

# **Sustainability Appraisal**

Cuddington Neighbourhood Plan

Cuddington Parish Council and  
Neighbourhood Plan Steering Group

December 2017



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# Sustainability Appraisal

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## 1. Purpose of this document

- 1.1. This sustainability appraisal has been prepared in support of the Cuddington Neighbourhood Plan (CNP).
- 1.2. Cuddington is a village and civil parish approximately 4 miles west of Northwich within the Cheshire West and Chester borough of Cheshire.
- 1.3. At the beginning of the NP process, the Vision and Objectives were subjected to detailed screening and scoping study. This document now concludes the process by considering the eventual plan and its complete policies prior to submission to the Local Planning Authority.
- 1.4. This document looks to use the Sustainability Objectives set out in the Cheshire West and Chester Local Plan (2015) to produce Sustainability Objectives specific for Cuddington, which will go towards assessing the Vision, Objectives and policies of the Neighbourhood Plan.
- 1.5. This document therefore seeks to link the neighbourhood plan in sustainability terms with the adopted Local Plan to steer the sustainability appraisal.
- 1.6. It is important that the methodology chosen is robust, but also proportionate taking account of the fact that the CNP does not seek to allocate sites, and is for a discrete area.
- 1.7. The sustainability appraisal will be carried out using the following broad method:
  - 1.8. Stage 1 – Analysis of Sustainability Objectives of the adopted Local Plan.
  - 1.9. Stage 2 – Formulation of Sustainability Objectives for the Cuddington Neighbourhood Plan which take their lead from those set out in the Local Plan but are tailored to the local scale and characteristics of town. Key sustainability issues are also identified in this stage.
  - 1.10. Stage 3 – Assessment of the Cuddington Neighbourhood Plan Vision, Objectives and Policies against the newly created Sustainability Objectives.
  - 1.11. Stage 4 – Appraisal of the assessment of Cuddington’s Vision, Objectives and Policies
  - 1.12. Stage 5 – Identification of areas where potential conflicts have been identified (as required)
  - 1.13. Stage 6 – Conclusion as to the overall compatibility of the Neighbourhood Plan with its Sustainability Objectives and the delivery of sustainable development.

### **Strategic Environmental Assessment (SEA)**

- 1.14. Cheshire West and Chester have undertaken a SEA screening exercise and concluded that an SEA would not be required for this Neighbourhood Plan.
- 1.15. For further details on this and for the SEA Screening Report please see the Environmental Assessment Statement submitted in support of the Neighbourhood Plan.

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## 2. Stage 1: Identified Key Sustainability Issues

### *Demographics:*

- 2.1. Demographically, the Parish of Cuddington is characterised by a population that is less ethnically diverse, and is increasingly older than the national average.

### *Economy:*

- 2.2. Cuddington and Sandiway is considered a rural Key Service Centre. There are a number of large and small businesses in the Parish including two parades of shops.
- 2.3. Cuddington has a slightly less economically active proportion of its population than that of Cheshire West and Chester and England.

### *Education:*

- 2.4. There are two primary schools in the Parish (Cuddington Primary School and Sandiway Primary School). Secondary education is available nearby at Weaverham and Hartford, with Further Education in Hartford and Northwich.

### *Housing:*

- 2.5. A high proportion of housing in Cuddington is owner-occupied; around 46%. The largest proportion dwelling type is detached housing with 55% of homes being detached houses and bungalows.

### *Transport:*

- 2.6. There is a high level of car ownership compared to the local and national average, which might be explained by the limited public transport infrastructure in the Parish. The ability to access facilities within the Parish and the ease with

which residents can travel around is considered central to promoting sustainable development in the Parish.

### *Health:*

- 2.7. Health indicators suggest that public health is generally better in Cuddington than the national average.

### *Deprivation:*

- 2.8. Cuddington is amongst the least deprived quartile of the Index of Multiple Deprivation 2010.

### *Air Quality:*

- 2.9. There are currently no significant air quality issues relating to road traffic or otherwise in Cuddington.

### *Flood risk:*

- 2.10. The vast majority of the Parish does not lie within a Flood Risk zone, however Cuddington Brook is identified as being a Flood Risk area along its course. The Parish boundary touches Petty Pool, which is also considered in Flood Risk zone.

### *Pollution:*

- 2.11. There have been no significant pollution incidences within Cuddington. The biggest threat to pollution in the Parish is through transport and traffic.

### *Wildlife:*

- 2.12. The north part of Petty Pool is a Site of Special Scientific Interest (SSSI) and a Site of Biological Interest (SBI). Sandiway Golf Course, part of Waste Lane (Ravensclough) and Cartledge Moss, are classified as Local Wildlife Sites.
- 2.13. Cartledge Moss is also classified as part of the Mersey Forest.

# Sustainability Appraisal

2.14. All these designated sites are important to local wildlife populations.

## *Landscape and Townscape:*

2.15. The Parish comprises of three wards; Cuddington, Delamere Park and Sandiway and is bordered by several other parishes.

2.16. The Parish is situated in mid Cheshire and its landscape is typified by open fields and agricultural land.

2.17. The landscape is topographically elevated and benefits from long views to the Pennines & Derbyshire Hills, as well as internal village views looking across fields and valleys.

2.18. The Cuddington Character Assessment (2016) split the Parish into 14 zones, which were based on several criteria such as topography, streetscape and land uses.

## *Heritage Assets:*

2.19. The Parish includes a wealth of heritage assets and listed buildings, such as the Grade II monument called the Toolerstone. The setting of these structures will be required to be preserved or enhanced by new development.

2.20. The landscape of Cuddington is also an important historical asset, offering links to the cultural heritage of the Parish.

A. To maintain and enhance landscape and townscape quality

B. To promote biodiversity and geodiversity through protection

C. To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their settings

D. To mitigate and adapt to the effects of climate change

E. To encourage prudent use of natural resources

F. To reduce flood risk

G. To improve availability of sustainable transport options to jobs and services

H. To encourage sustainable distribution and communication systems

I. To create mixed and balanced communities

J. To promote safe communities, reduce crime and fear of crime

K. To improve the health of the population

L. To enable improved community participation

3.2. In the table on the following page, these 12 Sustainability Objectives and set out against the identified key issues in the Parish.

3.3. The third column shows the 12 Sustainability Objectives for Cuddington that have been created by using those in the Cheshire West and Chester's Sustainability Appraisal and adjusting them based on the key issues identified in the Parish.

## 3. Stage 2: Formulation of Sustainability Objectives

3.1. Cheshire West and Chester's Sustainability Appraisal (2015) specifies 12 Sustainability Objectives, covering key sustainability themes. These are:

# Objectives Chart

## 4. Stage 3 and 4: Formulation of Cuddington's Sustainability Objectives and assessment against the Plan.

4.1. Stage 3 details how the Sustainability Objectives for Cuddington have been developed (see table below). These Sustainability Objectives were then used in an assessment matrix against the Vision, Objectives and Policies of the CNP during stage 4, which can be viewed under Appendix 1.

**Table 1:** Cheshire West and Chester Local Plan Sustainability Objectives and the adapted sustainable objectives for the Cuddington Neighbourhood Plan:

Sustainability Objectives of the Cheshire West and Chester Local Plan	Identified Key Issues in the Parish	Cuddington's Sustainability Objectives (CSO) based on the realised key issues and the Cheshire West and Chester Sustainability Objectives
A. To maintain and enhance landscape and townscape quality	<ul style="list-style-type: none"> <li>The three wards of Cuddington, Delamere Park and Sandiway creates slight segregation between residents of these communities</li> <li>The landscape, being topographically elevated, benefits from long views to the Pennines &amp; Derbyshire Hills as well as well as internal village views looking across fields and valleys.</li> </ul>	CSO1: Maintain and enhance the landscape and villagescape quality of the Parish
B. To promote biodiversity and geodiversity through protection	<ul style="list-style-type: none"> <li>The various designated areas around the Parish hold significant importance to local wildlife populations and therefore should be respected by new development</li> </ul>	CSO2: Protect, maintain and enhance the biodiversity and geodiversity of the Parish, as well as field boundaries, small ponds, and stands of trees within the landscape

# Objectives Chart

C. To protect and enhance buildings, features and areas of archaeological, cultural and historic value and their settings	<ul style="list-style-type: none"> <li>The Parish includes a wealth of heritage assets including those that are designated as listed buildings whose setting will be required to be preserved and enhanced by new development.</li> <li>The landscape is an important historical asset, offering links to the cultural heritage</li> </ul>	CS03: Protect and enhance buildings, features and areas of archaeological, cultural and historic value and their settings in Cuddington
D. To mitigate and adapt to the effects of climate change	<ul style="list-style-type: none"> <li>Climate change is an important developmental consideration in both rural and urbanised areas and new development should take all measures to adapt to future impacts from this.</li> </ul>	CS04: Ensure that new development in Cuddington adapts to and helps mitigate the impacts of climate change
E. To encourage prudent use of natural resources	<ul style="list-style-type: none"> <li>The plan encourages the use of energy saving techniques and the use of sustainable resources and materials through Policy 18 (Eco-design and Energy Saving)</li> </ul>	CS05: Preserve the natural resources of the Parish, including its field boundaries, water bodies, and stands of trees, and protect and enhance the green infrastructure by optimising the reuse of previously developed land.
F. To reduce flood risk	<ul style="list-style-type: none"> <li>While the Parish is largely outside of any Flood Risk zones, those areas which are at risk, such as Cuddington Brook and the area of the Parish close to Petty Pool should be considered in future development which occurs near these.</li> </ul>	CS06: Manage the potential risk of flooding in the Parish.
G. To improve availability of sustainable transport options to jobs and services	<ul style="list-style-type: none"> <li>The majority of residents in Cuddington travel to work by private motor vehicle.</li> <li>There is an extremely high level of car ownership compared to the local and national average which</li> </ul>	CS07: Create a sustainable community in Cuddington that has good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.



# Objectives Chart

	might be explained by the limited public transport infrastructure.	
H. To encourage sustainable distribution and communication systems	<ul style="list-style-type: none"> <li>No significant identified issues with regards to this</li> </ul>	CS08: To encourage sustainable distribution and communication systems
I. To create mixed and balanced communities	<ul style="list-style-type: none"> <li>Demographically, Cuddington is characterised by a population that is</li> <li>less ethnically diverse</li> <li>is increasingly older than the national average</li> </ul>	CS09: Ensure that all needs and abilities of the residents of Cuddington are considered
J. To promote safe communities, reduce crime and fear of crime	<ul style="list-style-type: none"> <li>Occurrence of crime in Cuddington is low compared to national averages.</li> </ul>	CS010: Create a safe environment to live in and reduce fear of crime.
K. To improve the health of the population	<ul style="list-style-type: none"> <li>Health indicators suggest that public health is generally better in Cuddington than the national average.</li> </ul>	CS011: Create an environment in Cuddington that promotes healthy and active lifestyles.
L. To enable improved community participation	<ul style="list-style-type: none"> <li>As mentioned under section 'A', the three wards of Cuddington, Delamere Park and Sandiway creates slight segregation between residents of these communities. Consideration should be given to enabling residents from each of these wards to participate equally in community activities.</li> </ul>	CS012: Maintain the function of Cuddington as a vibrant rural community

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## 5. Stage 5: Sustainability Assessment Appraisal

### Detailed Assessment Methodology

- 5.1. As previously mentioned, Appendix 1 shows the full details of the sustainability appraisal undertaken for the vision, objectives and policies in the Cuddington Neighbourhood Plan. These are set out in a matrix to ensure that, where possible, all the Sustainability Objectives are addressed in some part.
- 5.2. Within the sustainability matrix each of the elements described above, were considered against the 12 Sustainability Objectives to check that there are no serious conflicts and that the policies and objectives set would have a positive influence or effect the wider sustainability issues of the Parish and the Borough of Cheshire West and Chester.
- 5.3. Each vision, objective and policy is assessed on a five-point scale as shown below:

Strong Positive Influence or Effect	<b>2</b>
Positive Influence or Effect	<b>1</b>
Neutral Influence or Effect	<b>0</b>
Negative Influence or Effect	<b>-1</b>
Strong Negative Influence or Effect	<b>-2</b>

- 5.4. For a score of 2 to be given, the policy or objective must directly address a particular sustainability objective. For example, a policy dealing with sustainable transport would likely get a 2 against the sustainable transport sustainability objective.
- 5.5. In many cases, the impact will be neutral, as the sustainability objective and the policy topic may

be completely unrelated. However, care must be taken to ensure that residual effects (for example effects of surface runoff from new developments) are not ignored.

- 5.6. Not all of the objectives will be relevant to all of the policies, however, it is important that the vision, objectives and policies each meet at least one objective.


### Findings

- 5.7. All of the objectives and policies tested arrived at a positive score.
- 5.8. Of the objectives and policies assessed, perhaps three had notably low scores when assessed against the Sustainability Objectives for Cuddington. These were; Policy 8: Views and Vistas; Aspiration: Affordable Housing 2; and Policy 20: Parking Standards.
- 5.9. Each of these policies deal with matters in the Parish which are very specific to the Sustainability Objectives and therefore only satisfy a small number of these.
- 5.10. In the main, many of the policies developed are predicted to have a strong positive benefit to achieve the Sustainability Objectives.

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## 6. Stage 6: Conclusion

- 6.1. Overall, the assessment identifies no potential conflicts with the Sustainability Objectives.
- 6.2. The policies, objectives and the vision are considered to comply with the Cuddington Neighbourhood Plan Sustainability Objectives and subsequently those set in the Cheshire West and Chester Local Plan.
- 6.3. In areas where a specific conflict occurs, it is considered that policies and programmes at the local level are able to satisfactorily address these concerns. The Neighbourhood Plan will work alongside the guidance in the Cheshire West and Chester Local Plan and decisions made considering both documents, as such the Neighbourhood Plan should not repeat guidance or controls elsewhere.
- 6.4. As a result, it is considered that the vision, objectives and policies within the CNP positively contribute towards the achievement of sustainable development in line with the requirements set by the Basic Conditions of the Town and County Planning Act 1990. 

# Sustainability Appraisal

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## 7. Appendix 1

Sustainability Appraisal Table

Appendix 1: Cuddington Sustainability Appraisal Table - Vision and Objectives & Policies

	Strong positive influence / effect	2											
	Positive influence / effect	1											
	Neutral influence / effect	0											
	Negative influence / effect	-1											
	Strong negative influence / effect	-2											
Cuddington NP Sustainability Objectives ->	CS01: Maintain and enhance the landscape and villagescape quality of the parish	CS02: Protect, maintain and enhance the biodiversity and geodiversity of the parish, as well as field boundaries, small ponds, and stands of trees within the landscape	CS03: Protect and enhance buildings, features and areas of archaeological, cultural and historic value and their settings in Cuddington	CS04: Ensure that new development in Cuddington adapts to and helps mitigate the impacts of climate change	CS05: Preserve the natural resources of the parish, including its field boundaries, water bodies, and stands of trees, and protect and enhance the green infrastructure by optimising the reuse of previously developed land	CS06: Manage the potential risk of flooding in the parish	CS07: Create a sustainable community in Cuddington that has good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport	CS08: To encourage sustainable distribution and communication systems	CS09: Ensure that all needs and abilities of the residents of Cuddington are considered	CS010: Create a safe environment to live in and reduce fear of crime	CS011: Create an environment in Cuddington that promotes healthy and active lifestyles	CS012: Maintain the function of Cuddington as a vibrant rural community	
Vision, Objectives and Policies													
Vision		1	1	1	0	1	0	1	0	1	1	1	1
Objectives:													
Environment and Landscape:		1	1	1	1	0	1	0	0	0	1	0	1
Economy and Retail:		0	0	0	0	0	0	0	1	1	0	0	2
Housing and Design:		1	0	2	1	1	0	0	0	1	1	1	1
Travel and Movement:		0	0	0	0	0	0	1	1	1	1	1	1
Policies:													
Environment													
Policy 1 - Landscape Setting		2	2	2	0	1	0	0	0	0	1	1	0
Policy 2 - Settlement 'Gateways'		1	1	1	0	0	0	0	0	0	0	0	1
Aspiration: Settlement 'Gateways'		1	0	2	0	0	0	0	0	0	0	0	1
Policy 3 - Local Heritage Assets		1	0	2	0	0	0	0	0	0	0	0	1
Policy 4 - Habitats and Wildlife Corridors		2	2	0	0	1	0	0	0	0	0	0	1
Policy 5 - Protecting Trees, Hedgerows and Vegetation		2	2	0	1	1	1	0	0	0	0	1	1
Policy 6 - Local Green Space		2	0	2	0	2	0	0	0	0	0	0	2
Policy 7 - Open Countryside		2	1	1	0	1	1	0	0	0	0	1	1
Policy 8 - Views and Vistas		1	0	0	0	0	0	0	0	0	0	0	1
Economy and Retail													
Policy 9 - Employment Development		0	0	0	0	0	0	2	1	1	0	0	1
Policy 10 - Retail Development		0	0	0	0	0	0	1	0	0	0	0	2
Policy 11 - Working from Home		0	0	0	0	0	0	2	1	1	0	0	1
Policy 12 - Tourism		0	0	0	0	0	0	2	0	0	0	0	2
Policy 13 - Blakemere		0	0	1	0	0	0	0	0	0	1	1	1
Housing and Design													
Policy 14 - Housing Mix and Type		0	0	1	0	0	0	0	0	1	0	0	1
Policy 15 - Affordable Housing		0	0	0	0	0	0	0	0	1	1	0	1
Aspiration: Affordable Housing 1		0	0	0	0	0	0	0	0	1	1	0	1
Aspiration: Affordable Housing 2		0	0	1	0	0	0	0	0	1	0	0	0
Policy 16 - Location of Buildings		1	0	0	0	0	0	1	0	1	1	1	0
Policy 17 - Design for New Development		1	0	1	1	1	1	0	1	1	1	1	0
Aspiration: Design for New Development		2	1	1	0	1	0	0	0	0	0	0	1
Policy 18 - Eco-design and Energy Saving		0	0	0	2	2	1	0	2	0	0	2	0
Aspiration: Eco-design and Energy Saving		0	1	0	2	2	0	0	0	0	0	2	0
Travel and Movement													
Policy 19 - Improved Pedestrian, Cycle and Public Transport Access		0	0	0	1	1	1	1	1	1	1	2	1
Aspiration: Improved Pedestrian, Cycle and Public Transport Access		0	0	0	0	0	0	2	0	1	1	2	1
Policy 20 - Parking Standards		0	0	0	0	0	0	0	0	0	1	0	1
Policy 21 - Traffic Impact of New Development		0	0	0	0	0	0	0	1	0	1	0	1

Score:

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