deprived areas (ranked nationally). Areas of deprivation identified are predominantly urban, and close to the centres of major urban areas within the Borough (Blacon, and central areas of Ellesmere Port and Winsford).
- Car/van ownership in the borough (81.4%) is greater than the average for England (74.2%). 74% of the borough's working population travel to work by car/van which is significantly higher than the average for England and Wales (40.4%) (2011 Census).
- The Borough is predominantly Christian, with very small proportions of other religious groups (including Buddhist, Hindu, Jewish, Muslin and Sikh). Results from the 2011 Census show that 70.1% of the borough's population are Christian while 22% identified as having no religion.
- Almost 21% of the borough's Super Output Areas are within the 20% most deprived with regards to health. Census results have shown an increase in the percentage of the population with a limiting long term illness, from 12.7% in 1991 to 18.5% in 2011. This is above the above the average for England (17.6%).
- 2015 mid-year population estimates show that borough's population is made up of 48.8% males and 51.2% females.

There is little baseline information available that is directly relevant to other protected characteristics including gender reassignment, marriage and civil partnership, pregnancy and maternity, sex or sexual orientation.

Methodology

The Local Plan (Part Two) Publication Draft has been reviewed to consider the likely impacts of the policies on each of the nine protected characteristics from the Equality Act 2010 listed above. For each protected characteristic, consideration has been given to whether the Local Plan is compatible or incompatible with the three main duties set out in the Equality Act 2010.

A colour coded scoring system has been used to show the effects that the Draft Local Plan is likely to have on each protected characteristics, as shown below.

Table H.1

Score	Likely effect
+	Positive
0	Neutral
-	Negative

Council policies, procedures and service delivery may have differential impacts on certain groups, and these will be highlighted in the EqIA screening. Likely differential impacts must be highlighted and described, as some may be positive.

Where likely significant adverse impacts are identified, consideration should be given to opportunities to reduce or mitigate this through a full EqIA.

The findings of the initial equalities assessment of the Local Plan (Part Two) Publication Draft are presented in Table H.2. The plan has no direct impact on a number of the protected characteristics and has either a positive or neutral relationship with all of the protected characteristics considered in this assessment. It is therefore generally compatible with the three main duties of the Equality Act 2010.

The Local Plan (Part Two) Publication Draft does not include any direct or indirect references to gender reassignment, marriage and civil partnership, sex and sexual orientation and does not include policies or proposals that are considered to have a direct effect on these four protected characteristics. For the other five protected characteristics, it is likely to have some positive effects.

The Local Plan (Part Two) Publication Draft includes a number of policies specifically aiming to meet the housing needs of communities, including older people and students (Policy DM 20, DM 26, DM 27 and DM 28). Policy DM 26 is particularly important as it relates to specialist accommodation and provides additional requirements for developments to include a mix of accommodation including accessible and adaptable self-contained dwellings, specialist care accommodation, wheelchair accessible housing and adaptable homes to accommodate changing needs of occupants as they age. Policy CH 2 relates to Chester regeneration areas and also supports residential development that includes housing for vulnerable and/or older people, specifically within the redevelopment of the Northgate area.

Some policies within the Local Plan (Part Two) Publication Draft will have an indirect link to age, for example retaining facilities within Winsford town centre (W1) and therefore providing facilities that are easily accessible to all. Policy DM 14 supports family activities within city and town centres, therefore helping to provide activities for a range of ages. Policy DM 4 relates to sustainable construction and the requirements are likely to reduce fuel and water costs for future occupiers and could therefore help to deal with fuel poverty issues, which can impact on older people in particular.

Policy DM 14 'City and town centres' supports promotion of the evening economy in city and town centres, particularly family activities. Policy DM 35 'Open space and new development' sets open space quantity standards, including provision of play space for children and youths.

It is considered that the age protected characteristic is addressed well through these policies in the Local Plan (Part Two) Publication Draft.

The Local Plan (Part Two) Publication Draft includes several policies that require or support improvements to walking and cycling routes, public transport links and links between town centres and surrounding areas (CH 2, EP 1, EP 7, N 2, N 5, W 1 and R 2). These improvements should also improve access for disabled people, but the policies could be improved further by specifically referring to the need to improve accessibility for disabled or less mobile people.

The Local Plan (Part Two) Publication Draft includes several policies that include sections relating to improvements to accessibility, but do not specifically mention accessibility for disabled people (CH 2, EP 1, EP 7, N 2, N 3, N 5, R 2, GBC 1.B, T 1 and T 2). These policies are likely to result in increased accessibility for the whole community. Some policies do refer specifically to access for disabled people, for example policy T 5 relates to parking and access and supports development proposals that are designed to incorporate measures to assist access to and around the site by pedestrians, cyclists and to meet the needs of people with disabilities.

Policy W1 supports retention of key community facilities, which may have a positive impact on accessibility of facilities.

Several policies relate to provision of housing and refer to the need for housing to be accessible and / or adaptable. For example policy DM 20 encourages the inclusion of new dwellings meeting Category 3 (wheelchair use dwellings) as part of new developments and policy DM 26 encourages development of specialist accommodation (market and affordable housing) that is wheelchair accessible and is easily adapted to meet the needs of people with disabilities.

Policy DM 47 aims to protect listed buildings and the initial EqIA of the Publication Draft identified that it could have a negative impact on accessibility for disabled people, as the policies could prevent alterations to shop fronts or other premises, therefore reducing access. However, if proposals are designed sympathetically, they may be approved. As a result of the EqIA, additional text was added to the explanation to state that alterations to improve disabled accessibility to properties may be allowed where they are located and designed to minimise impacts on features of historic or architectural interest.

It is considered that the disability protected characteristics are generally addressed well through these policies in the Local Plan (Part Two) Publication Draft. The policies that refer to improving links, routes and public transport could be improved further by specifically referring to the need to improve accessibility for disabled or less mobile people.

The Local Plan (Part Two) provides protection for community facilities and services (policy DM 39 Community facilities). This should have a positive effect on the pregnancy and maternity protected characteristic in particular, as such facilities and services could offer support for and reduce potential isolation of parents via the hosting of classes, meetings and activities. Further positive effects could be experienced in relation to religion or beliefs as the supporting explanation to the policy indicates that places of worship are included within the definition of community facilities.

The Local Plan (Part Two) Publication Draft seeks to achieve improvements and development opportunities that are open to and will benefit all sections of the borough's population. Therefore, the Local Plan (Part Two) is considered to have an overall positive effect on 'race'. Policy DM 19 Gypsy and Traveller and Travelling Showpersons' accommodation from Preferred Approach stage has been deleted. This is because the need for Gypsy and Traveller accommodation will be dealt with via a new, specific Development Plan Document, rather than through a policy in the Local Plan (Part Two).

Policies in the Draft Local Plan (Part Two) seek to provide and maintain community services and facilities within Cheshire West and Chester, which includes places of worship. For example, policy DM 39 supports proposals for new and improved community facilities and services and prevents loss of existing community facilities provided certain criteria are met.

There are a large number of other policies in the Local Plan (Part Two) which, while they do not specifically refer to the protected characteristics of the Equality Act, will benefit all sections of the population including those covered by those characteristics. This includes, for example, social and environmental policies and policies relating to transport and accessibility, infrastructure and economic development.

Consultation on the Local Plan

As well as the content of the Local Plan, it is important that the protected characteristics of the Equalities Act are taken into consideration when preparing and consulting on the Plan, in particular ensuring that all groups of people have the opportunity to access and participate in consultations.

Consultation on the Local Plan (Part Two) Preferred Approach was undertaken from 12 August to 23 September. Consultees on the planning policy database were contacted by email or letter to inform them about the consultation process and period. Copies of the Local Plan (Part Two) Preferred Approach and supporting documents were made available on the council website and paper copies were available at all libraries and customer contact centres in the borough. Comments were invited by email, post or online. As such, all groups of people had the opportunity to access and participate in consultations. Consultation on the Local Plan (Part Two) Publication Draft and SA will follow a similar approach.

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
Age	+	There are a number of policies in the Local Plan (Part Two) Publication Draft which seek to ensure that the needs of older and young people are met, including: **Policy CH 2: Chester regeneration areas** – supports residential development that includes housing for vulnerable and/or older people within the redevelopment of the Northgate area. **Policy W 1: Winsford settlement area** - supports regeneration and enhancement of the town centre, including retention of key community facilities. This may therefore impact on accessibility of facilities to those with mobility issues, including older people. **Policy DM 4: Sustainable construction** - requires development proposals to achieve the highest levels of energy and water efficiency that area practical and viable. This is likely to reduce fuel and water costs for future occupiers and could therefore help to deal with fuel poverty issues, which can impact on older people in particular. **Policy DM 14: City and town centres** - supports promotion of the evening economy in city and town centres, particularly family activities. **Policy DM 20: Mix and type of new housing development** – relates to mix and type of new housing development and requires proposals for residential development to take account of the housing needs of the area to ensure a range of house types, tenures and sizes. This will help to ensure that properties are provided that meet the requirements	None required.

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
		and therefore the age structure of the local community. **Policy DM 26: Specialist accommodation –** relates to specialist accommodation and provides additional requirements for developments to include a mix of accommodation including accessible and adaptable self-contained dwellings, specialist care accommodation, wheelchair accessible housing and adaptable homes to accommodate changing needs of occupants as they age. It also includes a section relating to nursing and elderly persons homes and supports these types of developments where they are well located in relation to services and facilities and with good access to public transport. **Policy DM 27: Student accommodation** - supports proposals for purpose-built student accommodation, subject to specific criteria. For example, good accessibility, satisfactory internal living accommodation and contribution to the creation of balanced communities. **Policy DM 28: Houses in Multiple Occupation** - sets out the circumstances under which the change of use from a dwelling to a House in Multiple Occupation will be permitted. **Policy DM 35: Open space and new development –** sets open space quantity standards, including provision of play space for children and youths. Therefore, the Local Plan (Part Two) Publication Draft is considered to have an overall positive effect on 'age'.	

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
Disability	+	The Local Plan (Part Two) Publication Draft includes a number of policies specifically referring to the needs of disabled people and those requiring care, including: **Policy CH 2: Chester regeneration areas** - requires development proposals within the key regeneration areas and the city centre to promote safe walking and cycling routes into and within these areas, and minimise the impact of traffic. **Policy CH 5: Chester conservation area** - states that proposals for alterations to existing facades of shops or commercial premise within The Rows will only be permitted where it can be demonstrated that the special architectural and historic interest of the premises and the character of the building and wider townscape is protected. However, it also states that proposals which sensitively facilitate access to retail units at both street level and Row level will be looked upon favourably. **Policy EP 1: Ellesmere Port settlement area** - requires improved pedestrian and cycle links, including a new railway bridge crossing, to improve connectivity with the town centre. **Policy EP 7: Ellesmere Port historic canal port** - states that development proposals will be supported where they improve links to and from Ellesmere Port, particularly for pedestrians, cyclists and by public transport. **N 2: Northwich regeneration areas** - states that development proposals will be supported where they promote safe walking and cycling routes within regeneration areas and minimise the impact of traffic. The section of the policy relating to Wincham states that development on this site must incorporate links to public rights of way.	The policies that refer to improving links, routes and public transport could be improved further by specifically referring to the need to improve accessibility for disabled or less mobile people.

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
		N 3: Meeting the outstanding housing requirement in Northwich - states that development proposals on the allocated sites should include safe and accessible walking and cycling routes linking with existing networks. **N 5: Gadbrook Park -** states that employment development should include measures to improve access by walking, cycling and public transport. **Policy W 1: Winsford settlement area** - supports regeneration and enhancement of the town centre, including retention of key community facilities. This may therefore impact on accessibility of facilities to those with mobility issues. **R 2: Meeting the outstanding housing requirement in Tattenhall** - requires development on the sites in Tattenhall to include safe and accessible walking and cycling routes linking with existing networks. **GBC 1.B: Countess of Chester Health Park** - states that development of the site should encourage the use of sustainable transport modes including bus, walking and cycling and should provide car parking in accordance with the Council's parking standards. **T 1: Local road network improvement schemes** - identifies that proposals for local road network improvement schemes will be expected to provide walking/cycling/shared-use paths as part of the scheme. **T 2: Hoole Road Corridor** - states proposals that enhance the character, appearance and function of the Hoole Road corridor will be supported, which in particular improve cycle and pedestrian links.	

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
		T 5: Parking and access - supports development proposals that are designed to incorporate measures to assist access to and around the site by pedestrians, cyclists and to meet the needs of people with disabilities. **Policy DM 16: Shopfronts** - sets criteria for the assessment of proposals for new or alterations to existing facades of shops or commercial premises, for example requiring retention of features of historic or architectural interest. The explanatory text identifies that proposals for shop front alterations to meet the requirements of the Disability Discrimination Act 2005 (DDA), which affect a listed building or a conservation area, will be balanced against the requirements of other policies in the plan. **DM 18: ICT and telecommunications** - supports the provision, expansion and enhancement of the telecommunications network and provision of high speed broadband. This will help to provide internet access for new homes and businesses and therefore access to online services and facilities, which could assist those that are less mobile. **Policy DM 20: Mix and type of new housing development –** encourages the inclusion of new dwellings meeting Category 3 (wheelchair use dwellings) as part of new developments. **Policy DM 26: Specialist accommodation –** encourages development of specialist accommodation (market and affordable housing) that is wheelchair accessible and is easily adapted to meet the needs of people with disabilities. **DM 47: Listed buildings** - requires development proposals to safeguard or enhance listed buildings. Initially identified as potentially having a negative	

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
		impact, as could prevent schemes for improvements to accessibility from being approved. However, text added to the explanation as a result of the EqIA to state that alterations to improve disabled accessibility to properties may be allowed where they are located and designed to minimise impacts on features of historic or architectural interest. **Policy T 5: Parking and access –** encourages development proposals where they are designed to meet the needs of people with disabilities. Therefore, the Local Plan (Part Two) Publication Draft is considered to have an overall positive effect on 'disability'.	
Gender reassignment	0	The Local Plan (Part Two) Publication Draft does not include any direct or indirect references to gender reassignment and does not include policies or proposals that are considered to have a direct effect on this protected characteristic.	None required.
Marriage and civil partnership	0	The Local Plan (Part Two) Prublication Draft does not include any direct or indirect references to marriage and civil partnership and does not include policies or proposals that are considered to have a direct effect on this protected characteristic.	None required.
Pregnancy and maternity	+	The Local Plan (Part Two) Publication Draft contains policies which seek to provide and maintain access to community facilities and services in the borough. Community facilities, as defined in the Local Plan, include uses such as libraries, social services, health facilities, churches and community centres which are potentially relevant to pregnancy and maternity. Encouraging protection, improvement and creation of such uses could enhance support and reduce isolation for parents, particularly outside of main urban areas.	None required.

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
		Policy DM 39: Culture and community facilities – encourages retention and introduction of new community facilities to serve local communities. Therefore, the Local Plan Publication Draft is considered to have an overall positive effect on 'pregnancy and maternity'.	
Race	+	The Local Plan (Part Two) Publication Draft seeks to achieve improvements and development opportunities that are open to and will benefit all sections of the borough's population. Therefore, the Local Plan (Part Two) Publication Draft is considered to have an overall positive effect on 'race'. Please note that policy DM 19 Gypsy and Traveller and Travelling Showpersons' accommodation from Preferred Approach stage has been deleted. This is because the need for Gypsy and Traveller accommodation will be dealt with via a new, specific Development Plan Document, rather than through a policy in the Local Plan (Part Two).	None required.
Religion or belief	+	Policies in the Local Plan (Part Two) Publication Draft seek to provide and maintain community services and facilities within Cheshire West and Chester, which includes places of worship. In particular: **Policy DM 39: Culture and community facilities –** supports proposals for new and improved community facilities and services and prevents loss of existing community facilities provided certain criteria are met.	None required
Sex	0	The Local Plan (Part Two) Publication Draft does not include any direct or indirect references to gender and does not include policies or proposals that are	None required.

Protected characteristics	Likely effect overall	Justification	Mitigation measures (if required)
		considered to have a direct effect on this protected characteristic.	
Sexual orientation	0	The Local Plan (Part Two) Publication Draft does not include any direct or indirect references to sexual orientation and does not include policies or proposals that are considered to have a direct effect on this protected characteristic.	None required.

I Health Impact Assessment

Introduction

Health Impact Assessment (HIA) is a means of developing better, evidence-based policy by careful consideration of the impact on the health of the population. A good HIA should consider the positive and negative impacts of proposed policies on health and will help to identify any unintended health consequences.

Health is defined by the World Health Organisation as 'a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity' and this is the definition that is used in HIA. It covers both the factors that support health, the determinants of health and ill health. Well-being is defined as ' a positive state of mind and body, feeling safe and able to cope, with a sense of connection with people, communities and the wider environment'.

Measurable changes in the health status of an individual, group or population are described as 'health outcomes'. These may be intended or unintended, and may not become apparent for many years.

Methodology

The determinants of health are the focus of HIA. They are the social, environmental and cultural factors that indirectly influence heath and wellbeing. They include what we eat and drink; where we live and work; and the social relationships and connections we have with other people and organisations.

The Department of Health publication ' Health Impact Assessment of Government Policy' (2010) sets out a methodology for HIA that includes screening as the first stage. If the policy is screened in, health impacts are identified, described and recommendations made to improve the policy.

In order to ensure that health impacts are fully assessed and integrated into the appraisal of the Local Plan and are reviewed at an early stage in order to enable mitigation measures to be identified and implemented, the HIA has been undertaken as part of the SA.

The 'population and human health' and 'community safety' SA topics relate directly to health. Most of the other topics will have an indirect impact on health - for example air quality can impact on health and housing can provide healthy and safe places to live. The table below shows the links between the sustainability objectives and health.

	Sustainability objective	Appraisal criteria / sub-objective	Topic area	Link to health
1	Address the need to mitigate and adapt to climate change.	Will it reduce the potential impacts of climate change? Will it help to minimise and reduce the emission of greenhouse gases, in particular CO_2? Will it ensure that new development is in accessible locations in order to reduce the need for car borne travel and / or encourage sustainable forms of transport? Will it minimise the impacts of flooding? Will it promote and enhance current green infrastructure? Will it provide opportunities to create green infrastructure?	Climate change and energy	Climate change can result in weather conditions that can increase risk to health e.g. flooding and high temperatures.
2	To reduce energy consumption, promote energy/efficiency and increase the use of energy from renewable resources.	Will it reduce energy consumption? Will it promote energy efficiency? Will it result in an increase in the installed renewable energy capacity?	Climate change and energy	No significant link to health.
3	To protect and enhance the borough's biodiversity and wildlife habitats.	Will it protect and promote effective management of the borough's sites of ecological and nature conservation importance? Will it provide opportunities for the enhancement and creation of habitats and to foster species conservation, diversity and resilience to climate change? Will it maintain, enhance and increase (rural and urban) tree cover and woodlands?	Biodiversity, flora and fauna	Green Infrastructure and biodiversity can improve mental health and wellbeing and habitats can provide opportunities for walking and cycling.

	Sustainability objective	Appraisal criteria / sub-objective	Topic area	Link to health
4	To minimise the risk of flooding.	Will it reduce the risk of flooding e.g. encourage the integration of mitigation measures such as SUDs into new development? Is new development directed towards areas of least risk, dependant on the compatibility of the proposed use?	Water	Flooding can result in loss of life or health problems.
5	To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	Will the Plan protect, maintain and improve the quality of water resources? Will the Plan minimise the risk of pollution arising from new development? Will the plan encourage water efficiency and promote the use of grey-water recycling/rainwater harvesting?	Water	Water quality issues can result in health problems.
6	To protect air quality where it is of a high standard and to improve it elsewhere.	Will it improve or have an insignificant effect on local air quality, ensuring minimum impact on people's health? Will it encourage the use of clean technologies and working practices and a shift to more sustainable modes of transport?	Air	Poor air quality can have a negative impact on health.
7	To reduce the consumption of natural resources.	Will it result in the prudent use of natural resources? Will it promote the use of secondary/recycled aggregates?	Land and resources	No significant link to health.
8	To protect land and soil quality.	Will it impact on the extent and quality of soils?	Land and resources	Poor soil quality and contamination can impact on health.
9	To optimise the re-use of previously developed land and buildings.	Will it promote development on brownfield land?	Land and resources	No significant link to health.

	Sustainability objective	Appraisal criteria / sub-objective	Topic area	Link to health
10	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill.	Will it encourage a reduction in the amount of waste produced? Will it encourage increased recycling and composting and achieve the diversion targets for waste away from landfill? Will it result in new or enhanced waste management facilities to meet the waste management needs of the area? Will it result in improvement in the management of fly tipping and reduction in the number of incidences of fly tipping?	Waste	Ineffective or unsafe waste management (e.g. fly tipping) can result in health problems.
11	To preserve and enhance sites, features, areas and settings of archaeological, historical and cultural heritage importance	Will it ensure the continued protection and enhancement of physical sites and areas of importance to cultural and historical heritage, including the setting and character of Chester?Will it ensure the protection and enhancement of the significance of heritage assets? Will it protect and enhance the number and area of RIGS?	Cultural heritage and landscape	No significant link to health.
12	To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Will it protect and reinforce the borough's landscapes and the natural, cultural and historic elements which make them distinct? Will it increase the provision of Open Space?	Cultural heritage and landscape	Protecting the landscape can help to improve well-being and provide opportunities for walking and cycling. Local distinctiveness can help to improve community cohesion.

	Sustainability objective	Appraisal criteria / sub-objective	Topic area	Link to health
13	Improve health and social inclusion, whilst reducing inequality, and valuing diversity	Will it improve the health, or access to health facilities, particularly in those areas identified as in need? Will it improve the access to services especially in rural ares? Will it reduce the poverty gap? Will it improve social inclusion and access to services in both rural and urban areas?	Population and human health	Direct link to health in terms of access to health facilities, poverty, social inclusion and access to services.
14	To provide sufficient housing to meet identified needs including affordable housing, and specialist groups.	Will the housing meet relevant accessibility standards? Does the housing meet identified needs?	Housing	Providing new housing will help to prevent overcrowding and provide choice. Providing a mix of housing types to meet identified needs and specialist groups should help to ensure that those with specific disabilities or medical needs are catered for, as are people of all ages.
15	To create a safe environment to live in and reduce the fear of crime.	Will it reduce opportunities for crime and therefore, levels of crime? Will it affect the fear of crime and feelings of safety? Will it improve road safety and reduce the number of people killed and seriously injured on the roads?	Community Safety	Direct link to health in terms of fear of crime, feelings of safety and road safety.

	Sustainability objective	Appraisal criteria / sub-objective	Topic area	Link to health
16	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment.	Will the plan provide a balanced portfolio of employment land for the area? Will the plan provide employment land of a suitable type in a sustainable location? Does it provide opportunities for the creation of new businesses? Will it minimise the loss / displacement of existing businesses? Will the Plan contribute to meeting the employment needs of the rural/urban area? Will the plan contribute to developing a more skilled workforce? Does the plan support sustainable growth in the economy?	Economic development	Provision of employment opportunities should enable more people to access employment and therefore improve mental health and wellbeing.
17	To develop and enhance the visitor economy/tourism.	Does the plan promote tourism and the visitor economy? Will the plan improve accessibility to jobs in the area?	Economic development	Improving accessibility to jobs should enable more people to access employment and therefore improve mental health and wellbeing.
18	To promote regeneration, particularly of deprived areas.	Will the plan deliver urban/rural regeneration? Will the plan improve economic conditions, particularly in deprived areas? Will the plan support rural diversification?	Economic development	Regeneration and improvements to deprived areas should help to improve mental health and wellbeing in these areas. Rural diversification should help to support people in rural areas.

	Sustainability objective	Appraisal criteria / sub-objective	Topic area	Link to health
19	To maintain and improve the vitality and viability of City, town and local centres.	Will the Plan safeguard shops and services in the area? Will the Plan safeguard and improve the retail, leisure and service provision? Will the Plan provide improved physical, social and environmental infrastructure in city, town and local centres?	Economic development	Safeguarding local shops and services can help to ensure that people can easily access fresh food. Protection and improvement of services could include health services and sports facilities that would have a direct impact on health. Social and leisure infrastructure should help to support community cohesion and influence wellbeing.

The SA process follows the methodology set out the the Department of Health publication 'Health Impact Assessment of Government Policy' (2010) as it involves screening of the policies first. At this stage, an assessment was made to determine whether whether each policy would have a significant effect on each of the sustainability objectives. As such, through this process an assessment was made as to whether the policy would have a significant impact on health. Details of the outcome of the policy screening process are provided in Chapter 6.

For those policies where a potential significant impact was anticipated, the next stage was to identify the impacts and make any necessary recommendations to improve the policy. Details of this assessment are provided in Appendix A. An assessment of the proposed sites was also undertaken and this is included in Appendix B. Within the appendices the impact of each policy on each sustainability objective is identified and mitigation measures are suggested where required. The chapters relating to 'population and human health' and 'community safety' draw out the key impacts of the Local Plan (Part Two) on health.

The main findings are that The Local Plan (Part Two) will have a range of effects on health. Overall the appraisal finds that the Plan could generally have a positive impact when assessed against the sustainability objectives for population, human health and community safety, but with a few potential negative impacts. The majority of policies scored positively and quite a large number scored very positively. The policies scoring very positively include the policies relating to health, noise, air quality, land contamination and new hazardous installations (DM 29-33), which would have a direct impact on health. Policies that would have a very positive, but more indirect impact on health include those relating to development of previously developed land and remediation of contamination (DM 1). Also those

relating to open space (DM 35), recreational routeways (DM 37) and culture and community facilities (DM 39), which would have a very positive impact in terms of provision of spaces for walking, cycling, outdoor sport and recreation and the associated impact on health and wellbeing.

Some of the area or site based policies (EP 1, N 2, R 2, GBC 1 and GBC 1 B) also score very positively as they concentrate development within accessible, sustainable areas, therefore contributing to social inclusion and providing opportunities for walking or cycling, or they refer specifically to a health benefit, for example support to the public services hub which will provide health facilities in policy EP 1.

Some of the minerals policies also score very positively as they refer to criteria that protect health, for example ensuring odour, dust or particle emissions, noise, vibrations and illumination levels are controlled and mitigated (M 3 and M 7) and refer to opportunities for provision of public space and recreation facilities (M 5).

In terms of safety, the policy relating to land contamination and instability (DM 32) scores very positively as it should help to protect air quality and reduce risk from soil contamination and land instability. Flooding can also present a risk to human safety, therefore managing and mitigating flood risk through policy DM 40 will help to create safe environments to live. The other policies that scored very positively include those relating to specific types of development where protection of health or public safety is mentioned specifically within the policy (M 3 'Proposals for minerals working', M 7 'Industrial sand proposals' and DM 17 'Advertisements'). Also, the policy relating to safeguarded areas around aerodromes (DM 11). The policy relating to city and town centres (DM 14) scores very positively as it prevents reduced pedestrian footfall and requires maintenance of active frontages, which should help to reduce crime. T6 which relates to safeguarding areas around aerodromes and will therefore help to ensure safety. Also policy DM1 which includes road safety and natural surveillance requirements, policy DM 22 relating to land instability and DM 31 which relates to development and flood risk. Policy DM4 9 refers to the need to prevent creation of a danger to public safety and policy DM 50 (oil and gas development) refers to road safety.

Only 13 policies scored negatively in relation to population and human health and no policies scored very negatively. Some of these are site or general location-based policies (EP 2 A, D and F, EP 4, EP 5, R 3 C, GBC 1 D, DM 22 and DM 55) that scored negatively due to location within hazard zones (although there is text in the policy stating that the use and design of buildings should be consistent with their location in a hazard consultation zone) and / or due to their relatively isolated location, which means they will predominantly accessed by car and are some distance from main residential areas so health facilities cannot be easily accessed from the site and it will not assist in developing social integration or community cohesion.

Policy T 1 'Local road network improvements' also scored negatively, as the although and improved road network will increase access to facilities and services, the policy does not specifically consider how or where increased access will be achieved in order to address the poverty gap and inequality. There is also the risk that road improvement schemes could form barriers, preventing localised access from one side of the road to the other.

Policy DM 47 relates to listed buildings and also scores negatively as use of listed buildings for public services may be restricted due to accessibility and conservation interests, although the policy states that alterations to improve disabled accessibility may be allowed in specific circumstances.

Several of the area or site specific policies (CH 1, CH 3, CH4, EP 2 A-H, EP 3, EP 4, W 1, W 2, R 2, R 3, R 3 D, GBC 1 A-C) scored slightly negatively in terms of community safety as development of the site could have a negative impact on crime, could increase traffic or could impact on road safety and this is not specifically mentioned within the policy.

Two of the transport policies also scored slightly negatively, as expansion or re-opening or railway stations (T 3) could impact on public safety depending upon design of proposals and policy T 4 'Rail corridors' does not consider the impacts of safeguarding disused rial corridors on crime and perceptions of safety in these spaces.

When viewed as a whole, the policies providing requirements and information about health and community safety, and indirect positive impacts on health for example through protection and provision of open spaces should mean that the Local Plan (Part Two) would have a positive impact on health.

As part of the iterative appraisal process, several amendments were made due to the SA and Health Impact Assessment of the Preferred Approach. The amendments include:

- Additional policies EP 2 A-H and R 3 A-D added to provide details of specific employment allocations in Ellesmere Port and the rural area, which included criteria relating to ensuring use and design are consistent with hazard zones and residential amenity, sustainable transport and appropriate and safe access.
- Policy N 2 'Northwich regeneration areas' amended to add a requirement that regeneration areas must promote safe walking and cycling routes and to add the need to improve linkages with rivers, countryside and other regeneration initiatives. Reference added to medical facilities in the Winnington Works scheme to address the issue of provision of community infrastructure.
- Explanatory text to policy T 3 'Railway station's amended to include reference to policy SOC 5 'Health and wellbeing' in the Local Plan (Part One).
- Policy T 5 'Parking and access' explanatory text amended to state that HGVs may be required to use specific routes to minimise impacts and that highways improvements may be required if roads are unsuitable.
- Policy DM 8 'Equestrian development' amended to protect road safety.
- Policy DM 24 ' Rural exception sites' strengthened in relation to local connections, to help improve social inclusion.
- Policy DM 26 'Specialist accommodation' strengthened in relation to proposals for extra care villages in the countryside and locating new developments in sustainable locations.
- Specific reference to hot food takeaways removed from policy DM 29 'Health impacts of new development' due to potential negative impact on economic development.
- Explanation to policy DM 35 'Open space provision in new development' amended to require high quality design and designing in natural surveillance.

- Policy explanation to DM 36 'Provision for sport and recreation' amended to highlight that support for new sports facilities will be subject to them being appropriately located and accessible by a range of transport modes.
- Reference to opportunities for community use added to policy M 5 'restoration of minerals sites (and removed from policy M 4). Text also added to explanation to state that community safety should be considered and dealt with in proposals involving new amenity uses or links to the public right of way network.

Further amendments were made as a result of the SA of the initial Publication Draft Plan:

- Policy EP 2 A 'Land at Encirc Glass' amended to cross-reference to the policies on hazardous installations.
- Explanation to policy DM 37 'Recreational routeways' amended to refer to enhancing community safety along existing routes.
- Text added to the explanatory text to policy DM 47 'Listed bulidings' to address the issue of adaptation of listed buildings to provide disabled access.

Due to the amendments described above and the relatively positive impact of most of the policies on health and community safety, it was not considered necessary to identify many mitigation measures. The SA suggested that some of the potential negative impacts of specific policies relating to sites or locations could be reduced by specifically referring to hazard zones and consultation with the Health and Safety Executive or referring to promotion of safe active travel to and around the site. The mitigation for policy T 1 suggest greater consideration of how areas could be better connected in order to better address the poverty gap and equality in access to services. However, it is not considered necessary to refer to these issues within each policy, as the plan must be read as a whole and these issues are covered by policy DM 34 'Development in the vicinity of hazardous installations' and policy STRAT 1 in the Local Plan (Part One), which relates to accessibility of jobs and services.

It was also suggested that some of the potential negative impacts could be reduced by specifically referring to prevention of crime and protection of road safety within the policy. However, these issues are covered by policies ENV 6, SOC 5, STRAT 10 and ENV 1 in the Local Plan (Part One) and policies T 5, DM 11, 29-34 and 40 in the Local Plan (Part Two) and as such, it is not considered necessary to refer to these issues within each policy. It was also recommended that the impact of policy M 6 'Salt and brine working' is mitigated by specifically referring to the avoidance of subsidence. However, this is covered by policy DM 32 'Land contamination and instability'.

J Rural Proofing

Introduction

Rural proofing is a method of ensuring that policies take account of rural circumstances and needs. The initiative has been promoted by The Commission for Rural Communities with recommendations that as policies are developed, policy makers should:

- consider whether their policy is likely to have a different impact in rural areas, because of particular circumstances or needs;
- make proper assessments of those impacts, if they're likely to be significant; and
- adjust the policy where appropriate, with solutions to meet rural needs and circumstances.

Rural proofing applies to all policies, programmes and initiatives as well as to both the design and delivery stages. The Government is committed to making rural proofing a reality at national and local levels. In May 2009, it published a revised Rural Proofing Toolkit to help ensure that policies take account of rural circumstances and needs. The toolkit is designed to be used in conjunction with policy development processes like the Local Plan, and alongside other appraisal systems, including Sustainable Development Action Plans and formal Impact Assessment processes. Consideration will be given to rural communities in small towns and larger villages and also more rural areas, appreciating how rural communities interact and work in cluster to support rural services and community assets.

Rural proofing is not about special treatment, but will identify those policies that provide urban solutions that may not necessarily work for rural areas with dispersed populations and economy. This will allow adjustment of the policies or delivery to optimise on their impact. In practice rural proofing will highlight and moderate overly restrictive planning policies that are based on a narrow definition of sustainable development that may have an adverse impact on smaller settlements in rural areas.

Methodology

Rural issues have been considered through the SA and for each policy there has been screening process, assessment of impacts and identification of mitigation measures. The SA objectives include those that assess or could impact on rural issues and include the following questions:

- Will it improve the health, or access to health facilities, particularly in those areas identified as in need?
- Will it improve the access to services especially in rural ares?
- Will it reduce the poverty gap?
- Will it improve social inclusion and access to services in both rural and urban areas?
- Will the Plan contribute to meeting the employment needs of the rural/urban area?
- Will the plan deliver urban/rural regeneration?
- Will the plan support rural diversification?
- Will the Plan safeguard shops and services in the area?

- Will the Plan safeguard and improve the retail, leisure and service provision?
- Will the Plan provide improved physical, social and environmental infrastructure in city, town and local centres?

As such, rural proofing has been integrated into the SA process. However, for clarity, the key findings of the SA in relation to rural proofing have been extracted and are shown in the table below.

Results of rural proofing

The table below provides a summary of the appraisal of the Plan from a rural perspective. Within the table there is a list of rural proofing topics. The comments section identifies the potential impacts of the Plan, key policies and any required mitigation measures.

Rural proofing topic	Comment and mitigation measures if required
Availability and provision	
Will the Plan affect the availability of public and private services?	The Plan will have direct positive impacts on the provision of public and private services by protecting existing services and facilities. Policy CH 2 relates to Chester regeneration areas and states that development proposals within the key regeneration areas and the city centre must not detract from the viability of the city centre and services at identified local centres. Policy N 2 relates to Northwich regeneration areas and provides a similar requirement that proposals will only be supported where they do not detract from the vitality and viability of the town centre and services at identified local centres. Policy EP 1 supports regeneration proposals in and around the town centre, including a public services hub. Policy DM 7 supports proposals for the diversification of agricultural and other land based rural businesses, subject to the a set of criteria. It also states that new or extensions to farm shops will be permitted where the range of goods to be sold is restricted to those in connection with the land-based business and the proposal would not undermine the vitality and viability of local shops or retail centres. Policy DM 15 supports applications for A1-A5 and D2 uses, subject to specific criteria. It states that the loss of units to non-town centre uses and active frontages will only be supported for community facilities where they meet the needs of local communities and do not harm vitality and viability of the centre.

Rural proofing topic	Comment and mitigation measures if required
	Policy DM 39 relates to provision of culture and community facilities and states that proposals for new or improved facilities will be supported where they are of an appropriate scale. It also states that the loss of existing community facilities or local services will only be supported where certain criteria are met, for example the facility is surplus to the needs of the local community or compensatory facilities will be provided. Policy M 5 relates to restoration of minerals and oil and gas sites and states that opportunities for community use should be maximised. The Plan will also have indirect indirect impacts by defining settlement boundaries, which, in line with the Local Plan (Part One), will encourage development within the main urban areas and key service centres. This, along with policies relating to protection of the landscape and biodiversity, may restrict development of services within rural areas and restrict levels of housing, which could have supported additional services. However, the policies aim to direct development to the most sustainable areas and to the centres with some existing service provision, in order to support these services.
Will the policies rely on existing service outlets, such as schools, libraries and GP surgeries?	Most of the policies will rely on existing service outlets and following the strategy set out in the Local Plan (Part One), aim to direct development to the most sustainable areas, with some existing services. Some policies refer to provision of links to existing services or facilities (DM 19 proposals for residential development, DM 26 specialist accommodation). There is no policy within the Local Plan (Part Two) relating specifically to provision of new services or infrastructure in general terms, as this is covered within the Local Plan (Part One). This sets out requirements and identifies that they may come forward through Section 106s or CIL.
Will the policy rely on the private sector or a public-private partnership.	The private sector will play a major role in delivering the required development set out in the Local Plan. However, public sector organisations will also play a key role in the delivery of certain elements such as affordable housing, health provision etc.
Delivery costs	
Will the cost of delivery be higher in rural areas where clients are more	Some of the policies that place restrictions or requirements on new development could increase the cost of development. The cost increase would be similar across the borough, but could have a greater impact in rural areas due to the lack of economies of scale. Policy DM 19 sets specific requirements

Rural proofing topic	Comment and mitigation measures if required
widely dispersed and economies of scale can be harder to achieve?	relating to proposals for residential development in identified settlements and relating to proposals in the countryside. Policy DM 22 also sets out specific criteria relating to change of use of buildings to residential within the countryside, outside identified settlements. It is difficult to mitigate against these impacts as it would involve removing or weakening the policies, which could then have a detrimental impact on the rural area, for example in terms of landscape or biodiversity. A whole plan viability is being prepared will identify the costs involved with the policies and whether this will have a significant detrimental impact on economic viability of schemes. This will include an assessment of schemes in both urban and rural areas.
Will the policy rely on local institutions for delivery?	Cheshire West and Chester Council will support Parish Councils in the production of their neighbourhood plans. Policy R 1 explains that Neighbourhood Development Plans or Neighbourhood Development Orders can promote more development than set out in the Local Plan. It also states that new housing development outside by adjacent to a local service centre boundary will be supported where proposals are in line with policy DM 24, are for a community land trust development supported by the Parish Council, the site has been allocated through a Neighbourhood Plan or is brought forward through a Neighbourhood Development Order or Community Right to Build Order. New development will predominantly be delivered by private organisations, housing associations and registered providers, however some development may come forward through local Community Right to Build Orders.
Accessibility and infrastructure	The Local Plan (Part One) sets out the key strategic policies relating to accessibility and infrastructure and directs development to the most accessible areas. This predominantly the four main urban areas, but development is also permitted within the key service centres, which are considered to be the most accessible and sustainable rural settlements due to provision of services, facilities and public transport. Some development will also be permitted within the smaller local service centres. The Local Plan (Part Two) sets boundaries for these key service centres and criteria relating to infill development. The transport section of the Local Plan (Part Two) sets out several transport schemes, which could have an impact on the rural area - including Chester Western Relief Road, improvements to the link between Winsford / Middlewich and the M6 junction 18 and A54 Winsford Railway Station to Stanthorne (T 1). It also safeguards land for the expansion or improvement of certain railway stations (T 3) and safeguards

Rural proofing topic	Comment and mitigation measures if required
	certain rail corridors / lines from development to protect them for future transport use (T 4). The improvements to rail stations should help to improve rail facilities in both urban and rural areas. The protection of the rail corridors should have a positive impact on rural areas.
Will the policy affect travel needs or the ease / cost of travel?	With increased populations, public transport provision to some of the rural settlements will become more viable although it is recognised that many journeys will be car based. The Local Plan (Part One) aims to direct development to the most sustainable areas, thereby reducing travel needs and the cost of travel. Policy T 3 within the Local Plan (Part Two) relates to the expansion of or improvements to railway stations, including some in the rural area. This should help to improve rail facilities in both urban and rural areas.
Does the policy rely on infrastructure (e.g. Broadband ICT, main roads, utilities) for delivery?	Some new and improved infrastructure will be required to support new development in rural areas. There is no policy within the Local Plan (Part Two) relating specifically to provision of new services or infrastructure in general terms, as this is covered within the Local Plan (Part One). This sets out requirements and identifies that they may come forward through Section 106 or CIL. Policy DM 18 in the Local Plan (Part Two) relates to ICT and telecommunications and supports the provision, expansion and enhancement of electronic communications networks, including telecommunications and high speed broadband. The requirements set within the policy relate to both urban and rural areas and should help to improve telecommunications provision across the borough.
Will delivery of the policy be challenged at the 'edges' of administrative areas? Many rural people find it easier to cross an administrative boundary to access facilities.	The work undertaken to identify key service centres looked at proximity to 'higher order settlements', including those in neighbouring administrative areas. It also considered the availability of services in neighbouring administrative areas and there are some centres such as Farndon, where residents use facilities in nearby centres that are outside Cheshire West and Chester. Cheshire West and Chester Council are working closely with neighbouring authorities on any cross boundary issues in order to achieve good planning and to comply with the Duty to Cooperate. No significant issues regarding accessing facilities have been raised.
Is the policy dependent on new buildings or development sites?	Several of the Local Plan (Part Two) policies identify potential new sites allocations for future development, in order to achieve the development set out in the Local Plan (Part One). These sites are concentrated within or on the edge of urban areas, but a some proposed rural employment sites have also been identified in order to meet rural employment needs (Policy R 3).

Rural proofing topic	Comment and mitigation measures if required
	There are also policies relating to specific employment sites in the rural area, for example EP 2 G land as Station Road Ince and EP 6 Ince Park. Sites are also identified to meet the outstanding housing requirement in Tattenhall.
Communications	
Does the policy rely on communicating information to clients?	There have already been two periods of consultation on the Local Plan (Part Two). The Local Plan (Part Two) Publication Draft will also be published and will then undergo Examination in public. Consultation has involved a wide range of stakeholders, including Parish Councils and other rural bodies and groups such as the Rural Growth Board.
Economies	
Will the policy impact on rural businesses, including the self-employed?	Policy R 3 specifically relates to employment land provision in the rural area. It allocates specific sites to meet the strategic development requirement for new employment development. As such, it should help to provide additional opportunities for businesses and additional employment. Criteria for these developments are set in policy R 3 A - D. These criteria and the policies that protect the Green Belt, landscape, biodiversity or heritage assets could make it more difficult or costly for such developments to come forward, but will help to protect the character of the area and the features that make the area attractive to businesses and investors. Specific criteria are also set out in policy DM 7 for proposals for rural diversification. These types of development are generally supported, but subject to certain criteria to protect the area and local amenity. Policy DM 6 relates specifically to new agricultural and forestry buildings and supports them, subject to specific criteria. Policy DM 13 relates to Oulton Park, a racing venue in the rural area. It states that proposals for motor sport related development will be permitted subject to certain criteria. Policy DM 9 relates to visitor accommodation and states that in the countryside, proposals for all types of visitor accommodation should meet the requirements of policy STRAT 9 and utilise existing buildings. It states that proposals for agricultural diversification will be supported, in line with policy ECON 3. It also states that in the Green Belt, new build visitor accommodation, static caravan or chalet development or proposals for touring caravan and camping sites are inappropriate forms of development. Policy DM 10 relates to caravan and camping sites and sets criteria for proposals for caravan and camping sites in the countryside. As such, these policies will impact on rural businesses, but aim to protect the landscape and environment.
Will the policy affect land-based industries	Several policies relate to land-based industries such as minerals (policies M 1, M3, M 4, M 6 and M 7) and equestrian development (policy DM 8). The environment in rural areas could be affected by several policies, including the

Rural proofing topic	Comment and mitigation measures if required
and rural economies and environments?	Green Belt and countryside policies (GBC 1-3) and environmental policies (particularly DM 44 - 45. The policies should generally have a positive impact on the rural environment as they aim to protect landscape and biodiversity. They could have a negative impact on rural economies by making developments more difficult or costly in rural areas. However, the policies should also help to protect the special qualities of rural areas that make them attractive to residents, visitors and investors. Policy DM 25 relates to essential rural workers dwellings and states that they will be permitted, subject to certain criteria. As such, it will help to provide and retain rural workers dwellings. Policy M 2 safeguards minerals resources from within Mineral Safeguarding Areas from sterilisation by incompatible development. As such, it helps to protect resources for this land-based industry. Policy M 5 relates to restoration of minerals and oil gas sites. It states that opportunities for restoration to improve or enhance habitats, biodiversity, landscape, agricultural land quality, historic environment or community use would be maximised. As such, it should help to provide benefits in rural areas.
Will the policy affect people on low wages or in part time or seasonal employment?	This is outside the remit of the Local Plan. However, the general provision of employment allocations and support to economic developments in the rural area could provide additional employment opportunities.
Disadvantage	
Will the policy target disadvantaged people or places?	The Local Plan (Part One) aims to achieve improvements in the more deprived areas by concentrating development and regeneration in these areas. This is mainly in the urban areas and will be achieved through the regeneration area policies set out in the Local Plan (Part Two). However, the Local Plan (Part One) does direct some development to the key service centres and local service centres and this development should help to contribute to the economy and provide jobs for local people, as well as supporting local services. Policy R 3 specifically relates to employment land provision in the rural area. It allocates specific sites to meet the strategic development requirement for new employment development. As such, it should help to provide additional opportunities for businesses and additional employment. Policy DM 24 supports rural exception sites to provide affordable housing in the rural area. It specifies local housing need and identifies that the allocation and occupancy of rural exception properties will be restricted to people / households who can meet the local connection test.

Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at **equalities@cheshirewestandchester.gov.uk**

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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