

Cheshire West & Chester Council

Local Plan

Part Two: Land Allocations
and Detailed Policies



Sustainability Appraisal of Main Modifications

December 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 Modifications has been prepared as an addendum to the main SA of the Local Plan (Part Two) Publication Draft. This non-technical summary provides an overview of the approach to the screening of the proposed modifications and a summary of the main findings from the additional appraisals undertaken.

The SA of the modifications assesses the main modifications initially proposed by the Inspector at the hearing sessions and agreed between the Council and the Inspector after the end of the hearing sessions. The main modifications are those likely to be required to make the plan sound and legally compliant.

The amendments to the policies map changes and additional modifications have also been assessed for impacts on sustainability for completeness.

SA is an iterative process and the SA of the Local Plan (Part Two) has involved preparation of and consultation on a screening opinion and scoping report, updated screening and scoping report and publication of the final screening determination and final, updated scoping report. The policies and sites within the Local Plan (Part Two) Preferred Approach and their reasonable alternatives were subject to SA and the interim SA report was published for consultation alongside the Local Plan (Part Two) in August 2016. An updated SA was prepared and published alongside the Local Plan (Part Two) Publication Draft in December 2017. The findings of the SA were taken into account within the Publication Draft policies and site allocations. The SA assisted in choosing sites and improved the sustainability of the policies by incorporation of suggested mitigation measures.

The SA of the modifications will assess the sustainability implications of the proposed modifications.

The Cheshire West and Chester Local Plan

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) 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.

The Local Plan (Part Two) was submitted for examination on 12 March 2018. The examination hearing sessions were held from 18 - 27 September 2018. At the hearing sessions a set of main modifications were suggested by the Inspector. After the hearing sessions ended, the Council developed a list of main modifications, which was then reviewed by the Inspector and amended where necessary. A set of amendments to the policies map changes and additional modifications was also prepared by the Council.

SA methodology

The SA of the modifications has been undertaken through a two stage process. The first stage was to screen all of the main modifications to identify whether any significant sustainability implications are likely to result from the change and whether further appraisal is required. This is set out in Chapter 5. For those modifications where potential sustainability implications were identified, a detailed appraisal of the amended policy has been undertaken, as set out in Appendix A 'Appraisal of modified policies'. The findings of the appraisals are summarised in Chapter 6.

The SA has involved a topic based appraisal, with the effects of the policies being assessed against the SA objectives in each topic and conclusions developed on the impact of the plan as a whole on each topic area. Chapter 6 explains the impacts of the modifications on each topic area.

The amendments to the policies map changes have also been reviewed in terms of sustainability implications, as have the additional modifications.

The SA also incorporates appraisal of effects on health, equality and rural areas and the impact of the modifications on this have been assessed and are set out in specific appendices within the main SA report.

Baseline and policy update

The SA scoping report and main SA set out detailed information about 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. They also identified the baseline situation, in order to be able to assess the implications of the Local Plan on the baseline situation.

The SA of the modifications includes a baseline and policy update in Chapter 2. This identifies the key changes since the scoping report and SA of the Publication Draft plan were prepared. It identifies key documents and changes to the baseline that are relevant to the assessment of the modifications.

The baseline and policy update identifies that the sustainability issues identified in the Publication Draft Plan are still relevant and do not need to be updated at this stage. Key changes to policy since preparation of the Publication Draft Plan and associated SA include:

- Publication of the revised National Planning Policy Framework (NPPF) on 24 July 2018. However, the Local Plan (Part Two) is Examined under the March 2012 version of the NPPF.
- There are now 18 made neighbourhood plans across the borough and a further 16 under preparation.
- The European Court of Justice ruling in 2018 (People Over Wind and Peter Sweetman v Coillte Teoranta) resulted in a requirement for the Council to review the HRA to ensure that mitigation is only taken into account at the Appropriate Assessment stage.
- Several local authorities in neighbouring areas have made progress on their plans.

Summary of the screening of modifications

The initial screening of the modifications in Chapter 5 'Screening of modifications' indicated that out of 70 modifications, only 21 were considered to have the potential for significant sustainability implications. Generally the area or site-based modifications were more likely to have sustainability implications. The main anticipated sustainability implications were on landscape, culture and heritage.

The changes to the proposals map are screened in Appendix B 'Screening and appraisal of changes to the policies map'. There are five changes to the proposals map and two of these were considered to have the potential for significant sustainability implications and required further appraisal.

The additional modifications are set out in Appendix C 'Screening of additional modifications'. None of the additional modifications are considered to have the potential for significant sustainability implications and therefore no further appraisal of the additional modifications is required.

SA findings

The detailed appraisal of the modifications with potential sustainability implications is set out in Appendix A 'Appraisal of modified policies' and the appraisals are summarised in Chapter 6.

Table 6.1 shows the findings of the appraisal of the policies at Publication Draft stage and highlights any changes to the scoring resulting from the modifications to the policies with an additional black box around the relevant section.

The modifications have a mix of positive and negative impacts and in some cases a single modification to a policy can have both positive and negative impacts, for example improving accessibility by both pedestrians and cars (CH 2), which could have positive and negative impacts on air quality and climate change. In these situations the overall score has stayed the same.

Several modifications make slight changes to the areas where types of specific development are permitted and therefore result in slight changes to the impacts of the policy in terms of climate change, biodiversity and air. The modifications to the site-based policies tend to impact on the cultural heritage and landscape topic and several of the modifications resulted in slight positive or negative impacts on

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housing and economic development as they would result in slightly greater or lesser requirements for new development, therefore making developments more or less expensive and easy.

None of the modifications impact on waste objectives and very few impact on water or land and resources objectives. The greatest number of impacts are on cultural heritage and landscape objectives.

Within the appraisals only two modifications (DM 18 and DM 30) resulted in changes to the appraisal score. The modification to DM 18 changes the score of the cultural heritage and landscape criterion from positive to very positive. This is because the modification adds extra criteria to the policy relating to conservation areas and listed buildings and other heritage assets. The modification to DM 30 changes the score for population and human health from very positive to positive. This is because the modification removes reference to oil and gas development and replaces the use of fixed noise limits in the policy text with references to the latest British Standards (or their recognised replacement) in the policy explanation, which could allow slightly higher noise levels from development and this could have a detrimental impact on human health. However, the policy still aims to protect residents from noise impacts and therefore has a positive impact on population and human health. If mitigation was required to reduce this negative impact, or to reduce any other slight negative impacts, the main method would be to revert back to the original policy. No further mitigation measures have been identified and no further ways to improve the positive impacts of the policies, beyond that previously identified through the SA process.

The appraisals of the modifications to the policies map are included in Appendix B 'Screening and appraisal of changes to the policies map'. There are five amendments to the policies map changes and two of these were considered to have the potential for significant sustainability implications and required further appraisal. The amendments did not result in any changes to the scoring of the appraisals.

None of the additional modifications are considered to have the potential for significant sustainability implications and therefore no further appraisal of the additional modifications was required.

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 of the Publication Draft Plan.

The additional difficulties encountered in undertaking the screening and appraisal of the modifications were:

- The need to make judgements on when a modification will result in a change to the sustainability of policy and at what level this becomes significant. A precautionary approach has been taken and further appraisal work undertaken where there is uncertainty.
- Most of the modifications relate only to a small part of the policy, but if screened as potentially resulting in sustainability implications, the policy had to be re-appraised as a whole.

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 was identified within the SA of the Publication Draft Plan. These indicators have been reviewed in light of the modifications and they are all still considered suitable and no further amendments to the indicators are required. A series of significant effects indicator was developed, based on the SA and these 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

The overall conclusion of the SA of the modifications is that the main modifications, additional modifications and amendments to the policies map changes do not change the overall conclusion of the main SA of the Publication Draft Plan. The modifications do result in changes to two of the policy scores, one positively and one negatively, but most of the policies in the Plan will still bring about positive social and economic change. There is potential for some of the policies to have negative impacts on some of the environmental sustainability objectives (with and without the modifications), but specific environmental protection policies within the Local Plan (Part One and Part Two), will provide a framework to ensure that impacts on the environment are fully assessed and mitigated where necessary.

Non-technical summary

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	High	Medium	Medium	Medium	Medium	Low	Medium	Medium	Medium	High	Medium
CH2	Medium	High	Medium	Medium	Medium	Low	Medium	Medium	Medium	Medium	High
CH3	High	High	Medium	High	High	Low	High	Medium	Low	High	High
CH4	Medium	Medium	High	High	Medium	Low	Medium	Medium	Medium	High	Medium
CH5	Low	Low	Low	Low	Low	Low	Medium	Low	Low	Medium	High
CH6	Low	Low	Low	Low	Low	Low	High	Low	High	Low	High
EP1	High	Medium	High	Medium	High	Low	Medium	High	Medium	Low	High
EP2	High	Medium	High	High	Medium	Low	High	High	Low	High	High
EP2A	Medium	Medium	High	Medium	High	Low	Medium	High	Low	High	High
EP2B	High	Medium	High	High	Medium	Low	Medium	High	Low	High	High
EP2C	Medium	High	High	High	High	Low	Medium	High	Low	High	High
EP2D	High	High	High	High	High	Low	High	High	Low	High	High
EP2E	Medium	High	High	High	High	Low	Medium	Medium	Low	High	High
EP2F	Medium	High	High	High	High	Low	Medium	High	Low	High	High
EP2G	High	Medium	High	High	High	Low	Medium	Medium	Low	High	High
EP2H	High	High	High	High	High	Low	Medium	Medium	Low	High	High
EP3	Medium	Medium	High	Low	High	Medium	High	Medium	Low	High	High
EP4	Medium	High	High	High	High	Low	High	High	Low	High	High
EP5	Medium	Medium	Low	High	Medium	Low	Medium	High	Low	Medium	High
EP6	High	High	High	High	High	High	High	Medium	Low	High	High

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	Yellow	Green	Yellow	Yellow	Green	Grey	Green	Green	Grey	Green	Green
N1	Green	Green	Yellow	Green	Green	Grey	Green	Green	Green	Grey	Green
N2	Green	Green	Green	Green	Green	Grey	Green	Green	Green	Green	Green
N3	Green	Green	Green	Green	Green	Grey	Green	Green	Green	Green	Grey
N4	Yellow	Yellow	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
N5	Yellow	Yellow	Green	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
N6	Grey	Grey	Yellow	Grey	Yellow	Grey	Green	Grey	Grey	Grey	Green
W1	Green	Green	Yellow	Green	Green	Grey	Green	Green	Green	Yellow	Green
W2	Yellow	Red	Yellow	Yellow	Red	Grey	Yellow	Green	Grey	Yellow	Green
R1	Green	Green	Green	Green	Yellow	Grey	Green	Green	Green	Grey	Green
R2	Yellow	Green	Green	Yellow	Yellow	Grey	Green	Green	Green	Yellow	Grey
R3	Yellow	Yellow	Yellow	Yellow	Red	Grey	Yellow	Green	Grey	Yellow	Green
R3A	Yellow	Green	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
R3B	Yellow	Green	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
R3C	Green	Green	Yellow	Green	Yellow	Grey	Green	Yellow	Grey	Green	Green
R3D	Yellow	Green	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Yellow	Green
GBC1	Yellow	Green	Green	Yellow	Green	Grey	Green	Green	Green	Grey	Green
GBC1A	Yellow	Yellow	Green	Yellow	Green	Grey	Green	Green	Grey	Yellow	Green
GBC1B	Green	Green	Green	Green	Green	Grey	Green	Green	Grey	Yellow	Green
GBC1C	Green	Yellow	Green	Green	Yellow	Grey	Green	Green	Green	Yellow	Green

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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
GBC1D	Orange	Green	Green	Orange	Green	Grey	Green	Orange	Grey	Green	Green
GBC1E	Orange	Green	Green	Green	Green	Green	Green	Green	Grey	Green	Green
GBC2	Green	Green	Green	Green	Green	Grey	Green	Green	Orange	Grey	Orange
GBC3	Green	Green	Grey	Green	Green	Grey	Green	Grey	Orange	Grey	Orange
T1	Orange	Green	Orange	Orange	Orange	Grey	Orange	Orange	Green	Green	Green
T2	Green	Green	Green	Green	Orange	Grey	Green	Green	Grey	Green	Green
T3	Green	Orange	Grey	Green	Green	Grey	Orange	Green	Grey	Orange	Green
T4	Green	Green	Green	Green	Green	Grey	Green	Green	Grey	Orange	Grey
T5	Green	Orange	Orange	Green	Orange	Grey	Orange	Green	Green	Green	Green
M1	Green	Green	Green	Orange	Orange	Grey	Orange	Grey	Grey	Grey	Green
M2	Green	Grey	Grey	Grey	Green	Grey	Grey	Grey	Orange	Grey	Green
M3	Green	Green	Green	Green	Orange	Grey	Green	Green	Grey	Green	Orange
M4	Green	Green	Orange	Green	Orange	Grey	Green	Green	Grey	Green	Orange
M5	Green	Green	Grey	Green	Green	Grey	Green	Green	Grey	Green	Orange
M6	Green	Green	Green	Green	Green	Grey	Green	Green	Grey	Orange	Grey
M7	Green	Green	Green	Green	Red	Grey	Green	Green	Grey	Green	Green
M8	Green	Grey	Grey	Green	Green	Green	Grey	Grey	Grey	Grey	Green
DM1	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Grey	Green
DM2	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Orange	Orange	Orange
DM3	Grey	Green	Grey	Grey	Green	Grey	Green	Green	Orange	Green	Orange

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	High	Low	Medium	High	Medium	Medium	Low	Medium	High	Low	High
DM5	Low	Low	Low	Low	Low	Medium	Medium	Low	High	Low	High
DM6	Medium	Low	Medium	Medium	Low	Medium	Medium	Low	Low	Medium	High
DM7	Medium	Medium	Low	Medium	Medium	Low	High	Low	Low	Medium	High
DM8	Medium	High	High	Low	Medium	Medium	High	Low	Low	Medium	High
DM9	Medium	Medium	Low	Medium	Medium	Low	High	Low	Low	Low	High
DM10	Medium	Medium	Low	Medium	Medium	Low	Medium	Low	Low	Low	High
DM11	Low	High	Low	Low	Low	High	Low	Low	Low	High	High
DM12	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	High
DM13	Medium	Medium	High	Medium	Medium	Low	Medium	Medium	Low	Medium	Medium
DM14	Medium	Low	High	Medium	Medium	Low	Medium	Medium	Medium	High	Medium
DM15	Medium	Low	High	Medium	Medium	Low	Medium	Medium	High	Medium	Medium
DM16	Low	Low	Low	Low	Low	Low	High	Low	Low	Medium	High
DM17	Low	Low	Low	Low	Low	Low	High	Low	Low	High	High
DM18	Medium	Medium	Low	Medium	Medium	Low	High	Medium	High	Low	Medium
DM19	Medium	Medium	Medium	Medium	Medium	Low	Medium	Medium	Medium	Medium	Medium
DM20	Low	Low	Low	Low	Low	Low	Low	Medium	High	Low	Low
DM21	Low	Low	Low	Low	Medium	Low	Medium	Medium	High	Low	Low
DM22	High	Low	Low	High	Medium	Low	Medium	High	Medium	High	Medium
DM23	Low	Low	Low	Low	Low	Low	Low	Medium	Low	Low	Low

Non-technical summary

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	Green	Grey	Grey	Green	Green	Grey	Green	Green	Green	Grey	Grey
DM25	Green	Grey	Grey	Green	Green	Grey	Green	Yellow	Green	Grey	Green
DM26	Green	Grey	Grey	Green	Green	Grey	Green	Green	Green	Grey	Green
DM27	Green	Grey	Grey	Green	Green	Grey	Green	Green	Green	Green	Green
DM28	Grey	Grey	Grey	Grey	Grey	Green	Grey	Green	Green	Green	Green
DM29	Grey	Grey	Grey	Green	Grey	Green	Grey	Green	Grey	Green	Yellow
DM30	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Yellow	Grey	Yellow
DM31	Green	Grey	Grey	Green	Grey	Grey	Grey	Green	Yellow	Green	Yellow
DM32	Green	Green	Green	Green	Green	Grey	Grey	Green	Yellow	Green	Yellow
DM33	Grey	Grey	Grey	Grey	Green	Yellow	Grey	Green	Grey	Grey	Grey
DM34	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Yellow	Green	Yellow
DM35	Green	Green	Green	Green	Green	Grey	Green	Green	Yellow	Green	Grey
DM36	Yellow	Green	Yellow	Green	Yellow	Grey	Green	Green	Yellow	Grey	Yellow
DM37	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green
DM38	Green	Green	Green	Green	Green	Grey	Green	Green	Grey	Green	Green
DM39	Grey	Grey	Grey	Grey	Grey	Grey	Green	Green	Grey	Grey	Yellow
DM40	Green	Grey	Green	Grey	Green	Yellow	Grey	Green	Yellow	Green	Green
DM41	Green	Grey	Green	Grey	Green	Green	Grey	Green	Yellow	Green	Green
DM42	Green	Green	Green	Grey	Green	Grey	Grey	Green	Yellow	Green	Yellow
DM43	Green	Green	Green	Grey	Green	Green	Grey	Green	Grey	Green	Green

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

Non-technical summary

Sustainability appraisal

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Contents

1 Introduction

1.1 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.

1.2 This document sets out the SA of the Local Plan (Part Two) Site Allocations and Detailed Policies Modifications. It has been prepared as an addendum to the main SA of the Local Plan (Part Two) and as such, it does not repeat all the information included within the main SA. It assesses the main modifications that were initially proposed by the Inspector at the hearing sessions and have now been agreed between the Council and the Inspector after the end of the hearing sessions. The main modifications are those likely to be required to make the plan sound and legally compliant.

1.3 The amendments of the policies map changes and additional modifications have also been assessed for impacts on sustainability for completeness.

1.4 The SA of the modifications assess the sustainability implications of the modifications.

The Cheshire West and Chester Local Plan

1.5 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.

1.6 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.

1.7 The Local Plan (Part Two) was submitted for examination on 12 March 2018. The examination hearing sessions were held from 18 - 27 September 2018. At the hearing sessions a set of main modifications were suggested by the Inspector. After the hearing sessions ended, the Council developed a list of main modifications, which was then reviewed by the Inspector and amended where necessary. A set of amendments to the map changes and additional modifications was also prepared by the Council.

Structure of this report

1.8 This report sets out the findings of the SA of the Local Plan (Part Two) modifications.

1.9 The SA report is set out as follows:

- Chapter 2: Baseline and policy update
- Chapter 3: Sustainability appraisal framework
- Chapter 4: Appraisal methodology
- Chapter 5: Screening of modifications
- Chapter 6: SA findings
- Chapter 7: Conclusion

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

1.10 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.

1.11 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.

1.12 This is the Sustainability Appraisal (SA) report of the Local Plan (Part Two) Land Allocations and Detailed Policies Modifications. It forms an addendum to the main SA of the Local Plan (Part Two) Publication Draft.

1.13 SA is an iterative process and the SA of the Local Plan (Part Two) has involved preparation and consultation on a screening opinion and scoping report, updated screening and scoping report report and preparation of publication of the final screening determination and final, updated scoping report. The policies and sites within the Local Plan (Part Two) Preferred Approach and their reasonable alternatives were subject to SA and the interim SA report was published for consultation alongside the Local Plan (Part Two) in August 2016. An updated SA was prepared and published alongside the Local Plan (Part Two) Publication Draft in December 2017. The findings of the SA were taken into account within the Publication Draft policies and site allocations. The SA assisted in choosing sites and improved the sustainability of the policies by incorporation of suggested mitigation measures.

2 Baseline and policy update

2.1 The SA Scoping report and main SA of the Publication Draft Plan set out detailed information and 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.

2.2 This section identifies any key changes since the SA of the Publication Draft Plan was completed in November 2017. It identifies key documents and changes to the baseline that are relevant to the assessment of the modifications.

2.3 This review is based on the information provided within Appendix D of the SA of the Publication Draft Plan and appendices within the scoping report. The sustainability issues for the borough have also been reviewed and an update on policy issues and progress with preparation of Local Plans in neighbouring areas is provided.

2.4 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 sustainability issues in the borough which were identified at paragraph 2.5 of the SA of the Publication Draft Plan are also still relevant and do not need to be updated at this stage. The baseline and policy update does not result in any changes to the monitoring framework, which is set out in Appendix G of the SA of the Publication Draft Plan.

Policy update

2.5 An overview of key recent changes are listed below:

National

National Planning Policy Framework (NPPF)

2.6 A revised NPPF was published on 24 July 2018 and sets out the Government's planning policies for England and how these are expected to be applied. However, the Local Plan (Part Two) is examined under the March 2012 version of the NPPF.

Technical consultation on updated to national planning policy and guidance

2.7 A consultation on updates to national planning policy and guidance commenced on 26 October 2018. The consultation sets out how the Government propose to alter the standard methodology for assessing local housing need.

2.8 The consultation proposes clarifications of national planning policy on housing land supply and the definition of deliverable. It also suggests an amendment to the NPPF in light of the ruling of the European Court of Justice on HRA.

Regional

2.9 The regional water companies working across Cheshire West and Chester have consulted on their Draft Water Resources Management Plans for 2019. United Utilities published their Revised Water Resources Management Plan 2019 and Dee Valley Water published a statement of consultation responses on their Plan in September 2018.

Cheshire West and Chester Council

2.10 The Local Plan (Part Two) was submitted for Examination on 12 March 2018. Inspector Roisin Barrett was appointed by the Secretary of State to conduct the examination to determine whether the Local Plan is sound.

2.11 In July 2018, and in response to the Inspector's question to the Council, an updated Habitats Regulation Assessment (HRA) was published for consultation from 13 July to 10 August 2018.

2.12 The Examination hearings took place between 18 September and 27 September 2018.

Neighbourhood Plans

2.13 There are currently 18 'made' neighbourhood development plans across the borough and a further 16 neighbourhood plans in various stages of preparation.

Duty to co-operate

2.14 The Council have co-operated with neighbouring authorities and prescribed bodies during preparation of the Local Plan Part One and Part Two. A detailed Duty to Co-operate Statement was produced and submitted alongside the Local Plan (Part Two).

Habitats Regulation Assessment (HRA)

2.15 During the course of the Local Plan examination, the Inspector asked the Council to consider the implications of a European Court of Justice ruling (People Over Wind and Peter Sweetman v Coillte Teoranta, case C-323/17) (April 2018) which concluded that 'mitigation' (measures that are specifically introduced to avoid or reduce a significant effect that would otherwise arise) should not be taken into account when forming a view on likely significant effects. Mitigation should instead, only be taken into account at the 'appropriate assessment' stage. In light of this judgement, the Council reviewed and updated the Habitats Regulation Assessment (HRA) to ensure that it complies with this judgement.

2.16 The updated HRA was published for consultation and concluded that the Local Plan (Part Two), in the context of the strategic policies of the Local Plan (Part One), comprise a sufficient policy framework to enable the subsequent delivery of necessary measures that would avoid or adequately mitigate adverse effects on internationally designated sites and therefore enable a conclusion of no adverse effect on integrity.

Local Plan progress in neighbouring areas

Cheshire East

2.17 The Site Allocations and Development Policies Document (SADPD) will allocate the remaining sites needed for future development and set out further detailed planning policies to be used when considering planning applications. The First Draft SADPD consultation took place between 11 September and 22 October 2018.

Wirral

2.18 The Core Strategy Local Plan will update the council's long term vision, objectives and spatial strategy for the Borough. The Council consulted on a review of Development Options in September 2018. The comments are being analysed and the results will be reported to Cabinet on 17 December 2018.

2.19 The responses are currently being analysed and will be reported to the Council's Cabinet on 17 December 2018 with a view to approving a revised Draft Local Plan by July 2019.

Halton

2.20 Consultation on the first draft of Halton's new Local Plan, the Delivery and Allocations Local Plan (incorporating revised Core Strategy Policies) took place between the 4th January and the 15th February 2018.

2.21 This Local Plan will replace the remaining policies and the Proposal Map from the Unitary Development Plan including allocating land for development to 2037 and redefining the extent of the Green Belt in Halton.

2.22 Council officers are currently processing the representations received to this consultation and will be reported to Members in due course.

Warrington

2.23 In November 2018, Warrington Council stated that the publication of their draft Local Plan would be delayed due to the Government's consultation on the proposed changes to the formula to be used to calculate local housing need. It is now anticipated that the draft Local Plan will be published in March 2019, prior to a further round of public consultation.

Shropshire

2.24 To inform the partial review of the Local Plan (2016-2036), Shropshire Council undertook an eight week Issues and Strategic Options consultation, which started on the 23 January 2017 and consultation on a Preferred Scale and Distribution of Development was undertaken from October to December 2017.

Flintshire

2.25 A consultation on the Local Plan Preferred Strategy was undertaken in November 2017. The Council will be consulting upon the Deposit Plan in November 2018

Wrexham

2.26 Representations received on the Deposit Local Development Plan Consultation have been processed by the Council. The representations and Council response will be reported to the Executive Board, followed by Full Council in November 2018.

2.27 If approved, the Deposit Local Development Plan will be submitted to the Welsh Government and the Planning Inspectorate. Consultation on the Focussed and Minor Editing Changes to the Local Development Plan will take place early in 2019.

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 was 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 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.	<p>Will it reduce the potential impacts of climate change?</p> <p>Will it help to minimise and reduce the emission of greenhouse gases, in particular CO₂?</p> <p>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?</p> <p>Will it minimise the impacts of flooding?</p> <p>Will it promote and enhance current green infrastructure?</p> <p>Will it provide opportunities to create green infrastructure?</p>	Climate change and energy
2	To reduce energy consumption, promote energy/efficiency and increase the use of energy from renewable resources.	<p>Will it reduce energy consumption?</p> <p>Will it promote energy efficiency?</p> <p>Will it result in an increase in the installed renewable energy capacity?</p>	Climate change and energy
3	To protect and enhance the borough's biodiversity and wildlife habitats.	<p>Will it protect and promote effective management of the borough's sites of ecological and nature conservation importance?</p> <p>Will it provide opportunities for the enhancement and creation of habitats and to foster species conservation, diversity and resilience to climate change?</p> <p>Will it maintain, enhance and increase (rural and urban) tree cover and woodlands?</p>	Biodiversity, flora and fauna
4	To minimise the risk of flooding.	<p>Will it reduce the risk of flooding e.g. encourage the integration of mitigation measures such as SUDs into new development?</p> <p>Is new development directed towards areas of least risk, dependant on the compatibility of the proposed use?</p>	Water
5	To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	<p>Will the Plan protect, maintain and improve the quality of water resources?</p> <p>Will the Plan minimise the risk of pollution arising from new development?</p> <p>Will the plan encourage water efficiency and promote the use of grey-water recycling/rainwater harvesting?</p>	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 areas? 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.	<p>Will the plan provide a balanced portfolio of employment land for the area?</p> <p>Will the plan provide employment land of a suitable type in a sustainable location?</p> <p>Does it provide opportunities for the creation of new businesses?</p> <p>Will it minimise the loss / displacement of existing businesses?</p> <p>Will the Plan contribute to meeting the employment needs of the rural/urban area?</p> <p>Will the plan contribute to developing a more skilled workforce?</p> <p>Does the plan support sustainable growth in the economy?</p>	Economic development
17	To develop and enhance the visitor economy/tourism.	<p>Does the plan promote tourism and the visitor economy?</p> <p>Will the plan improve accessibility to jobs in the area?</p>	Economic development
18	To promote regeneration, particularly of deprived areas.	<p>Will the plan deliver urban/rural regeneration?</p> <p>Will the plan improve economic conditions, particularly in deprived areas?</p> <p>Will the plan support rural diversification?</p>	Economic development
19	To maintain and improve the vitality and viability of City, town and local centres.	<p>Will the Plan safeguard shops and services in the area?</p> <p>Will the Plan safeguard and improve the retail, leisure and service provision?</p> <p>Will the Plan provide improved physical, social and environmental infrastructure in city, town and local centres?</p>	Economic development

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

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

3.4 Further information about the SA objectives and testing of their compatibility is provided in the main SA report of the Publication Draft Plan.

3.5 The findings of the baseline and policy update undertaken when preparing this report and set out in Chapter 2 'Baseline and policy update', do not result in a requirement to make any changes to the SA methodology or objectives.

Assessment of health impacts

3.6 The main SA and appraisal of the modifications 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.

3.7 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.

3.8 Appendix G 'Updated Health Impact Assessment' provides additional details about the impacts of the modifications on the health impacts of the plan identified in the main SA of the Publication Draft Plan.

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 Appendix F 'Updated Equalities Impact Assessment' provides an assessment of the impact of the modifications on the assessment of Local Plan (Part Two) policies under the Equality Act.

Rural proofing

3.12 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.

3.13 Rural proofing is not about special treatment, but identifies those policies that provide urban solutions that may not necessarily work for rural areas with dispersed populations and economy and provides an opportunity to suggest improvements to these policies.

3.14 Rural issues have been considered through the main SA and the SA objectives include those that assess or could impact on rural issues. As such, rural proofing has been integrated into the SA process.

3.15 Appendix H 'Updated Rural Proofing' provides a summary of the impacts of the modifications on the appraisal of the Plan from a rural perspective.

Habitats Regulation Assessment

3.16 Habitats Regulation Assessment 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, which requires Habitats Regulations Assessment (HRA) to be carried out to ensure that impacts on these sites do not occur as a result of strategies, plans, policies and projects.

3.17 A separate document has been prepared setting out an assessment of the impact of the modifications on protected European sites. This concludes that the modifications do not change the overall conclusion in the HRA that the Local Plan (Part Two), in the context of the over-arching strategic policies contained within the Local Plan (Part One) comprise a sufficient policy framework to enable the subsequent delivery of necessary measures that would avoid or adequately mitigate adverse effects on internationally designated sites and thus enable a conclusion of no adverse effect on integrity.

Monitoring

3.18 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 was identified within the SA of the Publication Draft Plan. These indicators have been reviewed in light of the modifications and they are all still considered suitable and no further amendments to the indicators are required. A series of significant effects indicator was developed, based on the SA and these 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.

4 Appraisal methodology

Modifications to policies

4.1 The SA of the main modifications has been undertaken through a two stage process. The first stage was to screen all of the modifications to identify whether any significant sustainability implications are likely to result from the change and whether further appraisal is required. This is set out in Chapter 5 'Screening of modifications'. For those modifications where potential sustainability implications were identified, a detailed appraisal of the amended policy has been undertaken, as set out in Appendix A 'Appraisal of modified policies'. The findings of the appraisals are summarised in Chapter 6 'SA findings'.

4.2 The assessment of the policies in Appendix A 'Appraisal of modified policies' assesses the impact of the modified policy compared with the 'do nothing situation' (i.e. the situation without the policy). Chapter 6 'SA findings' summarises this and also compares the appraisal of the Publication Draft policies with the modified version of the policies. 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.

4.3 The SA has involved a topic based appraisal, with the effects of the policies being assessed against the SA objectives in each topic and conclusions developed on the impact of the plan as a whole on each topic area. Chapter 6 'SA findings' explains the impacts of the modifications on each topic area.

4.4 The SA also incorporates appraisal of effects on health, equality and rural areas and the impact of the modifications on this have been assessed and are set out in specific appendices within the main SA report.

Changes to the policies map

4.5 The SA of the amendments to the policies map changes has also been undertaken through a two stage process. The changes are identified and screened in Appendix B 'Screening and appraisal of changes to the policies map'.

4.6 The table in Appendix B 'Screening and appraisal of changes to the policies map' describes the changes. It sets out whether the changes have any significant impacts and whether further appraisal is required.

4.7 Where further appraisal is required, the appraisal is also included within Appendix B 'Screening and appraisal of changes to the policies map'. This also follows the topic based appraisal approach.

Additional modifications

4.8 The additional modifications are minor changes that do not form part of the main modifications. They have been through the same SA process as the main modifications for completeness. The additional modifications are set out and screened in the table in Appendix C 'Screening of additional modifications'.

Alternatives

4.9 Alternative policy wording and alternative sites have been considered at previous stages of preparation of the Local Plan (Part Two).

4.10 As the Local Plan (Part Two) has been through the process of submission and the policies and sites have been considered through the examination hearing sessions, there are very few alternatives available at this stage. The only alternatives to be considered at this stage are the original policies / sites and the modified policies / sites.

Difficulties encountered

4.11 Appraising the modifications to the plan encountered the same difficulties as carrying out the original SA of the Local Plan (Part Two), for example in terms of the need to ensure the SA assesses the impacts of the policies, compared to the position without the policy, rather than appraising the type of development in general terms. Also the difficulty in assessing sites, whilst recognising the differing planning context, status and level of information available for each site.

4.12 In addition to these issues, the following difficulties were encountered specifically during the review and appraisal of the modifications:

- The need to make judgements on when a modification will result in a change to the sustainability of policy and at what level this becomes significant. A precautionary approach has been taken and further appraisal work undertaken where there is uncertainty.
- Most of the modifications relate only to a small part of the policy, but if screened as potentially resulting in sustainability implications, the policy had to be re-appraised as a whole.

Monitoring

4.13 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). Overlap between the indicators was removed and the wording was updated 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. It will enable the Council to monitor the performance of the policies in the plan in relation to the identified significant effects.

4.14 The latest Annual Monitoring Report (AMR) has been updated to integrate the final agreed SA indicators, which are set out in the monitoring framework in Appendix G of the SA of the Publication Draft Plan. No further amendments to the SA indicators or monitoring framework are required as a result of the baseline and policy update undertaken as part of preparation of the SA of the modifications.

5 Screening of modifications

5.1 This section screens all of the main modifications to the Local Plan (Part Two) and identifies the sustainability implications of the change and whether further sustainability appraisal is required.

5.2 The additional modifications are listed in Appendix C 'Screening of additional modifications'. They have been included for completeness, even though they are very minor changes that are not considered to impact on the soundness of the Plan. These additional modifications have also been reviewed in light of the sustainability objectives and none of the modifications are considered to result in potential changes to the findings of the SA and further appraisal of the additional modifications is not required.

5.3 The amendments to the policies map changes are set out in Appendix B 'Screening and appraisal of changes to the policies map'.

5.4 Table 5.1 sets out all of the main modifications in the order in which the policies appear in the Plan. If a particular policy is not included within the table, it means that there have been no main modifications to this policy. The table identifies the modification reference number and policy number and describes the modification. Where text is added through the modification it is shown underlined and where text is removed it is shown as strikethrough. The table explains the likely implications of the modification on the sustainability of the Plan and identifies whether further appraisal is required to assess these impacts in more detail. The majority of the modifications are changes to the wording of policies and whilst they may change the meaning of the policy or the way in which it could be applied, most do not change the impact of the policy on any of the sustainability objectives.

5.5 Consideration of the sustainability implications of the modifications and the need for further appraisal involves assessment of the change for impacts on each of the sustainability topics and objectives. Where further appraisal is required, this is set out in Appendix A 'Appraisal of modified policies' and the findings are summarised in Chapter 6 'SA findings'.

Table 5.1 Screening of main modifications

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
Chester				
MM 1	CH 1 Chester settlement area	<p>Amend paragraph 2.8 of the policy explanation as follows:</p> <p>"All development proposals should protect the historic city core (defined as the area within the City Walls) and its setting. The appearance of development along the radial and inner ring roads, railway corridors, the River Dee and the Shropshire Union Canal is important to the character of the city. The inner ring road, canal corridor, and gateway sites have great potential for redevelopment to improve poor quality environments and to enhance existing key sites to improve the image of the city. Development must enhance these routes and gateways through providing high quality, strong and active frontages, that preserve and enhance the local character and environment."</p>	<p>The modifications do not change the overall meaning of the policy, as the policy itself already refers to protecting the historic core of Chester. The modifications are unlikely to have significant sustainability implications.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 2	CH 2 Chester regeneration areas	Amend the first sentence of the policy text as follows: “Development proposals within the key regeneration areas <u>and</u> the city centre, as identified on the policies map, where relevant must.”	Removal of reference to proposals within the city centre promoting walking and cycling routes, minimising the impact of traffic and providing high quality landscaping could have sustainability implications in terms of impacts on climate change, air quality and biodiversity.	Yes
MM 3	CH 2.A Chester Northern Gateway	Amend the first paragraph of the policy text as follows: “Development proposals should be in line with the relevant site specific development plan policies, in particular land allocations as set out in Local Plan (Part Two) policy CH 3. Development must be of a high quality; and, where possible, <u>improve the road and pedestrian accessibility into and out of the city creating a functional gateway into the city from Hoole Road.</u> Proposals that incorporate the following will be supported.”	Referring specifically to improving road and pedestrian accessibility could have sustainability implications in terms of climate change and air quality.	Yes
MM 4	CH 2.C Chester Castle and Riverside area	Amend the first paragraph of the policy text as follows: “Uses within the castle complex should be sympathetic to the existing buildings, and respect the historical / cultural	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>environment. Development of the buildings and spaces within the castle complex may include <u>for</u> visitor attractions, and-tourist accommodation; and visual arts/entertainment space <u>will be</u> supported. Public access to Chester Castle should be protected and enhanced where appropriate.”</p> <p>Amend the third paragraph of the policy text as follows:</p> <p>“Development proposals for hydro electric power generation at the weir which enables-renewable electricity generation <u>that</u> whilst-fully respecting the sensitivity <u>of the location in terms of significance of the built heritage</u>; archaeology; setting within the wider townscape; and river ecology, will be supported.”</p>		
MM 5	CH 2.D Northgate	<p>Amend criterion 1 of the policy text as follows:</p> <p>“1. leisure and retail uses <u>that incorporate encouraging</u>-active frontages along key pedestrian and cycle routes.”</p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 6	CH 3 Employment land provision in Chester	<p>Insert an additional criterion into the policy text, after criterion 3, as follows:</p> <p><u>"4. development proposals on land at New Crane Street must provide adequate pollution control measures to protect water quality in line with policy DM 43 and DM 44."</u></p> <p>Amend paragraph 2.22 of the policy explanation as follows:</p> <p>"This policy allocates a range of sites within Chester to cater for the continuing economic growth of the borough, and in line with Local Plan (Part One) policy STRAT 3 which seeks to protect a range of sizes and types of business needs, employment land and premises from alternative forms of development. <u>Chester Business Quarter (CH 3.B) is a key location for employment led regeneration in Chester. The first phase of development, 'One City Place', has been completed, and further phases of office development will take place within the plan period.</u>"</p> <p>Insert an additional paragraph after paragraph 2.24 of the policy explanation as follows:</p>	Referring to pollution control measures, protection of water quality and prevention of harm to biodiversity could have sustainability implications in terms of water quality, risk of pollution and protection of biodiversity.	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p><u>"Development on land at New Crane Street (CH3.G) should demonstrate that proposals will not cause unacceptable deterioration to water quality or cause unacceptable harm to biodiversity. Project level HRA screening should be undertaken to determine the potential for any likely significant effect on water quality in the River Dee SAC and a project level HRA may be required depending on the nature and potential effects of the proposed scheme."</u></p>		
MM 7	CH 5 Chester conservation areas	<p>Amend the first paragraph of the policy text as follows:</p> <p>"In line with Local Plan (Part One) policies STRAT 3 and ENV 5, development within Chester's conservation areas, as identified on the policies map, will be required to demonstrate a very high quality of design and contribute positively to the townscape and the city's setting."</p> <p>Amend the second paragraph of the policy text as follows:</p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. There is a clear link to policy DM 46 which sets out the same requirements</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>"Development proposals within the city centre and its approaches will be supported where."</p> <p>Amend criterion 1 of the policy text as follows:</p> <p>"1. it can be demonstrated that they have been sensitively designed, to have regard to their location and the character of the surrounding area, including the height of surrounding buildings; roof treatment; backs of properties; and <u>considering the location of ventilation equipment and plant; fire escapes and service areas;</u>"</p> <p>Amend the third paragraph of the policy text as follows:</p> <p>"Proposals for roof extensions to existing buildings (which may include the installation of conservatories, roof terraces, telecommunications equipment or solar collectors) will be supported provided that they would not <u>should be carefully designed so that they do not;</u>"</p> <p>Amend the fifth paragraph of the policy text as follows:</p> <p><u>"The Rows</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>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, new uses for buildings on The Rows which encourage pedestrian footfall, retain the predominant public access to the Rows, improve natural surveillance, and promote commercial viability will be supported in accordance with Local Plan (Part Two) policy DM 14. <u>Development proposals on the Rows will be supported which meet the requirements of policy DM 46 and where they:</u>"</p> <p>Insert an additional paragraph after the fifth paragraph of the policy text as follows:</p> <ul style="list-style-type: none"> "<u>Include new uses for buildings on The Rows which encourage pedestrian footfall, retain the predominant public access to The Rows, improve natural surveillance, and promote commercial viability in accordance with Local Plan (Part Two) policy DM 14.</u>" <p>Amend the sixth paragraph of the policy text as follows:</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<ul style="list-style-type: none"> "<u>Proposals</u> <u>Are</u> for two-storey units which have a street level and a Row level presence which sensitively retain or reintroduce access into the retail unit at both street level and Row level; <u>will be supported.</u>" <p>Amend the seventh paragraph of the policy text as follows:</p> <ul style="list-style-type: none"> "<u>Ensure that proposals</u> for new facades or alterations to existing facades of shops or commercial premises within The Rows <u>preserve or enhance those elements which contribute to the significance of the building or its setting.</u> will only be permitted where it can be demonstrated that the special architectural and historic interest of the premises, the character and appearance of the building and the Conservation Area and wider townscape is protected in accordance with Local Plan (Part Two) policy DM 16:" <p>Amend the eighth paragraph of the policy text as follows:</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<ul style="list-style-type: none"> "<u>Ensure that the design, location and materials used for Bbusiness signage applied or attached to Row beams or posts will only be supported where the design, location and materials are sympathetic to the character and appearance of The Rows.</u>" 		
MM 8	CH 6 Chester key views, landmarks and gateways and historic skyline	<p>Amend the first paragraph of the policy text as follows:</p> <p>"In line with Local Plan (Part One) policies STRAT 3 and ENV 5, development proposals within Chester, which are significantly higher than the general prevailing height of the surrounding townscape will only be supported where they."</p> <p>Amend criterion 4 of the policy to read:</p> <p>"4. have an acceptable relationship have regard to the surrounding townscape context in terms of scale, streetscape and built form."</p> <p>Amend criterion 6 of the policy text as follows:</p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. There is a clear link to policy DM 46 and DM 47 which set out the same requirements.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>"6. have an acceptable impact in terms of the setting of, and views to and from heritage assets where relevant meet the requirements of policies DM 46 and DM 47."</p> <p>Delete criterion 9 of the policy text as follows:</p> <p>"9- embody high quality architectural design which would visibly contribute to the character of Chester's unique heritage;"</p>		
Ellesmere Port				
MM 9	EP 2.B New Bridge Road, Stanlow	<p>Amend the third paragraph of the policy text as follows:</p> <p>"The siting, scale, design and landscaping of development proposals must consider the setting of heritage assets <u>accord</u> with the historic environment policies of the plan (DM 46-50), where relevant. Schemes that provide a positive environmental improvement, with high standards of building design, materials, external appearance, will be encouraged."</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. There is a clear link to policy DM 46-DM50 which set out the same requirements.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 10	EP 2.E Remaining land at Cheshire Oaks Business Park	Amend the policy text as follows: "Land at Cheshire Oaks Business Park, as identified on the policies map, is allocated for employment development (use class B1). Development proposals must be compatible with the adjacent business park and incorporate high standards of design and incorporate extensive landscaping that complements the adjacent business park."	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 11	EP 2.F Remaining land at Rossmore Road East	Amend the policy text as follows: "The land at Rossmore Road East, as identified on the policies map, is allocated for employment development (use classes B1, B2 and B8). Development proposals must make a positive contribution to <u>minimise the visual appearance of impact of</u> development on the M53 corridor and take account of Local Plan (Part One) policy ENV 2-, incorporating important landscape features into the design. "	The change from referring to a positive contribution on the appearance of the M53 corridor to referring to minimising visual impacts could have sustainability implications in terms of protecting and enhancing the character and appearance of the landscape and townscape.	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 12	EP 2.G Land at Station Road, Ince	<p>Amend criterion 1 of the policy text as follows:</p> <p><u>“1. be of a suitable design, scale and layout to minimise visual and amenity impacts on the surrounding area; minimise the impact on residential amenity through careful design.”</u></p> <p>Amend criterion 2 of the policy text as follows:</p> <p><u>“2. incorporate extensive landscaping and appropriate boundary treatment to preserve or enhance the character or appearance of the approach to Ince village and the setting and significance of designated heritage assets.”</u></p> <p>Delete criterion 5 of the policy text as follows:</p> <p><u>“5. there should not be any open storage on the site.”</u></p>	The removal of reference to minimising visual impacts on the surrounding area and deleting the criterion preventing open storage could have sustainability implications in terms of the impact on landscape and townscape.	Yes
MM 13	EP 3 Stanlow special policy area	<p>Amend criterion 1 of the policy text as follows:</p> <p><u>“1. there should be no material harm to sensitive locations in the locality, particularly residential areas; or to residential amenity, arising from the appearance of</u></p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		the development, or its potential for pollution, or noise generation, or visual impact. Sensitive locations include the Mersey Estuary SPA/Ramsar, residential areas, commercial centres, areas attracting large numbers of visitors, SSSI, Green Belt, conservation areas and historic assets;”		
MM 14	EP 4 Hooton	<p>Amend the policy text as follows:</p> <p>“Hooton Park is identified on the policies map for employment use (use classes B1, B2 and B8). Development proposals in this area will be supported where they are in line with Local Plan (Part One) policy STRAT 4 and STRAT 10 and meet all the following criteria: where relevant;</p> <ol style="list-style-type: none"> 1. traffic and transport measures must take account of the requirements generated by the proposed use can be <u>satisfactorily accommodated on surrounding networks;</u> 2. the use of freight and non-road facilities is encouraged where possible and provision should be included in the initial design of the scheme; 	<p>The addition of the link to policy DM 47 and DM 48 could have sustainability implications in terms of the impact on features of historical and cultural heritage importance. Removal of the text preventing small scale main town centre uses unless ancillary to an appropriate use of the listed aircraft hangars could have sustainability implications in terms of the vitality and viability of town and local centres.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>3. <u>proposals must meet the requirements of policy DM 47 and DM 48 where development has the potential to impact on the listed aircraft hangars and ancillary buildings: are to be retained within the site. Small scale main town centre uses (such as retail, hotels or commercial development) will not be supported, unless they are ancillary to an appropriate use of the listed aircraft hangars;</u></p> <p>4. <u>development proposals should minimise the visual impact of development on must make a positive contribution to the visual appearance of the M53 corridor and Development should take account of Local Plan (Part One) policy ENV 2, incorporating important landscape features into the design.</u></p> <p>5. <u>development proposals within hazardous consultation zones should meet the requirements of Local Plan (Part Two) policies DM 33 and DM 34 where there is the potential to encroach on hazardous consultation zones.</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 15	EP 5 Thornton Science Park	Amend criterion 3 of the policy text as follows: <p><u>"3. they accord with the historic environment policies of the plan (DM 46-50), where relevant the design of development protects and where possible enhances the heritage assets within the site, and their setting in line with Local Plan (Part Two) policies DM 47 and DM 48. The central landscape area is important for the character and quality of the science park and should be retained and enhanced with any development proposals;"</u></p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. There is a clear link to policy DM 46-DM 50 which set out the same requirements.	No
MM 16	EP 6 Ince Park	Amend criterion 7 of the policy text as follows: <p><u>"7. it minimises and mitigates adverse impacts on nature conservation within and adjoining the site in line with DM 44;</u></p> <p>Amend criterion 8 of the policy text as follows:</p> <p><u>"8. the consented ecological mitigation areas must be maintained and enhanced the ecological mitigation areas that form part of the consented resource recovery park are retained, or there is no net loss</u></p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>in the area and type of ecological mitigation provided within the borough;"</p> <p>Amend criterion 9 of the policy text as follows:</p> <p>"9. the consented-landscape mitigation areas that form part of the consented resource recovery park are maintained retained either in the consented form or through alternative equivalent provision and there is appropriate landscaping that respects the landscape character of the site and its surroundings;"</p>		
MM 17	EP 7 Ellesmere Port historic canal port	<p>Amend criterion 1 of the policy text as follows:</p> <p>"1. complement and/or enhance are in keeping with the existing uses on site and the adjoining conservation area;"</p> <p>Amend criterion 2 of the policy text as follows:</p> <p>"2. use design and materials appropriate to this sensitive location the historic canal port, within and adjacent to the conservation area;"</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		Amend criterion 4 of the policy text as follows: “4. retain and re-use historic buildings, and give emphasis to their relationship with the canal and dock basins having regard to the desirability of preserving the building or its setting in the <u>historic canal port or any features of special architectural or historic interest;</u> ”		
Northwich				
MM 18	N 2.A Weaver Square development area	Amend the policy text as follows: “Weaver Square development area Proposals for the <u>Weaver Square regeneration area will be supported where they achieve:</u> 1. proposals are for a mixed use development which positively <u>contributes to the vitality and viability of the town centre and Barons Quay including the</u> potential to relocate and / or improve the market; 2. proposed uses complement the town centre and Barons Quay;	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>2.3: consideration has been given to the high quality design of these prominent town centre sites, especially those on the approach along Chester Way;</p> <p><u>3.4: development schemes adjacent to the River Dane which are must orientated development to face the river and provide activity along the waterfront, incorporating pedestrian and cycle access, whilst safeguarding the ecology and biodiversity of the watercourse in line with Local Plan (Part Two) policy DM 38.</u></p> <p>Amend paragraph 4.10 of the policy explanation as follows:</p> <p>“Development within the Weaver Square development are will be supported for mixed use development including retail, public services and residential provision. The redevelopment and/or relocation of the markets should be addressed as part of any redevelopment scheme. Consideration should also be given to the operation of the existing bus station and current road access arrangement for the servicing of the new development from Watling Street and Weaver Way. Provision of</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>appropriate levels of car parking should be included as part of any redevelopment proposals in line with, <u>having regard to the</u> Council's borough-wide Parking Strategy, and Parking Standards Supplementary Planning Document (SPD)."</p> <p>Amend paragraph 4.11 of the policy explanation as follows:</p> <p>"Urban design principles should be supported including active frontages to Chester Way/Watling St. Pedestrian access between Watling Street and Witton Street/Leicester Street junction should be retained. The former County Offices site borders the River Dane and any building on the site should consider allowing for <u>elevations with principal frontages along both</u> allowing for a dual frontage presentation its frontage to both Watling Street and Chester Way. Additionally the development should maximise the opportunity of the river frontage including aspect and views to and from the River, this could include active frontage as set out in Local Plan (Part Two) policy DM 38."</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 19	N 2.B Winnington Works (TATA)	<p>Amend the policy text as follows:</p> <p><u>"Proposals for the Winnington Works area, as identified on the policies map, should be comprehensively planned and brought forward in line with an agreed development brief. Proposals will be supported where they:</u></p> <ol style="list-style-type: none"> <u>1. proposals are for a mixed use redevelopment including residential, employment and community infrastructure including health facilities;</u> <u>2. development is brought forward in line with an agreed development brief for the whole site to ensure the development is considered comprehensively;</u> <u>3. proposals have special regard to the desirability of preserving any heritage assets or their setting or any features of special architectural or historic interest, are supported by a Heritage Impact Statement Assessment which assesses the significance of heritage assets on the site and the impacts which the proposals may have upon heritage assets;</u> 	<p>The addition of a reference to the need for a site specific flood risk assessment and the new link to policy DM 40 could have sustainability implications in terms of minimising the risks of flooding.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>3.4. any potential do not have adverse landscape and visual impacts <u>within the site or surrounding area as demonstrated through a Landscape and Visual Impact Assessment of the development have been addressed through a landscape appraisal or Landscape and Visual Impact Assessment;</u></p> <p>4.5. the development provides deliver suitable highways/access infrastructure improvements which that ensures that the development it can be satisfactorily accommodated both on the site and by on the surrounding road network;</p> <p>5.6. proposals seek to maximise include the use of sustainable modes of transport;</p> <p>6.7. are the development is designed to have regard to flood risk in accordance with <u>a site specific flood risk assessment and policy DM 40 within the site and</u></p> <p>7. improve public accessibility alongside the waterways."</p> <p>Amend paragraph 4.13 of the policy explanation as follows:</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>"In addition to the criteria listed in the policy above, the <u>A</u> development brief for the <u>of</u> Winnington Works site should address the following:</p> <ul style="list-style-type: none"> • transport links for vehicles, cycles and pedestrians connecting Winnington to Northwich town centre, and to the wider area; • <u>opportunities to create the creation of a</u> neighbourhood centre for the <u>Winnington Urban Village area, which may include including</u> convenience retail and community facilities, such as a public house; <u>and medical facilities; etc;</u> • <u>ensure adequate education provision;</u> • <u>allowing public access to the River Weaver for</u> cyclists and pedestrians, via the creation of landscaped routes along the southern bank; • the provision of play areas and equipment <u>for children:</u> <u>The siting of facilities such that access is easily obtained which are accessible</u> from the wider 		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		Winnington area will be encouraged."		
MM 20	N 2.C Wincham	<p>Amend an additional paragraph at the start of the policy text as follows:</p> <p>"<u>Proposals within the Wincham regeneration area for residential development located along New Warrington Road; and/or for employment development located off Chapel Street/Wincham Lane, will be supported where:</u>"</p> <p>Delete criteria 1 and 2 of the policy text as follows:</p> <p>"1. proposals for residential development are located along New Warrington Road;</p> <p>2. proposals for employment development are located off Chapel Street/Wincham Lane and are in line with Local Plan (Part Two) policy N-4;"</p> <p>Amend criterion 3 of the policy text as follows:</p> <p>"1.3- the design is sensitive to the different land uses in the area;"</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 21	N 3 Meeting the outstanding housing requirement in Northwich	<p>Amend criterion B of the policy text as follows:</p> <p>“B. Land at <u>Winnington Business Park, Winnington Lane Avenue</u> (at least 100 dwellings)”</p> <p>Amend the final paragraph of the policy text as follows:</p> <p>“In addition, development proposals for sites (B) and (C) will be supported where they are in line with the relevant principles set out in N 2-B <u>N 3.B</u> and N 2-C-N 3.C.”</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 22	N 3.B Land at Winnington Business Park	<p>Amend policy text as follows:</p> <p>“<u>Land at Winnington Business Park Avenue</u></p> <p>In addition to the criteria set out above in policy N 3, proposals for the development of site (B) Land at <u>Winnington Business Park Avenue</u>, must also have specific regard to, and be in line with Local Plan (Part Two) policies N 24, DM 33 and DM 34, and other relevant development plan policies.</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Insert an additional paragraph after policy box N 3.B as follows:</p> <p><u>"The site at Winnington Avenue is allocated to deliver both housing and employment developments as set out in policy N 3.B and N 4. Winnington Avenue is in close proximity to the Winnington Urban Village and to the Winnington Work (TATA) site which are both integral to regeneration of this part of Northwich. Proposals for housing and employment development should be designed to integrate with the existing developments and future regeneration schemes in the area."</u></p>		
MM 23	N 5 Gadbrook Park	<p>Amend the second paragraph of the policy text and its following criteria as follows:</p> <p><u>"Employment development on land to the south-west of Gadbrook Park, as identified in Local Plan (Part Two) N 4, should be comprehensively planned and brought forward in line with an agreed development brief for the Gadbrook Park area that meets all of the following criteria that addresses criteria</u></p>	<p>Removal of reference to appropriate layout, uses and phasing of development could have sustainability implications in terms of protecting and enhancing the character and appearance of the landscape and townscape and strengthening local distinctiveness and sense of place.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>5-11 below. <u>Development within the area identified on the policies map should:</u></p> <p>5. sets out the appropriate scale, layout, uses and any phasing of development within the area identified on the policies map;</p> <p>6-5. <u>provides suitable highways/ and access infrastructure improvements that ensure the proposal to ensure the traffic generated can be satisfactorily accommodated both on the site and by the surrounding road network;</u></p> <p>7-6. <u>includes measures to improve access by walking, cycling and public transport and provide connections to the surrounding area and established business park; Connections to the surrounding area and established business park must be provided;</u></p> <p>8-7. <u>supports improvements and enhancements to the rail network and safeguards sufficient land for a railway station;</u></p> <p>9-8. <u>provides car parking in accordance with having regard to the Council's parking</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>standards and takes account of parking needs in the surrounding area;</p> <p>10- is accompanied by a Landscape and Visual Impact Assessment and full mitigation strategy and takes account of local landscape character and setting—</p> <p>11- 9. provides minimise the landscape and visual impact of new development, be of a high quality design, of a suitable; scale, density, form, massing, height and materials that respects the surrounding landscape character; and topography and mitigates any potential impacts on heritage assets and their setting preserves or enhances the historic environment in accordance with the historic environment policies of the plan (DM 46-50), where relevant;</p> <p>12- 10. integrates and enhances surrounding ecological networks and green infrastructure;</p> <p>13- 11. minimises and mitigates flood risk with the site and surrounding area in line with</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Local Plan (Part Two) policy DM 40.</p> <p>Insert an additional sentence before the final sentence of paragraph 4.22 of the policy explanation, as follows:</p> <p><u>"Proposals should be accompanied by a Landscape and Visual Impact Assessment and mitigation strategy."</u></p>		
MM 24	N 6 Northwich conservation area	<p>Amend the first paragraph of the policy text as follows:</p> <p><u>"In line with Local Plan (Part One) policy ENV 5, development proposals within the Northwich conservation area as identified on the policies map, must meet the requirements of policy DM 46. it can be demonstrated that they have been designed having regard to their location, the immediate character and the setting of the area.</u></p> <p>Amend the second paragraph of the policy text as follows:</p> <p><u>"Development proposals will be supported Support will be given to proposals which seek to re-establish the historic grain,</u></p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. There is a clear link to policy DM 46 which sets out the same requirements.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>with narrower or visually broken up frontages <u>narrow frontages</u> and <u>traditional roofscapes</u>; <u>vertical emphasis</u> and <u>contribute to a diversity of form and detail in the conservation area.</u>"</p> <p>Amend the third paragraph and its following criteria of the policy text to read:</p> <p>"Development within the conservation area which would result in the The demolition of any <u>historic timber-framed buildings, containing structural or building techniques traditionally</u> designed to reduce the effects of subsidence, will only be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. the building does not have intrinsic <u>any features of</u> architectural or historic interest; and 2. it makes no positive contribution to the <u>conservation area's significance, character or appearance.</u> of the conservation area." 		

Winsford

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 25	W 1 Winsford settlement area	<p>Delete criterion 4 of the policy text as follows:</p> <p>"4. improving the quality of open spaces around the town, in particular Town Park, which accord with the principles set out in the Winsford Development Framework and the Winsford Transport Strategy;"</p> <p>Amend criterion 6 of the policy text as follows:</p> <p>"6. maximising opportunities to improve open space, especially at Town Park, create new habitats and to protect and enhance water quality; <u>heritage assets and biodiversity</u>; and <u>heritage assets in accordance with the historic environment policies of the plan (DM 46-DM 50), where relevant</u>;"</p> <p>Amend criterion 8 and it's following sub-criteria, of the policy text as follows:</p> <p>"8. Regenerating and enhancing the town centre in accordance ¹ having regard to with the principles in the Winsford Development Framework and the Winsford Transport Strategy. ² which:</p>	<p>Removing reference to improving the quality of open space from the policy could have sustainability implications in terms of climate change, biodiversity, protection of land and soil quality, protecting and enhancing the character and appearance of the landscape and townscape, improving health and social inclusion and creating a safe environment.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>i. involve the redevelopment of part of the Winsford Cross Shopping Centre to provide high quality mixed use development including contemporary retail, leisure, residential and community facilities;</p> <p>ii. retain key community facilities;</p> <p>iii. include attractive public realm incorporating public space, with high quality materials, lighting, street furniture and landscaping;</p> <p>iv. improve gateways into the centre from all directions;</p> <p>v. improve the market through refurbishment, replacement or relocation to a more prominent site location;</p> <p>vi. provide good quality parking facilities for vehicles and cyclists that allow for ease of access to the centre and allow for linkages with the wider cycle network;</p> <p>vii. provide improved public transport infrastructure, including a new bus station/interchange in close proximity to the shopping centre with covered waiting areas, layover facilities and new taxi stands;</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>viii. provide improved linkages to the old high street and Town Park areas for pedestrians and cyclists.</p> <p>Amend paragraph 5.6 of the policy explanation as follows:</p> <p>"Local Plan (Part Two) policy W1 supports the delivery of the Local Plan (Part One) policy STRAT 6 and the Winsford Neighbourhood Plan. It provides further detail to reflect recent work on the Winsford Development Framework and Winsford Transport Strategy <u>that seek to deliver the Winsford Neighbourhood Plan. Key issues and proposals include:</u></p> <p>i. <u>supporting the redevelopment of part of the Winsford Cross Shopping Centre to provide high quality mixed use development including contemporary retail, leisure, residential and community facilities;</u></p> <p>ii. <u>retaining key community facilities;</u></p> <p>iii. <u>creating an attractive public realm incorporating public space, with high quality materials, lighting, street furniture and landscaping;</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>iv. <u>improving gateways into the centre from all directions;</u></p> <p>v. <u>improving the market through refurbishment, replacement or relocation to a more prominent site location;</u></p> <p>vi. <u>providing good quality parking facilities for vehicles and cyclists that allow for ease of access to the centre and allow for linkages with the wider cycle network;</u></p> <p>vii. <u>providing improved public transport infrastructure, including a new bus station/interchange in close proximity to the shopping centre with covered waiting areas, layover facilities and new taxi stands;</u></p> <p>viii. <u>providing improved linkages to the old high street and Town Park areas for pedestrians and cyclists.</u></p> <p>In addition to taking into account the Winsford Development Framework and Transport Strategy, P proposals for development of sites within the Station Quarter should have full regard to the Station Quarter Development Brief (2016). These documents should be read alongside the above policy.”</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
Rural area				
MM 26	R 1 Development in the rural area	<p>Amend the third paragraph of the policy text as follows:</p> <p>"Key and Local Service Centres</p> <p>Within a key or <u>local</u> service centre settlement boundary, as identified on the policies map, development proposals that are in line with the development plan for the settlement, and are consistent with Local Plan (Part One) policy STRAT 8 will be supported."</p> <p>Amend the fourth paragraph of the policy text as follows:</p> <p>"Local Service Centres</p> <p>In line with Local Plan (Part One) policies STRAT 2 and STRAT 8</p> <p>‡The following settlements are defined as local service centres."</p> <p>Amend the fifth paragraph of the policy text as follows:</p> <p>"*additional restrictions apply in line with Local Plan (Part One) policy STRAT 9 and the National Planning Policy Framework in identified local service centres that are washed over by the Green Belt."</p>	<p>Removal of reference to criteria relating to infill development, redevelopment of land, change of use and subdivision could have sustainability implications in terms of re-use of previously developed land and buildings, protecting and enhancing the appearance of the landscape and townscape and providing sufficient housing to meet identified needs.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Delete the sixth paragraph and criteria 1-3 of the policy text as follows:</p> <p>"New housing development within the settlement boundaries of local service centres, as identified on the policies map, will only be supported where it constitutes:</p> <ol style="list-style-type: none"> 1. infill development (one to two dwellings within a small gap in a built up frontage); 2. redevelopment of land; 3. change of use of suitable buildings and sub-division of existing dwellings." <p>Amend the seventh paragraph of the policy text as follows:</p> <p>"New housing development outside but adjacent to a <u>key</u> or local service centre boundary will only be supported where the proposal is in line with Local Plan (Part Two) policy DM 24; is 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</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		Order or Community Right to Build Order."		
MM 27	R 2.B Land to rear of 68 to 84 Castlefields	<p>Amend the first sentence of paragraph 6.18 of the explanation, as follows:</p> <p><u>"The neighbourhood plan seeks to avoid large-scale developments on the edge of the village, so if land rear of Castlefields is required the site must be designed so that it forms a distinct development with a different character from surrounding residential areas. The neighbourhood plan seeks to accommodate housing growth in a sensitive way, based on modest scale developments within and on the edge of Tattenhall. The neighbourhood plan aims to avoid large scale, suburban style developments along village boundaries. To ensure that any development to the rear of Castlefields complies with the spirit of the neighbourhood plan, the site must be designed so that it forms a visually distinct development with a different character from surrounding residential areas."</u></p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 28	R 3.A Monument Place, Farndon	Amend criterion 4 of the policy text as follows: “4. <u>meet the requirements of policy DM 47 prevent any adverse impact on designated heritage assets in the vicinity, and where possible, incorporate landscape features to improve the setting of historic assets;</u> ”	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. There is a clear link to policy DM 47 which sets out the same requirements.	No
MM 29	R 3.D Oaklands Office Park	Amend criteria 1 of the policy text as follows: “1. <u>it is accompanied by a landscape and visual assessment and mitigation strategy the landscape and visual impact of the development is minimised and mitigated;</u> ” Amend criteria 2 of the policy text as follows: “2. <u>it is designed and landscaped to complement the established business park the scale, density, layout, design and materials employed are in keeping with the established business park;</u> ”	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
Green Belt and countryside				

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 30	GBC 1.A Chester Zoo	<p>Amend criterion 3 of the policy text as follows:</p> <p>“3. provides car parking in accordance with having regard to the Council’s parking standards,”</p> <p>Amend criterion 6 of the policy text as follows:</p> <p>“6. provides a high quality design that which enhances or better reveals the significance of respects the surrounding character and mitigates any potential impacts on designated heritage assets and their setting and preserves their special architectural or historic interest,”</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 31	GBC 1.B Countess of Chester Health Park	<p>Amend criterion 5 of the policy text as follows:</p> <p>“5. provides car parking in accordance with regard to the Council’s parking standards, within the context of the health park,”</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 32	GBC 1.C Dale Barracks	Amend criterion 8 of the policy text as follows: “8. maintains and where possible enhances historic assets within the site is in line with <u>policy DM 48.</u> ”	Removal of the requirement to maintain and enhance historic assets could have sustainability implications in terms of features of historic and cultural heritage importance.	Yes
MM 33	GBC 1.E Urengo, Capenhurst	Amend criterion 6 of the policy text as follows: “6. car parking can be satisfactorily accommodated within the site in accordance with <u>having regard to</u> the Council's parking standards.”	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 34	GBC 2 Protection of landscape	Amend criterion 3 of the first paragraph of the policy text as follows: “3. be designed in accordance with the most up-to-date landscape guidance, having particular regard to key landscape characteristics, sensitivities, qualities and values be designed to take account of guidance in the <u>Landscape Strategy.</u> ” Amend the fourth paragraph and the following criterion 1 of the policy text as follows:	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>"Areas of Special County Value must be protected from development that would unacceptably harm their landscape character; appearance or setting. In addition to meeting the criteria above, development in or affecting the <u>setting of an Area of Special County Value</u> must:</p> <p>1. preserve their <u>special landscape character</u> and <u>scenic value qualities of the Area of Special County Value</u>;"</p>		
MM 35	GBC 3 Key settlement gaps	<p>Amend paragraph 7.30 of the policy explanation as follows:</p> <p>"Key settlement gaps are important for maintaining the distinct and / or remaining separation between settlements, and in doing so, help to define settlement identity, character, sense of place or historic settlement form. <u>Five key settlement gaps have been identified where the threat of coalescence or erosion of settlement identity is likely due to pressure from development.</u> The network of key settlement gaps contributes towards protecting landscape character and distinctiveness. The policy</p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		seeks to ensure that development within key gaps is only appropriate where the settlement separation and identity functions of the gap are fully considered and conserved. <u>The term identity function relates to those features that are important in defining separate settlement identity, character, sense of place and historic settlement form.</u> Assessment of harm to the separation and identity functions of a key settlement gap should be informed by the details and justification for each designation set out in the Local Landscape Designation Review ("").		
Transport and accessibility				
MM 36	T 2 A56 Hoole Road Corridor	Amend criterion 5, as follows: "5. incorporate a structural landscaping scheme is prepared and implemented, which effectively mitigates any adverse visual impacts on the surrounding area;" Amend the paragraph immediately above criterion 8, as follows:	Removal of reference to mitigating adverse visual impacts through landscaping from the policy could have sustainability implications in terms of protecting the character and appearance of the landscape and townscape.	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>"Development proposals which enhance the character, appearance and function that will improve the operation of the <u>A56 Hoole Road corridor and gateway into Chester</u>, as shown on the policies map, as a principal gateway and route into Chester will be supported, which in particular <u>Priorities include:</u>"</p> <p>Amend the first sentence of paragraph 8.18, as follows:</p> <p>"Landscape mitigation is key to the delivery of the site and the scheme will be designed to mitigate the impact of long range views, incorporating structural landscaping to lessen any adverse visual impact on the <u>surrounding area.</u>"</p> <p>Amend the second sentence of paragraph 8.21, as follows:</p> <p>"As such, development proposals that would improve the operation of this corridor will be supported. <u>Interventions that could play a part in addressing the priorities as set out in the policy include:</u> including in particular:"</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 37	T 5 Parking and access	<p>Amend criterion 5 of the policy text as follows:</p> <p>“5. provide sufficient parking facilities to serve the needs of the development and accord with <u>have regard to</u> the Council's latest adopted parking standards, set out in the Parking Standards Supplementary Planning Document, for cars and other vehicles as necessary, including cycles;”</p> <p>Amend criterion 6 of the policy text as follows:</p> <p>“provide appropriate charging infrastructure for electric vehicles in new developments as set out in Table 8.4.”</p> <p>Amend the first sentence of paragraph 8.34 of the explanatory text as follows:</p> <p>“Where a zone boundary is defined by a road, this indicates that the policy standard covers all developments taking access from that road, whether or not the site itself is included within the defined area.”</p> <p>Amend paragraph 8.36 of the explanatory text as follows:</p>	<p>The modifications do not change the overall meaning of the policy as the specific requirements for electric vehicle charging points are set in the SPD and this is referred to in the policy. As such, the modifications are unlikely to have significant sustainability implications.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?				
		<p>“Local Plan (Part One) policy STRAT 10 states that proposals should seek to incorporate charging points for electric vehicles where appropriate. It is expected that charging infrastructure will be provided developments where any new parking provision (including garages and driveways) forms part of proposals for new-build or changes of use to housing (including flats) and for other development where 10 or more new car parking spaces are to be provided, will have regard to the recommended guidelines for the provision of electric vehicle charging infrastructure as set out in Table 8.1. Further details and technical guidance is included in the Council’s Parking Standards SPD.”</p> <p>Delete Table 8.1, as follows:</p> <p>Table 8.1 Electric vehicle charging infrastructure requirements</p> <table><tr><th>Development type</th><th>Minimum provision</th></tr><tr><td>Houses and flats with dedicated off-street parking</td><td>One dedicated 32 amp radial circuit or Type 2 charging point per dwelling</td></tr></table>	Development type	Minimum provision	Houses and flats with dedicated off-street parking	One dedicated 32 amp radial circuit or Type 2 charging point per dwelling		
Development type	Minimum provision							
Houses and flats with dedicated off-street parking	One dedicated 32 amp radial circuit or Type 2 charging point per dwelling							

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?						
		<table><tr><td>Developments of 10 or more houses and flats with unallocated parking</td><td>One dedicated Type 2 electric vehicle-charging point per 10 dwellings</td></tr><tr><td>Non-residential development – staff parking (10 or more parking spaces)</td><td>One dedicated Type 2 electric vehicle-charging point per 30 parking bays</td></tr><tr><td>Retail/Leisure development – customer parking (10 or more parking spaces)</td><td>One dedicated Type 2 electric vehicle-charging point per 1,000 sqm commercial floorspace</td></tr></table>	Developments of 10 or more houses and flats with unallocated parking	One dedicated Type 2 electric vehicle-charging point per 10 dwellings	Non-residential development – staff parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle-charging point per 30 parking bays	Retail/Leisure development – customer parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle-charging point per 1,000 sqm commercial floorspace		
Developments of 10 or more houses and flats with unallocated parking	One dedicated Type 2 electric vehicle-charging point per 10 dwellings									
Non-residential development – staff parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle-charging point per 30 parking bays									
Retail/Leisure development – customer parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle-charging point per 1,000 sqm commercial floorspace									
Minerals supply and safeguarding										
MM 38	M 1 Future sand and gravel working	<p>Amend the first paragraph of the policy text as follows:</p> <p>“In line with Local Plan (Part One) policy ENV 9, the Council will maintain a steady and adequate supply of aggregate land-won sand and gravel throughout the plan period and a minimum seven year landbank. Provision will be made for the extraction of <u>at least</u> 16 million tonnes over the plan period (0.8 million tonnes per annum). <u>The requirement to provide a minimum seven year supply beyond the plan period would</u></p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.</p>	No						

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>result in an additional requirement of at least plus an additional 5.6 million tonnes. to provide a seven year landbank at the end of the plan period. This is a total requirement of <u>at least 21.6 million tonnes.</u>"</p> <p>Amend the fourth paragraph of the policy text</p> <p>"Proposals for any other sand and gravel sites outside the existing sites, allocated site, Preferred Area and Area of Search will only be supported where it has been demonstrated that the required level of provision <u>set out in this policy (16 million tonnes)</u> cannot be met from within these areas and the proposal would secure significant material planning benefits that outweigh any material planning objections."</p> <p>Amend paragraph 9.10 of the explanation as follows:</p> <p>"For the 20 year Local Plan period from 2010 to 2030, based on the sub-regional apportionment figure, the total requirement is <u>at least 16 million tonnes.</u> The additional requirement to provide a <u>minimum seven year</u> supply</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>beyond the plan period would result in an additional requirement of <u>at least 5.6 million tonnes</u>. The total requirement is <u>at least 21.6 million tonnes</u>.”</p> <p>Amend paragraph 9.13 of the policy explanation as follows:</p> <p>“The total additional permitted reserves for the period between December 2009 and April 2017 was 5.402 million tonnes. Taking account of these additional permitted reserves, the total remaining requirement is for <u>at least 11.798 million tonnes of sand and gravel</u>. There is a current planning application at Cobden Farm involving around 25,000 tonnes of additional sand and gravel, but a decision has not yet been made on this application.”</p> <p>Amend paragraph 9.14 of the explanation as follows:</p> <p>“The results of the annual aggregate monitoring and responses from operators within the borough in 2016 indicate that there are sufficient reserves within existing sites with planning permission to provide at least a seven year landbank for aggregate land-won sand and</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		gravel from the current position. This is the case based on the annual apportionment figure of 0.80 million tonnes and also based on ten year average sales. However, based on the apportionment figures and the total requirement over the plan period, with provision of a <u>minimum</u> seven year landbank beyond the plan period, there is a requirement for <u>at least</u> an additional 11.798 million tonnes of aggregate sand and gravel."		
MM 39	M 3 Proposals for minerals working	Amend criterion 1 of the policy text as follows: "1. they are <u>designed to minimise impact on sensitively located</u> within the landscape and do not have a significant long-term detrimental impact on the landscape. This should take account of the operational requirements of the mineral extraction process, as well as landscape character assessment and proposed restoration." Amend the criterion 2 of the policy text as follows: "2. it is appropriately screened from public view, <u>if required</u> , and would not have an unacceptable	Criteria 1 and 2 - The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. Criterion 5 - Removing the requirement to prevent an unacceptable rise in background noise levels and allowing some short-term noisy activities could have sustainability implications in terms of health and biodiversity and wildlife. Criteria 11 - The increase in the length of time available for removal of plant and buildings could have sustainability implications in term of protection	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>impact on visual amenity. Natural landforms and landscape features should be used to help screen developments as far as practicable. Additional landscape screening in the form of tree or hedgerow planting and/or suitable screen mound formation may be required to reduce visual impacts of the proposal."</p> <p>Amend criterion 5 of the policy text as follows:</p> <p>"5. it can be ensured that any unavoidable noise and/or vibration is controlled, mitigated or removed at source so that proposed noise and/or vibration levels are acceptable and will not have a significant detrimental impact on residential amenity or human health, in line with Local Plan (Part One) policy SOC 5. <u>Where there is potential for a proposal to result in noise or vibration impacts which affect residential properties, or other sensitive receptors, the applicant must undertake a noise / vibration impact assessment. Some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Proposals must, however, minimise noise levels</u></p>	<p>of the character and appearance of the landscape.</p>	

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>and apply best practice in noise reduction. The proposal should not result in an unacceptable rise in background noise levels at the nearest sensitive receptors, in line with current Government guidance and Local Plan (Part Two) policy DM 30.”</p> <p>Amend criterion 11(iii) of the policy text as follows:</p> <p>“iii. will be removed from the site as soon as practicable and within six twelve months of the cessation of mineral extraction unless there are overriding advantages in connection with a related extraction proposal and the primary use is directly associated with the mineral extraction at the site.”</p> <p>Amend paragraph 9.34 of the policy explanation text as follows:</p> <p>“It should be noted that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Noise / vibration impact assessments must be carried out in accordance with current guidance and in</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		agreement with the Council's Environmental Protection team. Where the need to mitigate noise is identified, the applicant shall carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment."		
MM 40	M 4 Proposals for exploration, appraisal or production of hydrocarbons	<p>Amend criterion 2 of the policy text as follows:</p> <p>"2. gas emissions from exploration, appraisal or production operations and from associated transport methods are controlled and minimised using the best available technology. Gas emissions must not have a significant detrimental impact on air quality, residential amenity or the environment, in line with Local Plan (Part One) policy <u>STRAT 1</u> and <u>SOC 5</u>;"</p> <p>Amend criterion 3 of the policy text as follows:</p> <p>"3. it can be ensured that any noise and/or vibration is controlled, mitigated or removed at source so that proposed noise and/or vibration levels are</p>	<p>Criterion 2 - Adding the link to policy STRAT 1 could have sustainability implications in terms of addressing the need to mitigate and adapt to climate change.</p> <p>Criterion 3 - Removing the requirement to prevent an unacceptable rise in background noise levels and allowing some short-term noisy activities could have sustainability implications in terms of health and biodiversity and wildlife.</p> <p>Criterion 11, 13, 17 - The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>acceptable and will not have a significant detrimental impact on residential amenity or human health, in line with Local Plan (Part One) policy SOC 5. <u>Where there is potential for a proposal to result in noise or vibration impacts which affect residential properties, or other sensitive receptors, the applicant must undertake a noise / vibration impact assessment. Some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Proposals must, however, minimise noise levels and apply best practice in noise reduction. The proposal should not result in an unacceptable rise in background noise levels at the nearest sensitive receptors, in line with current Government guidance; and Local Plan (Part Two) policy DM 30;</u></p> <p>Amend criterion 11 of the policy text as follows:</p> <p>“11. well pads and associated plant, buildings and other structures are designed and located within the site to minimise visual intrusion, and impact on landscape where possible. They are screened</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>from sensitive locations <u>if</u> required and are appropriately finished and coloured to assimilate into their surroundings if required, taking account of the short-term nature of the operations.”</p> <p>Amend criterion 13 of the policy text as follows:</p> <p>“13. it is appropriately screened from public view <u>if required</u> and would not have an unacceptable impact on the landscape or visual amenity;”</p> <p>Amend criterion 17 of the policy text as follows:</p> <p>“17. it is appropriately screened from public view <u>if required</u> and would not have an unacceptable impact on the landscape or visual amenity;”¹</p> <p>Amend paragraph 9.51 of the policy explanation text as follows:</p> <p>“The Oil and Gas Exploration, Production and Distribution SPD provides more detail about the role of the statutory bodies. As the other statutory bodies are responsible for assessment, control and monitoring of issues</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>such as fugitive emissions, water quality and safety, these issues have not been covered by detailed criteria within the oil and gas policy. The view of these three statutory bodies will be taken into account when determining planning applications. The Oil and Gas Exploration, Production and Distribution SPD includes additional detail relating to the criteria within the policy, for example in terms of landscape protection, flaring, <u>and</u> traffic and transport and identifying acceptable noise levels.”</p> <p>Insert additional text after paragraph 9.51 of the policy explanation as follows:</p> <p>“Noise / vibration impact assessments must be carried out in accordance with current guidance and in agreement with the Council’s Environmental Protection team. Where the need to mitigate noise is identified, the applicant shall carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment.”</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
Development Management				
MM 41	DM 2 Impact on residential amenity	<p>Amend the policy text as follows:</p> <p>"In line with Local Plan (Part One) policy SOC 5, all proposals for new development will be expected to safeguard the quality of life for residents within the development and those living nearby. Development will only be supported where it:- <u>does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the proposed development, including:</u></p> <ul style="list-style-type: none"> • <u>outlook</u> • <u>privacy</u> • <u>light</u> • <u>noise</u> • <u>odour</u> <p><u>In respect of light, regard will be had to loss of sunlight and daylight, and to the impact of artificial light.</u></p> <p>1. does not have a significant adverse impact on the outlook, privacy, light, overshadowing and amenity of the occupiers of existing neighbouring properties</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>and future occupiers of the proposed development;</p> <p><u>2-Residential development must include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development; and</u></p> <p>3- does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the proposed development through noise, odour or light pollution."</p>		
MM 42	DM 3 Design, character and visual amenity	<p>Amend criterion 1 of the policy text as follows:</p> <p>"1. are designed to respect the scale, character and appearance of any existing building <u>within the site</u> and contribute positively to the character of the area;"</p> <p>Amend criterion 2 of the policy text as follows:</p> <p>"2. are in keeping with respect and where appropriate enhance; the prevailing layout, urban grain, landscape, density and mix of uses, scale and height,</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>massing, appearance and materials;"</p> <p>Amend criterion 4 of the policy text as follows:</p> <p>"4. take account of <u>are sympathetic to</u> the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site;"</p> <p>Amend criterion 5 of the policy text as follows:</p> <p>"5. encourage <u>respect and where possible enhance</u> local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment;"</p> <p>Amend criterion 7 of the policy text as follows:</p> <p>"7. are designed to create safe environments and reduce the fear of crime in the area,"</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 43	DM 6 New agricultural and forestry buildings	Amend criterion 1 of the policy text as follows: “1. it is demonstrated that there is an established operational need for the development in connection with the agricultural or forestry enterprise”;	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 44	DM 7 Rural diversification of land based businesses	Amend criterion 4 of the policy text as follows: “4. development proposals must minimise and mitigate any impacts on the character, amenity, visual appearance and landscape quality of the area, historic assets , or on any wildlife habitats, <u>the significance of historic assets</u> , and where possible lead to environmental improvements in line with other relevant development plan policies,”	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 45	DM 8 Equestrian development	Amend the policy text as follows: “Proposals for equestrian development <u>will be supported</u> where they meet the requirements of <u>must demonstrate how they meet the following criteria in addition to</u> Local Plan (Part One) policy	Removal of reference to protection of sites of acknowledged landscape, historical or archaeological value could have sustainability implications in terms of historic and cultural heritage and landscape.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>STRAT 9 and other relevant development plan policies, and where all of the following criteria can be met:</p> <p>1. the proposal <u>is</u> should not, either by itself or cumulatively, be detrimental to the character of the rural landscape. Consideration must be given <u>or</u> visual amenity due to existing landscape patterns; <u>it's the</u> scale, design and siting <u>or</u> of the proposal, materials used, including: This includes consideration of construction materials, boundary treatment, floodlighting, siting of areas of hard standing, new or extended access routes, and or other infrastructure related to the equestrian development that could have an adverse impact on the appearance of the landscape;</p> <p>2. outdoor lighting/floodlighting is should be minimal, and should be designed to not cause avoid a detrimental impact on visual or residential amenity, wildlife or highway safety, and allows whilst <u>allowing</u> safe operation of activities on site;</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>3. the proposal must<u>is</u> not be significantly detrimental to the amenity of, <u>or</u> causes nuisance (such as odours) to neighbouring uses;</p> <p>4. the proposal must not be detrimental to any site of acknowledged landscape, historical, or archaeological value. It should respect existing landscape patterns and minimise visual impact;</p> <p>4.<u>5</u>: the proposal should<u>avoids</u>, as far as <u>possible</u>, <u>any</u> detrimental impact on the surrounding biodiversity and wildlife habitats, including hedgerows and trees;</p> <p>5.<u>6</u>: the proposal should<u>avoids</u>, as far as possible, flood risk areas and should<u>mitigates</u> against flooding <u>where</u> <u>appropriate</u>. Adequate provision is should<u>be</u> made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses;</p> <p>6.<u>7</u>: the proposal is should<u>be</u> accompanied by a waste management scheme;</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p><u>7.8:</u> all the proposals should, wherever possible, utilise existing rural buildings and infrastructure. Any additional buildings should be ancillary; small in scale and essential to the operational need of the facility, and wherever possible, be sited close to existing buildings and should be of appropriate design and materials to minimise visual impact;</p> <p><u>8.9:</u> the proposal must does not create an unacceptable impact on the highway network, <u>including adverse impacts on existing bridleways and rights of way</u>; and there should be a satisfactory means of vehicular access and parking arrangements (including the provision of areas for loading/unloading of horses);¹</p> <p>10. the proposal should not have an adverse impact on existing bridleways and rights of way.</p> <p><u>Proposals for the development of residential or new visitor accommodation or new housing in connection with equestrian development facilities will be considered in accordance with policies DM 9, DM 10, and DM</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<u>19, and other relevant development plan policies."</u>		
DM 46	DM 9 Visitor accommodation	<p>Amend criterion 1 of the policy text as follows:</p> <p>"1. within the settlement areas of Chester, Ellesmere Port, Northwich and Winsford, new hotels, guest houses, holiday lets and bed and breakfast visitor accommodation will be <u>appropriate supported</u> and preference will be given to city and town centre locations;"</p> <p>Delete criterion 4 of the policy text as follows:</p> <p>"4. 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."</p> <p>Insert an additional paragraph at the end of the policy text as follows:</p> <p><u>"Green Belt</u></p> <p><u>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development</u></p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF)."</p> <p>Delete last sentence of paragraph 11.30 of the policy explanation as follows:</p> <p>"Within the Green Belt, visitor accommodation (whether new build, or material changes of use of land such as static caravan or chalet type development) would only be permissible in cases where other material considerations amounted to very special circumstances sufficient to outweigh the harm to the Green Belt and any other harm arising from the development."</p>		
MM 47	DM 10 Caravans and camping sites	<p>Amend criterion 3 of the policy text as follows:</p> <p>"3. it the layout is designed to incorporate existing landscape features and provide open areas, screening and landscape buffers;"</p> <p>Delete criterion 4 of the policy text as follows:</p>	<p>The additional references to Green Belt and NPPF and text relating to scale of ancillary facilities could have sustainability implications in terms of landscape and visitor economy.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>"4. there is appropriate access, layout and landscaping (including screening) within the site;"</p> <p>Amend criterion 7 of the policy text as follows</p> <p>"6.7. the site is capable of being connected to existing <u>utility</u> services; and"</p> <p>Insert an additional paragraph at the end of the policy text as follows:</p> <p><u>"Green Belt</u></p> <p><u>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF)."</u></p> <p>Amend paragraph 11.31 of the policy explanation as follows:</p> <p>"Local Plan (Part One) policy ECON 3 states that proposals for touring recreational caravan and camping sites in the countryside should be small in scale to limit impact on landscape and utilise or be well related to existing rural buildings,</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>subject to Local Plan (Part One) policy STRAT 9, Local Plan (Part Two) policy DM 9 on visitor accommodation and other relevant development plan policies. The policy includes, but is not restricted to, touring caravan and camping sites, static caravans, chalets (or other forms of static accommodation such as pods, yurts and tepees) for tourism use. This is to ensure that new visitor accommodation is provided in the most sustainable locations where they are accessible by sustainable modes of transport and have access to services and facilities. <u>Camping and caravan sites are considered as tourism development not outdoor recreation in line with Local Plan (Part One) policy ECON 3.</u> Therefore proposals in the Green Belt will have to meet the requirements of Local Plan (Part One) policy STRAT 9."</p> <p>Amend paragraph 11.34 of the policy explanation, as follows:</p> <p>"Local Plan (Part One) policy ENV 2 requires that development proposals should protect and where possible enhance landscape character and local distinctiveness. Where</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		development proposals are suitably located, additional criteria is provided in this policy to ensure that the landscape characteristics are recognised and incorporated into the design of new developments. Appropriate facilities can be defined as a utility block (toilets, showers and drinking water supply). <u>These facilities and ancillary buildings should be of a scale appropriate to the level of camping and caravanning provided on the site."</u>		
MM 48	DM 13 Oulton Park	Amend criterion 7 of the policy text as follows: "7. new built development must be sited either in association with near to existing buildings on the site or in locations where its impact on biodiversity and residential amenity would be reduced."	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 49	DM 14 City and town centres	Amend the third paragraph of the policy text as follows: "Within secondary shopping frontages in Chester and Northwich or the primary shopping area in the other town centres, the loss of A1 retail uses	The change to the text relating to level of support for other uses that contribute to the visitor economy could have sustainability implications in terms of the visitor economy / tourism.	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>to A2, A3, A4, A5 or D2 uses will only be supported where the overall <u>retail function vitality and viability</u> is not undermined, they complement the existing retail offer and all of the following criteria are satisfied:”</p> <p>Amend the sixth paragraph of the policy text as follows:</p> <p>“Within the historic Rows, as identified on the policies map, new development must encourage footfall and provide interest through active frontages, with the retention of historic frontages as a priority. The provision of A1, A3 and A4 uses will be supported and the loss of these uses resisted. Other uses that contribute to the visitor economy <u>could also will be supported-acceptable.</u>”</p>		
MM 50	DM 16 Shopfronts	<p>Amend the first paragraph of the policy text as follows:</p> <p>“Proposals for new, shopfronts or alterations to <u>existing façades</u> of shops shopfronts or commercial premises, <u>including proposals for blinds, canopies or awnings</u>, will be supported subject to meeting the requirements of other relevant</p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications. There is a clear link to policy DM 46 and DM 47 which set out the same requirements</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>development plan policies and where relevant all of the following criteria:</p> <p>Amend the fourth criterion of the policy text as follows:</p> <p>"4. proposals affecting listed buildings and in conservation areas will preserve or enhance their character and appearance and that of their setting<u>accord with the historic environment policies of the plan (DM46-50), where relevant,</u> and"</p> <p>Delete the fifth criterion of the policy text as follows:</p> <p>"5. proposals on listed buildings will be subject to listed building consent."</p> <p>Delete the second paragraph of the policy text as follows:</p> <p>"Proposals for blinds, canopies or awnings will be supported where they respect the architectural character and features of the building on which it is proposed to install them and the character and appearance of the local area. Proposals should not obscure features of architectural or historic interest</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>or are uncharacteristic of a building's design."</p> <p>Amend the third paragraph of the policy text as follows:</p> <p>Proposals for shutters and other security measures will <u>only</u> be supported <u>providing where</u> a need can be demonstrated and the design does not introduce obtrusive features, fixtures or fittings or harm the character or appearance of the building or the character of the area. Externally located grilles or security shutters will not normally be acceptable on traditional and historic shopfronts, or in conservation areas."</p>		
MM 51	DM 17 Advertisements	<p>Amend the policy text as follows:</p> <p>"Proposals for advertisement consent will be supported provided that the requirements of the relevant development plan policies are met and all of the following criteria:</p> <p>1. the advertisements are sensitively designed and located and not be detrimental to the architectural character of the building on which they are to be</p>	<p>The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.</p>	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>displayed, being located at ground floor fascia level and not obscuring the architectural features of the building, and the general characteristics of the locality;</p> <p>2. the size, scale, materials, colour scheme of the advertisements are not detrimental to the character of the building on which they are to be displayed and the general characteristics of the locality;</p> <p>3. the cumulative impact of the advertisements would not be detrimental to the character of the building on which they are to be displayed and/or the general characteristics of the locality; and</p> <p>4. the advertisements are not visually prominent in their landscape/townscape setting and do not create a detrimental impact on visual amenity or a danger to public safety.</p> <p>Proposals for the illumination of advertisements will be supported provided that all of the following criteria are met:</p> <p>5. the means of illumination reflects the character of the building on which they are to be</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>displayed and the immediate surroundings;</p> <p>6. the proposed illumination is unobtrusive and discreet in its form;</p> <p>7. the proposed illumination is of a quality which enhances the advertisement display; and</p> <p>8. the illumination is proposed only for the permitted hours of use of the building.</p> <p>Advertisements that are not located on the ground floor part of a business premises containing the main access or shopfront, are unrelated to the business premises on which they are to be displayed, are located in advance of the business being advertised, temporary advertisements, and the use of land or buildings for the general display of advertisements will not normally be supported unless they would not have a detrimental effect upon the amenity of the locality or public safety, or they are required to overcome a highway safety hazard.</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Applications for advertisements within Areas of Special Advertisement Control, as identified on the policies map, must respect the special character of the area and maintain its amenity value.</p> <p><u>Applications for advertisement consent will be supported provided there is no unacceptable harm to amenity and public safety. In the interest of amenity and public safety, the size, position, materials, colour scheme and means of illumination of advertisements must be designed to respect the general characteristics of the locality and the architectural character of the building on which they are to be displayed.</u></p> <p><u>Illuminated advertisements will be supported in settlements where illuminated advertisements are a feature of the locality and the use of the premises is such that it is expected to operate outside of daylight hours throughout the year. Illumination will normally be restricted to the opening hours of the premises.</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p><u>Advertisements that satisfy the above criteria and are located below the first-floor level of a business premises frontage containing the main access or shopfront will be supported. The use of land or buildings for the display of advertisements unrelated to the premises on which they are to be displayed, and advertisements that are located some distance from the business being advertised, or are temporary advertisements, will not normally be supported unless it can be demonstrated that it would result in an enhancement to amenity or public safety.</u></p> <p><u>In assessing impacts on amenity and public safety regard will be had to the cumulative impact of advertisements.”</u></p> <p>Amend paragraph 11.66 of the policy explanation as follows:</p> <p><u>“The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 apply to applications for advertisement consent. The Regulations state that the Council should exercise its powers in the interest of amenity and public safety. Factors relevant to public safety are</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>specified in Regulation 3 and the policy sets out the criteria that will be used in assessing <u>amenity</u>. Local Plan (Part One) policy ENV 6 requires new development to respect local character, provide a high quality public realm, be sympathetic to heritage and landscape assets and make the best use of high quality materials. Insensitive advertising can detract from the appearance of individual buildings or the general characteristics of the locality. Advertisements which are poorly designed and sited, whether on buildings or free-standing, can appear as incongruous and obtrusive features.</p> <p>Amend paragraph 11.69 of the policy explanation as follows:</p> <p>“Advertisements consisting of moving signs, moving messages or intermittent lighting are usually considered to be harmful to the interests of amenity and public safety and will normally not be permitted. Advertisements should respond to the character of the building and surrounding environment. The Council will pay special attention to the quality and appropriateness of advertisement displays in</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>respect of listed buildings and conservation areas in line with other relevant development plan policies. <u>Illuminated and/or, full-motion advertising displays or messages (or those which give the impression of continuous movement) will be given very careful consideration to ensure that they do not harm amenity or public safety.</u></p> <p><u>Intermittent (flashing) illumination is unlikely to be acceptable in the interests of amenity and public safety."</u></p> <p>Amend paragraph 11.70 of the policy explanation as follows:</p> <p>"The cumulative effect of illuminated adverts can seriously detract from the after hours character of an historic location, such as Chester and Northwich and special illumination of shop signs will not be deemed appropriate if the level of street lighting and lighting from the shop windows is adequate for trading purposes. Discrete lighting, such as halo or downlighters will normally be acceptable, though lighting will not normally be accepted. Advertisement that requires illumination should be a night time use. The illumination of</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>advertisements should be confined to premises which routinely carry out a significant proportion of their business at night, and must be discrete. Regard will be had to the adequacy of existing street lighting and light from the windows of premises. In the interest of amenity, internal illumination of signs should preferably be by means of 'halo' illumination or, in limited circumstances, letters-only lighting (for example, individual letters or fret-cut or similar face panels, so that light may be seen only through the lettering / logo etc with the background being opaque). External illumination in the form of downlighters or overhead trough lighting may also be acceptable, provided it is directed so as to only illuminate the sign or forms part of a considered architectural lighting scheme."</p> <p>Amend paragraph 11.72 of the policy explanation as follows:</p> <p>"There can be pressure for advance signs, particularly as a result of the advertising needs of rural businesses, or in the urban area where intricate street patterns and narrow pavements</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>may inhibit standard advertising practices. Wherever practical, Provided it can be demonstrated <u>that signage would be acceptable in respect of amenity and public safety, wherever practical</u> businesses in the same general location, or in bypassed communities, will be encouraged to combine their essential advertising needs so as to avoid a proliferation of advance signs. Advertisements that are unrelated to the business premises on which they are to <u>be displayed</u>, are located <u>some distance from the business being advertised</u>, temporary advertisements, and the use of land or buildings for the general <u>display of advertisements will not normally be supported unless they would have a positive effect upon the amenity of the locality or public safety (for example, they are required to overcome a highway safety hazard).</u>"</p> <p>Amend paragraph 11.73 of the policy explanation as follows:</p> <p>"The borough has a designated Area of Special Advertisement Control to protect the countryside. Applications for advertisements within this area will additionally have to</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>demonstrate how the proposal respects the special rural character of the area and maintains its amenity value. <u>An Area of Special Control of Advertisements places additional restrictions on the display of advertisements. For example, some deemed consent classes are subject to reduced size limits; and some types of advertising (for example, general poster display hoarding) are not permitted at all. The Regulations are complex and the Council's advice should be sought where the proposed advertisement is within the designated area as shown on the policies map.</u></p> <p>Amend paragraph 11.74 of the policy explanation as follows:</p> <p>"The Council will look to review the Chester city supplementary planning document relating to advertisements and banners. A general restriction on licensing 'A' boards in Chester city centre is expected to commence in January 2018. Alongside the general restriction, an exception will be made for a trial permitting licensed shared directional 'A' boards advertising businesses on the (upper) Rows or</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		businesses with no frontage on a main thoroughfare and without other physical means of advertising their location, subject to an overall restriction on the number of 'A' boards in any given street."		
DM 52	DM 18 ICT and telecommunications	<p>Amend criterion 5 of the policy text as follows:</p> <p>"the proposal has special regard to the Green Belt and the natural and historic environment where the quality of the landscape/townscape may be particularly sensitive to the intrusion of communications infrastructure, including conservation areas and listed buildings;"</p> <p>Insert an additional criteria following criterion 6 as follows:</p> <p>"7. they accord with the historic environment policies of the plan (DM 46-50), where relevant."</p> <p>Amend the final sentence of the last paragraph of the policy text as follows:</p> <p>"Masts, aerials and satellite dishes should be located on a wall or roof slope that does not</p>	<p>The additional text inserting a reference to policies DM 46 and DM 47 relating to conservation areas and listed buildings could have sustainability implications in terms of historical and cultural heritage.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>face a public highway, where practicable, and must not result in harm to residential amenity.”</p> <p>Insert an additional paragraph at the end of the policy text as follows:</p> <p><u>“Green Belt</u></p> <p>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).”</p>		
MM 53	DM 19 Proposals for residential development	<p>Amend sub-criteria vi, vii, viii and ix of criterion 7 of the policy text as follows:</p> <p>“vi. it would result in an enhancement of the site and the rural setting; and</p> <p>vii. the design and layout of the development fully reflects the rural character of and area and does not 'urbanise' the countryside;.</p> <p>viii. the existing buildings are redundant; and</p>	<p>Removal of the criteria relating to redundant existing buildings and the original purpose of the buildings could have sustainability implications in terms of protecting and enhancing the character and appearance of the landscape and provision of sufficient housing.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		ix: the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse (e.g. garage).”		
MM 54	DM 20 Mix and type of new housing development	<p>Delete the second paragraph of the policy text as follows:</p> <p>“Subject to viability and design considerations all new build dwellings must meet the optional higher Building Regulations standard for accessible and adaptable dwellings. Where there is an identified need the Council will also seek a proportion of wheelchair user dwellings.”</p> <p>Amend criterion 2 of the policy text as follows:</p> <p>“2. requirements of an ageing population and people wishing to downsize, including where justified the provision of <u>adaptable and accessible homes</u> <u>and/or</u> single-storey dwellings; and”</p> <p>Amend paragraph 12.15 of the policy explanation as follows:</p> <p>“The Council’s Strategic Housing Market Assessment (SHMA) identified that an ageing</p>	<p>The modifications relating to requirements for optional higher Building Regulations standard could have sustainability implications in terms of improving social inclusion and reducing inequality and providing sufficient housing, including specialist groups.</p>	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>population is a significant issue for the borough but also that the majority of elderly people would wish to stay in their own homes. Therefore new build homes should be constructed to Part M4 Category 2 of the Building Regulations (2010) standards (Accessible and Adaptable dwellings) which are similar to the previous 'Lifetime Homes' standard. The aim will be to achieve this standard in market and affordable housing.</p> <p>Government guidance on the appliance of optional Building Regulation standards enables the Council to require dwellings to meet the needs of wheelchair users as specified under Part M4 (3) Category 3 (Wheelchair Accessible Standards). This requirement can only apply to dwellings that the local authority is responsible for allocating or nominating to live in that dwelling therefore account will be taken of the Council's housing register to determine whether any affordable dwelling provision should be wheelchair accessible: <u>Policy SOC 3 of the Local Plan (Part One)</u> sought to address this issue through requiring new housing development to take account of the needs of an</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p><u>ageing population that could include the provision of Lifetime Homes, bungalows and extra care housing. Local Plan (Part One) policy ENV 6 identifies Lifetime Homes as an appropriate standard to help guide development across the borough. Since adoption of the Local Plan (Part One) the Government no longer supports references to Lifetime Homes in planning policies, the standards of which are now broadly reflected in the requirements of Building Regulations M4(2) (accessible and adaptable dwellings). Homes built to this standard are designed to meet the needs of occupiers throughout their lifetime and the provision of housing that complies with Building Regulations M4(2) as part of major developments may help demonstrate that the needs of an ageing population have been addressed in line with policy SOC 3, through high quality design and construction in line with policy ENV 6."</u></p> <p>Amend paragraph 12.17 of the policy explanation as follows:</p>		

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		<p>Ensuring that housing design is flexible enough to be easily adapted to meet changing needs over time is a key priority of the Council's Vulnerable and Older People's Accommodation Plan. Basic requirements such as ensuring staircases are straight and power points are provided at the correct level and in the correct locations (such as at the bottom of staircases) should be included in all new developments for future proofing, including dementia friendly design principles. Measures to future proof new housing could include: straight staircases; the correct location of power points (such as at the bottom of staircases) and at the right level; and including dementia friendly design principles, in new developments.</p> <p>Further information could be included in supplementary guidance where appropriate."</p> <p>Amend paragraph 12.20 of the policy explanation as follows:</p> <p>"The Council will work with developers to agree on the most appropriate mix and type and it may not always be possible to provide a range of dwellings across all sites. The most up to</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>date evidence of need at borough and local level should be fully taken into account. The Council recognises that the most appropriate housing mix and the application of higher optional design standard may not always be achievable and account will be taken of any negative impacts on the viability of a scheme and local design considerations when determining the most suitable mix and type. The provision of application of the higher optional standard a proportion of new dwellings built to comply with <u>Building Regulations part M4(2)</u> may also contribute towards meeting the requirements of an ageing population in relation to major developments. Whole plan viability testing has identified that in some areas of the borough, particularly on brownfield sites, development requirements including affordable housing delivery, may be harder to secure. The Council will work with developers to ensure that viable schemes can come forward and deliver housing that best suits the need of the local area."</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 55	DM 21 Development within the curtilage of a dwellinghouse	<p>Amend the first paragraph of the policy text as follows:</p> <p>“Proposals within the residential curtilage of a dwellinghouse for extensions, alterations, new outbuildings or structures, annexe accommodation, replacement dwellings, boundary treatments and hard surfacing, will only be supported where they meet the <u>relevant criteria</u> set out below.”</p> <p>Amend criterion 3 of the policy text as follows:</p> <p>“<u>Extensions, alterations and outbuildings/structures</u></p> <p>3. the resulting development would include suitable provision is <u>included</u> for access and parking.”</p> <p>Amend the fourth paragraph of the policy text as follows:</p> <p>“<u>Replacement dwellings</u></p> <p>Proposals for The replacement of existing dwellings will be supported <u>where only</u> if all of the following criteria are met.”</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Amend criteria 3-5, following the fourth paragraph of the policy text, as follows:</p> <p>"3. the replacement dwelling would <u>not be significantly larger than the existing dwelling and is be-in</u> keeping with the scale, character and appearance of its surroundings;.</p> <p>4. the replacement dwelling would not be significantly larger than the existing dwelling; and</p> <p>4.5. in the Green Belt, the replacement dwelling would not be materially larger than the existing dwelling."</p> <p>Amend the fifth paragraph of the policy text as follows:</p> <p><u>"Extending residential gardens</u></p> <p>In the countryside, outside of identified settlements proposals for the extension of residential garden land will not be supported. Within the Green Belt, such changes of use of land amount to inappropriate development and will not be supported unless other considerations amount to very special circumstances which clearly outweigh the potential</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>harm to the Green Belt by reason of inappropriateness, and any other harm."</p> <p>Amend the sixth paragraph of the policy text as follows:</p> <p>"<u>Boundary treatments and hard surfacing</u></p> <p>The provision of a fence, wall, gate or means of enclosure and hard surfaced areas will only be supported where the first fourthree criteria for 'Extensions, alterations and outbuildings/structures', set out above, are met. Particular regard will be had to the loss of existing soft landscaping and the prevailing character of boundary treatments in assessing the impacts of the proposed development. Proposals for the development of land in the Green Belt must also accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF):"</p> <p>Insert an additional paragraph at the end of the policy text as follows:</p> <p>"<u>Green Belt</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>In addition, in line with the Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must also accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF)."</p> <p>Amend paragraph 12.22 of the explanatory text for the policy as follows:</p> <p>"The increase in size of the original or existing dwelling will generally be determined by assessing the net increase in floorspace (measured externally). In cases where the increase proposed involves an increase in the overall building height, the net increase in volume (measured externally), will also be taken in to account. This assessment will not include any allowance or credit from the demolition of existing detached buildings or structures. In the countryside, and in the Green Belt, where the limits of the policy have been reached, the Council may, when granting <u>planning permission is granted, planning obligations/ conditions may be applied to remove</u> permitted development rights where necessary, through the</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>imposition of conditions to control further extensions of outbuildings/structures."</p> <p>Amend paragraph 12.26 of the explanatory text for the policy as follows:</p> <p>"The assessment of whether a development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting, will have particular regard to the design, scale, height, massing, material finishes, visual appearance and character of buildings, and the prevailing layout and landscaping of the development. In the Green Belt, extensions or replacement buildings which are higher than the original building will be regarded as being disproportionate additions or materially larger, respectfully. In the Green Belt, extensions or replacement buildings which are materially higher than the original building are likely to be regarded as disproportionate additions or materially larger."</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 56	DM 22 Change of use to dwellinghouses and residential conversions	<p>Amend criterion 1 of the policy text as follows:</p> <p>"1. the building is currently <u>redundant or disused</u>;</p> <p>Delete criterion 2 of the policy text as follows:</p> <p>"2. the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse e.g. garage;"</p> <p>Amend criterion 3 of the policy text as follows:</p> <p>"2.3. the building is of permanent and substantial construction and it is suitable for and capable of conversion to residential use without the need for extensions; outbuildings; significant loss of existing fabric, or major or complete reconstruction;"</p> <p>Amend paragraph 12.30 of the explanation text to the policy as follows:</p> <p>"In the countryside, the Council recognises that the retention and re-use of some <u>redundant or disused</u> rural buildings e.g. traditional brick and slate barns, may have visual benefits and other benefits in terms of re-use</p>	Removal of reference to the original purpose of the building could have sustainability implications in terms of protecting and enhancing the character and appearance of the landscape and provision of sufficient housing.	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>of building materials that can outweigh the remoteness of such buildings from access to local services. However, this policy is not intended to encourage the retention of buildings that currently have adverse visual/landscape impact e.g. large agricultural sheds.”</p> <p>Amend paragraph 12.31 of the explanation text to the policy as follows:</p> <p>“In determining whether a building is redundant or <u>disused</u>, where appropriate the Council will have regard to the nature of the most recent use, when the most recent use ceased, and the reason why it ceased.</p> <p>Outbuildings within residential gardens will seldom be considered sufficiently redundant <u>or disused</u> to outweigh the general approach of the Local Plan (Part One) to locate new housing in identified sustainable settlements.”</p> <p>Delete paragraph 12.33 of the explanation text to the policy as follows:</p> <p>“Planning permission is commonly granted for domestic outbuildings to serve dwellings</p>		

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		in countryside locations, and parliament has granted extensive permitted development rights for such structures. Domestic outbuildings in gardens, built for specific uses ancillary or incidental to existing residences, are rarely likely to become permanently redundant and their conversion will seldom lead to an enhancement of setting. Allowing the conversion of such buildings to housing in the countryside (outside of identified settlements) would significantly undermine the national and local strategy of locating new development in the most sustainable locations."		
MM 57	DM 25 Essential rural workers dwellings	Amend criterion 6 of the policy text as follows: "6. the new dwelling is tied (through planning condition and/or legal obligation) to the farm holding/rural business under which it operates; and <u>occupation of the dwelling will be restricted to persons employed in agriculture, forestry, or other land-based rural enterprise, or the widow or widower of such a person or any resident dependants;</u> "	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Insert an additional criterion, after criterion 6 of the policy text as follows:</p> <p><u>"7. where new dwellings are approved on the basis that they are vital to the success of a specific rural enterprise, provisions will be put in place to ensure that they remain available for that purpose in perpetuity, and"</u></p> <p>Insert an additional paragraph to the explanatory text as follows:</p> <p><u>"Where new dwellings are approved on the basis that they are vital to the success of a specific rural enterprise, it is reasonable and necessary to seek to ensure that they remain available for that purpose in perpetuity and the Council will use legal agreements to secure this. Where it can be demonstrated that the essential need for a dwelling to serve the enterprise has fallen away, the Council has been and will continue to be flexible in removing legal obligations."</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 58	DM 26 Specialist accommodation	<p>Amend the fifth paragraph of the policy text as follows:</p> <p>“New specialist accommodation must be well-located in relation <u>with good accessibility</u> to a range of existing services and facilities, and with good access to public transport. New facilities, including large scale extra care village developments, outside of settlement boundaries will be resisted in line with Local Plan (Part One) policy STRAT 9.”</p> <p>Amend the sixth paragraph of the policy text as follows:</p> <p>“Proposals for hostel accommodation should be sympathetically located within identified settlements, to provide a suitable location for its residents to access local services and facilities, and to minimise potential conflict or impacts on surrounding uses.”</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 59	DM 28 Houses in multiple occupation	<p>Amend criterion 3 of the policy text as follows:</p> <p>“3. the additional HMO meets <u>has regard to the amenity</u> standards set out in the Physical Property Standards – Shared houses/flats document published</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>by Cheshire West and Chester Council in 2012 and any relevant standards set by national housing legislation and guidance.”</p> <p>Amend the last paragraph of the policy text as follows:</p> <p>“Where a proposal is made in a road/street with an existing <u>very</u> high level of HMO properties, the change of use of the remaining properties will be permitted where there is no further this <u>would not result in a detrimental change to the overall character of the area, and where the application is supported by evidence that there is no reasonable demand for the existing C3 (dwellinghouse) use.</u>”</p> <p>Amend paragraph 12.64 of the policy explanation as follows:</p> <p>“The Proposals should have regard to the Houses in Multiple Occupation and Student Accommodation SPD which provides additional guidance including a density calculation and potential exceptions to this. This states that where the vast majority (around 80 percent or more) of existing properties surrounding the application site</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		within the defined area of impact are HMOs, the retention of the remaining C3 dwellings may have little impact on the balance and mix of households.”		
MM 60	DM 29 Health impacts of new development	Amend paragraph 13.11 of the policy explanation as follows: “Hot food takeaways in close proximity to schools have the potential to impact health, especially children. Such applications should be located in a retail centre as set out in the Local Plan (Part One) policy ECON 2 and Local Plan (Part Two) policy DM 15. These applications could give rise to significant adverse impacts on residential amenity in terms of noise, vibrations, odours, traffic disturbance, litter or hours of operation as a result of the proposed premises. Planning conditions may be used to mitigate impacts to protect health and residential amenity.”	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 61	DM 30 Noise	Amend the policy text as follows: “In line with Local Plan (Part One) policy SOC 5, development must not give rise to significant	Removal of reference to oil and gas development and additional text relating to areas with very low noise levels, and removal of detailed standards from the	Yes

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>adverse impacts on health and quality of life, from noise. <u>Development which generates noise or is sensitive to it will only be permitted where it accords with the development plan and does not have an unacceptable adverse impact on human health or quality of life.</u></p> <p>Industrial and commercial development, including oil and gas development and energy generation schemes, shall not result in an unacceptable rise in background noise levels as measured as an L90dB(A). Where development, likely to produce industrial or commercial noise, is proposed adjacent or near to noise sensitive receptors, noise levels from the development shall be determined as a rated sound level in accordance with British Standard BS4142:2014 and shall be 5dB(A) or more below the background level at the nearest façade of the residential use.</p> <p>All forms of residential development will be expected to meet all of the following:</p>	<p>policy, could have sustainability implications in terms of health.</p>	

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>1. noise levels within habitable rooms during the day (0700–2300 hours) of 35dB LAeq, 16 hours;</p> <p>2. noise levels within bedrooms during the night (2300–0700 hours) of 30dB LAeq, 8 hours and individual noise events should not exceed 45dB LA; and</p> <p>3. noise levels within outdoor living areas (excluding balconies and communal areas) during the day (0700–2300 hours) should not exceed 50dB LAeq, 16 hours.</p> <p>For the purpose of assessing noise, noise that is intermittent, distinctive, impulsive or tonal in nature will be subject to a correction penalty, as stated in British Standard BS4142:2014, for the purpose of deriving noise rating level. Where noise gives rise to more than one of these characteristics, the penalties applied are additive.</p> <p>Where residential uses are likely to be affected, <u>Unless it can be demonstrated that a significant adverse impact on residential amenity arising from construction and demolition is unlikely</u> it is expected that demolition and</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>construction works shall be carried out during normal working hours, i.e. 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no works being permitted on Sundays or Bank Holidays.</p> <p>The Council must be satisfied that the proposed location of any construction/demolition site compound will minimise the noise impact on neighbouring residential uses."</p> <p>Amend paragraph 13.12 of the policy explanation as follows:</p> <p>"The impact of noise is a key consideration for residential amenity as stated in Local Plan (Part One) policy SOC 5. This policy covers noise from commercial and industrial uses, oil and gas development and energy generation schemes¹, including the impacts on residential uses and the expected noise levels within residential development, and should be considered alongside other relevant development plan policies. <u>Consideration should not only be given to potential increases in noise levels but also changes in the acoustic</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>character of the local noise environment. The Council may prepare further guidance to assist in the application of this policy.”</p> <p>Amend paragraph 13.13 of the policy explanation as follows:</p> <p>“The effective control and management of environmental, neighbour and neighbourhood noise should, within the context of Government policy, on sustainable development, contribute to the improvement of health and quality of life. In considering the impact of noise, regard should be had to <u>the residential development targets are taken from the World Health Organisation Guidelines for Community Noise 1999 and the latest British Standards (or their recognised replacement) for both internal and external noise levels. In line with Local Plan (Part One) policy SOC 5, the protection of health (mental and physiological) and prevention of interference with speech communication is a consideration in assessing the planning applications. As such, the relaxation of indoor criteria is not considered appropriate, and generally internal levels can</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>be achieved through design and insulation measures.”</p> <p>Amend paragraph 13.14 of the policy explanation as follows:</p> <p>“For the purposes of this policy residential development includes uses such as dwellings, care homes (including extra-care/age-restricted) and houses in multiple occupation (HMO's). A relaxation of the external standard to a maximum permitted level of 55dB LAeq 16 hours <u>only may be</u> considered acceptable in noisier environments such as city centres and urban areas adjoining <u>the</u> strategic transport network having regard to the latest British Standard (or its <u>recognised replacement</u>). In such situations development should be designed to achieve the lowest practicable level in external amenity space. No limit will be applied to balconies but <u>all development should be designed to achieve the lowest practicable level in external amenity space.</u>”</p> <p>Amend paragraph 13.15 of the policy explanation as follows:</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>"Internal noise levels could be conditioned on approval. New residential development should demonstrate the expected noise levels in habitable rooms when they are unoccupied and with a window partially open or otherwise adequate ventilation to meet the standards outlined in the Building Regulations Approved Document. External noise levels will normally need to be demonstrated in principle as part of the application if there is a significant noise source within close proximity. A noise report should be standard for the majority of residential, industrial and possibly commercial developments where noisy external plant is required. <u>The noise report should follow the approach set out in relevant guidance (or its recognised replacement) which includes: the latest British Standards, the Calculation of Road Traffic Noise and, where appropriate, the Professional Practice Guidance on Planning and Noise.</u></p> <p>In the event that the appropriate level cannot be achieved without mitigation applicants should carry out detailed investigations and submit appropriate levels of</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment.”</p> <p>Amend paragraph 13.16 of the policy explanation as follows:</p> <p>“Noise from construction or demolition works as part of a development can be intrusive or disruptive to local businesses and/or noise sensitive land uses: and regard should be had to the <u>latest Compliance with British Standard, or its recognised replacement BS-5228: Noise Control on Construction and Open Sites’ is expected as a minimum standard.</u> In all instances where alternative working methods exist, the minimisation of noise and vibration shall be a prime consideration in the choice of technique and equipment used. For this reason, construction or demolition activities should be restricted to daytime periods and have fixed start and finish times i.e. 08.00 to 18.00 hours <u>Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no works being permitted on Sundays or Bank Holidays, unless it can be clearly</u></p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		demonstrated that they will not cause unacceptable disturbance to <u>noise sensitive receptors</u> . The location of any site compound must be submitted to and approved by the Council's Environmental Protection team, to ensure that it is appropriately situated in order to minimise the noise impact on neighbouring residential uses."		
MM 62	DM 35 Open space and new development	<p>Amend the second paragraph of the policy text as follows:</p> <p>"All new residential development of 11 <u>dwellings-units</u> or more must make provision for open space in accordance with the following standards:"</p> <p>Amend the title of the second column of Table 14.1 as follows:</p> <p>"Quantity standards (m2 per <u>dwellling-unit</u>)"</p> <p>Amend the title of the second column of Table 14.2 as follows:</p> <p>"Threshold (no. of <u>dwellings units</u>)"</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
MM 63	DM 36 Provision for sport and recreation	Amend the third paragraph of the policy text as follows: "Proposals to locate an artificial sports surface on an existing playing field will be supported where there is evidence that it meets a strategic need and the sporting benefits are clearly demonstrated. Conversion of an existing artificial sports surface to a different type <u>of surface</u> will only be supported where the up to date evidence base supports the conversion and there will be no detrimental impact to existing sports users."	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 64	DM 39 Culture and community facilities	Amend the third paragraph of the policy text as follows: "Schools (and other community facilities) should, <u>where appropriate</u> , secure pay and play community access for sport and recreation through a community use agreement." Amend the last paragraph of the policy text as follows: " <u>Where appropriate</u> , <u>S</u> significant development should contribute to the provision of locally distinctive public art especially within town centres, on key sites	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		and as part of regeneration schemes.”		
MM 65	DM 41 Sustainable Drainage Systems (SuDS)	Amend the second paragraph of the policy text as follows: “SuDS must be included in the early stages of the site design in order to incorporate appropriate SuDS within the development. SuDS schemes will be required to satisfy technical standards and design requirements in accordance with <u>having regard to the Council's Draft SuDS Design and Technical Guidance.</u> ”	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No
MM 66	DM 46 Development in conservation areas	Amend the policy text as follows: “In line with Local Plan (Part One) policy ENV 5, development within or affecting the setting of conservation areas, as identified on the policies map, will be expected to <u>achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of pay special attention to the desirability of preserving or enhancing the character or appearance of that</u>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>area, taking account of the <u>significance of heritage assets</u>.</p> <p>Where applicable, development proposals should take into <u>consideration</u>."</p> <p>Delete criterion 4 of the policy text as follows:</p> <p>"4. the need to retain trees;"</p> <p>Delete the second paragraph of the policy text as follows:</p> <p>"Development within or affecting the setting of conservation areas will be supported where it preserves or enhances character or appearance and maintains local distinctiveness, subject to compliance with all other plan policies."</p>		
MM 67	DM 47 Listed buildings	<p>Amend the policy text as follows:</p> <p>"In line with Local Plan (Part One) policy ENV 5, development proposals, or works including alterations, extensions and changes of use, will be required to safeguard or enhance listed buildings: <u>shall have special regard to the desirability of preserving the building or its</u></p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p><u>setting or any features of special architectural or historic interest which it possesses. Where relevant, development proposals or works will only be supported which would:</u></p> <ol style="list-style-type: none"> <u>1. safeguard</u> conserve the significance of a listed building and its setting, securing its optimum viable use and minimise the harm to any existing heritage assets on the site including any curtilage-listed buildings; <u>2. retain</u> preserve or enhance a listed building or structure, and any curtilage listed structures or features of special architectural or historic landscape interest. <p><u>Development proposals or works within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:</u></p> <ol style="list-style-type: none"> <u>3. topography, landscape setting and natural features;</u> <u>4. existing townscapes, local landmarks, views and skylines;</u> 		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p><u>5. the architecture of surrounding buildings;</u></p> <p><u>6. the need to retain trees;</u></p> <p><u>7. the quality and nature of materials, both traditional and modern;</u></p> <p><u>8. established layout and spatial character;</u></p> <p><u>9. the scale, height, bulk and massing of adjacent townscape;</u></p> <p><u>10. architectural, historical and archaeological features and their settings; and</u></p> <p><u>11. the need to retain historic boundary and surface treatments.</u></p> <p>In the rare event that permission for demolition is granted, conditions will be attached to ensure no demolition shall take place until a scheme for redevelopment has been approved and a contract for the works has been made. This will also apply to any curtilage buildings of the listed building or structures.</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>The alteration or extension of a listed building, or of those within the curtilage of a listed building, will only be permitted if it can be demonstrated that the proposals would not have a detrimental impact on the significance, character, structure, scale, design, appearance or setting of the building.</p> <p>Proposals for the change of use of listed buildings from that for which they were originally designed will only be supported where:</p> <p>3. they would conserve the architectural or historic character (including the structural and external fabric, interior layout plan form, and detailing) and significance of the building;</p> <p>4. the proposed use is necessary to ensure the long-term preservation of the buildings; and</p> <p>5. the proposed use would not require associated development which would adversely affect the environmental setting of the building.</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Development within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:</p> <p>6. topography, landscape setting and natural features;</p> <p>7. existing townscapes, local landmarks, views and skylines;</p> <p>8. the architecture of surrounding buildings;</p> <p>9. the need to retain trees;</p> <p>10. the quality and nature of materials, both traditional and modern;</p> <p>11. established layout and spatial character;</p> <p>12. the scale, height, bulk and massing of adjacent townscape;</p> <p>13. architectural, historical and archaeological features and their settings; and</p> <p>14. the need to retain historic boundary and surface treatments.</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>All applications for <u>development proposals or works</u> to listed buildings must be accompanied by a Heritage Statement which clearly identifies, as a minimum, the significance of the building; the proposed works of alteration; any loss of historic fabric; and the affect on the character and appearance which the proposed works will have. A copy of this statement should also be submitted to the Local Authority's Historic Environment Record."</p> <p>Amend paragraph 17.8 of the policy explanation as follows:</p> <p>"Local Plan (Part One) policy ENV 5 seeks to ensure that <u>development proposals or works</u>, protect, preserve and wherever possible enhance designated listed buildings. Development proposals <u>or works</u>, will be required to respect and respond positively to designated heritage assets and their setting, avoiding loss or harm to their significance."</p> <p>Amend paragraph 17.9 of the policy explanation as follows:</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		Heritage assets are irreplaceable. All development <u>proposals or works</u> should therefore have regard to the effect on heritage assets and their setting. The setting of a heritage asset includes listed building will often include adjacent development and the wider surroundings. This may relate to landscaping, trees, open spaces and other features which add to the significance of the site or structure."		
MM 68	DM 48 Non-designated heritage assets	Amend the policy text as follows: "In line with Local Plan (Part Two) policy ENV 5, development proposals will be required to safeguard or enhance encouraged and supported <u>where they are designed to preserve or enhance the significance of non-designated</u> heritage assets. Development proposals affecting non-designated heritage assets will only be supported which have been assessed having regard to the significance of the heritage asset and to the The significance of non-designated heritage assets and their setting	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>should be assessed in development proposals against the following criteria, namely the:</p> <ol style="list-style-type: none"> 1. special qualities of architectural and historic interest; 2. features of interest and the setting of the <u>non-designated</u> historic asset; 3. contribution the <u>non-designated</u> historic asset makes to local distinctiveness; local townscape; or rural character; and 4. conservation of interesting or unusual features; architectural detail; materials; construction; or historic interest. <p>All proposals will need to be accompanied by an assessment of the asset. Any new development should protect the non-designated heritage asset and better reveal its significance. New development should avoid, minimise and mitigate impact. Any harmful impacts should be balanced against the sustainable development objective of conserving significance and the need for change.</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>Where robust evidence can demonstrate that the public and sustainable development benefits of the development would clearly outweigh the harm,</p> <p>Development which would remove, harm or <u>undermine the significance of such non-designated heritage assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the non-designated heritage asset.</u></p> <p>pPrior to the loss of the <u>non-designated heritage asset</u>, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.</p> <p>It is recognised that not all buildings, structures or landscapes of significance are captured on either the national lists or local lists and these are termed undesignated heritage assets. Where the significance</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>of these buildings, structures or landscapes can be demonstrated, the above policy consideration should be applied.”</p> <p>Amend paragraph 17.12 of the policy explanation as follows:</p> <p>“The presumption is for the retention of non-designated heritage assets. An assessment of the <u>non-designated</u> heritage asset will be required to consider the asset's architectural and aesthetic quality and its unique contribution to the remaining architectural, historic and townscape and landscape interest of the area.”</p> <p>Delete paragraph 17.13 of the policy explanation as follows:</p> <p>“Where robust evidence can demonstrate that the public and sustainable development benefits and objectives of the proposal would clearly outweigh the harm to a non-designated heritage asset, this should demonstrate how the loss of the asset will be replaced by a development of a high quality and design. The scale of loss and balance of harm will be considered in the context of the heritage asset's locality and the</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		contribution that it makes to the local heritage significance that extends beyond its quality as an individual building, structure or landscape."		
MM 69	DM 49 Registered Parks and Gardens and Battlefields	<p>Amend the first paragraph of the policy text as follows:</p> <p>"In line with Local Plan (Part One) policy ENV 5 development proposals affecting landscapes identified on the Register of Historic Parks and Gardens of special historic interest in England (Registered Parks and Gardens) as identified on the policies map will only be supported which would: <u>where it has been demonstrated that:</u>"</p> <p>Amend criterion 1 of the policy text as follows:</p> <p>"1. <u>great weight is given to the asset's conservation and safeguard the significance,</u> of the landscape and its setting taking into consideration the appearance, historic characteristics, integrity of the landscape, <u>setting and key views.</u>"</p> <p>Amend the third paragraph of the policy text as follows:</p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>“Development proposals which enhance and better reveal the significance of a Registered Park and Garden will be encouraged. Any new development should avoid, minimise and mitigate impact on the landscape. Any harmful impacts and should be balanced against the sustainable development objective of conserving significance and the need for change.”</p> <p>Delete paragraph 17.17 of the policy explanation as follows:</p> <p>“Where robust evidence can demonstrate that the public and sustainable development benefits and objectives of the development would clearly outweigh the harm, this should demonstrate how the loss of the special features of a Registered Parks and Garden will be replaced or mitigated by a development of a high quality and appropriate contextual design. The scale of loss and balance of harm will be considered in the context of the Registered Park and Garden's locality and the contribution that it makes to the local heritage significance. It must be demonstrated that the benefits of the new development</p>		

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		sufficiently outweigh the harm that would be caused due to the loss of the landscape quality."		
MM 70	DM 50 Archaeology	<p>Amend paragraph 17.20 of the policy explanation as follows:</p> <p>"Before proceeding to weigh benefits of a development against any harm, development proposals will need to take into account the significance of the heritage asset and <u>In assessing development proposals affecting archaeological heritage assets, the Council will take into account the significance of the asset, the scale of any loss or harm and whether alternative means of delivering the development benefits could achieve a more sustainable result. Proposals will normally be refused where they would result in substantial harm to designated heritage assets such as Scheduled Monuments.</u></p> <p><u>This will also apply to non-designated assets of a similar significance, for example, remains within Primary Archaeological Character Zones identified in the Chester Archaeological Plan. Where a development proposal would lead to less than substantial harm to these assets, the harm</u></p>	The modifications do not change the overall meaning of the policy and are unlikely to have significant sustainability implications.	No

Modification reference number	Policy	Modification	Sustainability implications	Further SA required?
		<p>will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Any harm or loss will require clear and convincing justification. Proposals which would cause harm to non-designated assets will be assessed in accordance with policy DM 48. Where robust evidence can demonstrate that the benefits of the development would clearly outweigh the harm, Prior to the loss of the asset, an appropriate level of survey and recording will be expected including, where appropriate, archaeological investigation. The results of which should be deposited with the Historic Environment Record.”</p>		

6 SA findings

General findings

6.1 The screening of the main modifications was undertaken in Chapter 5 'Screening of modifications'. This identified that there are a total of 70 main modifications, only 21 of these were considered to have the potential for significant sustainability implications and required further appraisal. The appraisal of these policies is set out in Appendix A 'Appraisal of modified policies'. Generally the area or site-based modifications were more likely to have sustainability implications. The main anticipated sustainability implications were on landscape, culture and heritage.

6.2 The modifications have a mix of positive and negative impacts and in some cases a single modification to a policy can have both positive and negative impacts, for example improving accessibility by both pedestrians and cars (CH 2), which could have positive and negative impacts on air quality and climate change. In these situations the overall score has stayed the same.

6.3 Several modifications make slight changes to the areas where types of specific development are permitted and therefore result in slight changes to the impacts of the policy in terms of climate change, biodiversity and air. The modifications to the site-based policies tend to impact on the cultural heritage and landscape topic and several of the modifications resulted in slight positive or negative impacts on housing and economic development as they would result in slightly greater or lesser requirements for new development, therefore making developments more or less expensive and easy.

Type of effects

6.4 The areas affected by the modifications depend on the type of policy being modified. The modifications to the sites and site and area-specific policies will generally affect the site and surrounding area, unless the modification affects a wider issue such as climate change. The modifications to the development management, transport and minerals policies have the potential to impact on the whole borough.

6.5 The modifications to the sites and site and area-specific policies may be permanent or temporary, depending upon the nature of the policy and the modification. The modifications to the other policies are more likely to have permanent effects.

6.6 Positive or negative secondary or indirect effects could occur through the modifications that promote accessibility as they may reduce or increase greenhouse gasses depending on whether the accessibility improvements are predominantly road based or rail, cycle and pedestrian. Some of the modifications impact on location of development and could therefore have indirect impacts on climate change and air quality.

6.7 There is the potential for synergistic and cumulative effects, for example in terms of impacts on greenhouse gas emissions. However, some of the modifications would result in positive impacts and others would result in negative impacts. A large number of the modifications impact on cultural heritage and landscape and as such the cumulative effects of the modifications are likely to be greatest for the

cultural heritage and landscape objectives. However, there will be both positive and negative effects on this topic and when viewed individually, only one of the modifications made a change the resulted in a change to the scoring for that topic.

Impact on topic areas

Climate change and energy

6.8 Relatively few of the modifications impact on the climate change objectives. The modifications to policy CH 2 remove reference to the city centre, so that promotion of safe walking and cycling routes now just relates to the key regeneration areas. This reduces the positive impacts of the policy.

6.9 Several modifications (e.g. W 1) remove reference to improving quality of open space, therefore reducing the positive impacts on climate change.

6.10 The modification to policy M 4 adds reference to policy STRAT 1 in the Local Plan (Part One), therefore strengthening the policy with regard to climate change.

Biodiversity, flora and fauna

6.11 Some of the modifications impact on quality of landscaping or provision of pollution control measures, therefore having an indirect impact on biodiversity.

6.12 The reference to prevention of an unacceptable rise in noise has been removed from policy M 3 and M 4. This could have a negative impact on biodiversity, but text has been added regarding impact assessment and a requirement to minimise noise levels and apply best practice.

Water

6.13 Very few of the modifications impact on water objectives. The modification to policy N 2.B adds reference to site specific flood risk assessment and adds a link to policy DM 40, which relates to flood risk.

Air

6.14 Relatively few of the modifications impact on air quality objectives.

6.15 The modifications to policy CH 2 remove reference to the city centre, so that promotion of safe walking and cycling routes now just relates to the key regeneration areas. This reduces the positive impacts of the policy.

Land and resources

6.16 Very few of the modifications impact on the objectives for land and resources.

6.17 The modification to policy DM 9 adds text linking the policy to Local Plan (Part One) policy STRAT 9 and the NPPF for proposals located within the Green Belt. This would have positive impacts in terms of directing development away from the Green Belt and reducing the potential use of greenfield land.

Waste

6.18 None of the modifications impact on the objectives for waste.

Cultural heritage and landscape

6.19 A significant number of the modifications impact on the objectives for cultural heritage and landscape.

6.20 Some of the modifications add new criteria relating to cultural heritage (e.g. DM 18) or add a link to policy DM 47 (EP 4), therefore providing a positive impact on cultural heritage objectives. However, some of the modifications remove text, for example relating to enhancing character and appearance (T2).

6.21 Some of the modifications will impact on landscape, for example the modification to EP 2.G removes reference to minimising visual impacts and preventing open storage. The modification to policy EP 2.F removes the requirement to incorporate landscape features.

6.22 The modification to policy N 5 removes the requirement for the development brief to address layout, uses and phasing. The modification to policy M 3 amends the timescales for removal of plant and buildings from 6 to 12 months. These modifications have the potential to increase the negative impacts of the policy on the landscape.

6.23 Some of the modifications increase flexibility, for example in the conversion of outbuildings (DM 22) or replacement buildings (DM 19), which could increase the negative impacts of the policy on the landscape.

Population and human health

6.24 Some of the modifications impact on objectives for population and human health

6.25 The reference to prevention of an unacceptable rise in noise has been removed from policy M 3 and M 4. This could have a negative impact on biodiversity, but text has been added regarding impact assessment and a requirement to minimise noise levels and apply best practice. Policy DM 30 has been modified to remove reference to oil and gas and replace fixed noise limits in the policy text with reference to the latest British Standards in the policy explanation, which could reduce the positive effects of the policy on human health.

6.26 The modification to policy DM 20 removes the requirement for all new buildings to meet optional higher building regulations standards for accessible and adaptable dwellings, which could reduce the positive effects of the policy.

Housing

6.27 Relatively few of the modifications impact on the objectives for housing.

6.28 Some of the modifications allow for greater flexibility, for example in the replacement of buildings (DM 19), change of use of outbuildings (DM 22), or noise level requirements (DM 30) and therefore could improve the positive effects of the policy on housing.

Community safety

6.29 Relatively few of the modifications would impact on the objectives for community safety.

6.30 Removal of reference to the city centre in policy CH 2 means that the requirement for active and vibrant street frontages and high quality landscaping of the public realm now just relates to the key regeneration areas, potentially reducing the positive effects of the policy on community safety. However, the additional reference to improving road and pedestrian accessibility should help to improve community safety.

Economic development

6.31 Relatively few of the modifications would impact on the objectives for community safety.

6.32 Some of the modifications allow for greater flexibility, for example regarding noise (DM 30), requirements for high quality active and vibrant street frontages and landscaping (CH 2) or removing the requirement to incorporate landscape features into the design and for proposals to make a positive contribution to the visual appearance of the M53 corridor (EP 2.F). The additional reference in CH 2 to improving road and pedestrian accessibility from the Chester Northern Gateway would help to provide improved infrastructure and assist regeneration.

Changes to scoring

6.33 Within the appraisal only two modifications (DM 18 and DM 30) resulted in changes to the appraisal score. The modification to DM 18 changes the score of the cultural heritage and landscape criterion from positive to very positive. This is because the modification adds extra criteria to the policy relating to conservation areas and listed buildings. The modification to DM 30 changes the score for population and human health from very positive to positive. This is because the modification removes reference to oil and gas development and allows fixed noise limits in areas where background noise levels are very low, which could allow slightly higher noise levels from development and this could have a detrimental impact on human health. However, the policy still aims to protect residents from noise impacts and therefore has a positive impact on population and human health.

6.34 For the rest of the policies, while there may have been some minor positive or negative effects of the modification, resulting in a slight change to the impact of the policy on each topic, the overall score remained the same. This could be because the change was minor and did not make the score significantly more positive or negative, or could be because other parts of the policy balanced or

outweighed the change. There were also some situations where the modification results in significant positive impact, but the topic already scored very positively, so the score could not be improved further.

6.35 Table 6.1 below provides an overview of the appraisal of the effects of the policies in the Local Plan (Part Two), based on the table prepared for the SA of the Publication Draft Plan. The boxes where the modifications have resulted in a change to the scoring of the sustainability of the policy have been highlighted.

Table 6.1 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											

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	Yellow	Green	Yellow	Yellow	Green	Grey	Green	Green	Grey	Green	Green
N1	Green	Green	Yellow	Green	Green	Grey	Green	Green	Green	Grey	Green
N2	Green	Green	Green	Green	Green	Grey	Green	Green	Green	Green	Green
N3	Green	Green	Green	Green	Green	Grey	Green	Green	Green	Green	Grey
N4	Yellow	Yellow	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
N5	Yellow	Yellow	Green	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
N6	Grey	Grey	Yellow	Grey	Yellow	Grey	Green	Grey	Grey	Grey	Green
W1	Green	Green	Yellow	Green	Green	Grey	Green	Green	Green	Yellow	Green
W2	Yellow	Red	Yellow	Yellow	Red	Grey	Yellow	Green	Grey	Yellow	Green
R1	Green	Green	Green	Green	Yellow	Grey	Green	Green	Green	Grey	Green
R2	Yellow	Green	Green	Yellow	Yellow	Grey	Green	Green	Green	Yellow	Grey
R3	Yellow	Yellow	Yellow	Yellow	Red	Grey	Yellow	Green	Grey	Yellow	Green
R3A	Yellow	Green	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
R3B	Yellow	Green	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Green	Green
R3C	Green	Green	Yellow	Green	Yellow	Grey	Green	Yellow	Grey	Green	Green
R3D	Yellow	Green	Yellow	Yellow	Yellow	Grey	Green	Green	Grey	Yellow	Green
GBC1	Yellow	Green	Green	Yellow	Green	Grey	Green	Green	Green	Grey	Green
GBC1A	Yellow	Yellow	Green	Yellow	Green	Grey	Green	Green	Grey	Yellow	Green
GBC1B	Green	Green	Green	Green	Green	Grey	Green	Green	Grey	Yellow	Green
GBC1C	Green	Yellow	Green	Green	Yellow	Grey	Green	Green	Green	Yellow	Green
GBC1D	Yellow	Green	Green	Yellow	Green	Grey	Green	Yellow	Grey	Green	Green

[illegible]

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

Amendments to the policies map

6.36 The amendments to the policies map changes are screened in Appendix B 'Screening and appraisal of changes to the policies map'. There are five amendments to the policies map and two of these were considered to have the potential for significant sustainability implications and required further appraisal. The appraisals are also included in Appendix B 'Screening and appraisal of changes to the policies map'. One of the map changes related to a policy, while the other related to a site and was not considered to have a significant impact on the associated policy. The amendments did not result in any changes to the scoring of the appraisals.

Additional modifications

6.37 The additional modifications are set out in Appendix C 'Screening of additional modifications'. None of the additional modifications are considered to have the potential for significant sustainability implications and therefore no further appraisal of the additional modifications is required.

Mitigation

6.38 Only two of the modifications result in a change to the scoring and one of these is a positive change. As such, it is not necessary to identify mitigation measures to deal with potential issues. The negative impacts of the modification to policy DM 30 just change the score for population and human health from very positive to positive, so the policy still has a positive impact on this objective. However, if mitigation was required to reduce this negative impact, or to reduce any other slight negative impacts, the main method would be to revert back to the original policy. No further mitigation measures have been identified and no further ways to improve the positive impacts of the policies, beyond that previously identified through the SA process.

7 Conclusion

7.1 The appraisal of the Local Plan (Part Two) Publication Draft demonstrated that there were 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.

7.2 The initial screening of the modifications indicated that out of 70 modifications, only 21 were considered to have the potential for significant sustainability implications. Generally the area or site-based modifications were more likely to have sustainability implications. The main anticipated sustainability implications were on landscape, culture and heritage.

7.3 The modifications have a mix of positive and negative impacts and in some cases a single modification to a policy can have both positive and negative impacts, for example improving accessibility by both pedestrians and cars (CH 2), which could have positive and negative impacts on air quality and climate change. In these situations the overall score has stayed the same.

7.4 Several modifications make slight changes to the areas where types of specific development are permitted and therefore result in slight changes to the impacts of the policy in terms of climate change, biodiversity and air. The modifications to the site-based policies tend to impact on the cultural heritage and landscape topic and several of the modifications resulted in slight positive or negative impacts on housing and economic development as they would result in slightly greater or lesser requirements for new development, therefore making developments more or less expensive and easy.

7.5 None of the modifications impact on waste objectives and very few impact on water or land and resources objectives. The greatest number of impacts are on cultural heritage and landscape objectives.

7.6 Within the appraisals only two modifications (DM 18 and DM 30) resulted in changes to the appraisal score. The modification to DM 18 changes the score of the cultural heritage and landscape criterion from positive to very positive. This is because the modification adds extra criteria to the policy relating to conservation areas and listed buildings and other historic assets. The modification to DM 30 changes the score for population and human health from very positive to positive. This is because the modification removes reference to oil and gas development and replaces fixed noise standards in the policy text with references to the latest British Standards (or their recognised replacement) in the policy explanation, which could allow slightly higher noise levels from development and this could have a detrimental impact on human health. However, the policy still aims to protect residents from noise impacts and therefore has a positive impact on population and human health. If mitigation was required to reduce this negative impact, or to reduce any other slight negative impacts, the main method would be to revert back to the original policy. No further mitigation measures have been identified and no further ways to improve the positive impacts of the policies, beyond that previously identified through the SA process.

7.7 There are five amendments to the policies map changes and two of these were considered to have the potential for significant sustainability implications and required further appraisal. The amendments did not result in any changes to the scoring of the appraisals.

7.8 None of the additional modifications are considered to have the potential for significant sustainability implications and therefore no further appraisal of the additional modifications was required.

7.9 The overall conclusion of the SA of the modifications is that the main modifications, additional modifications and amendments to the policies map changes do not change the overall conclusion of the main SA of the Publication Draft Plan. The modifications do result in changes to two of the policy scores, one positively and one negatively, but most of the policies in the Plan will still bring about positive social and economic change. There is potential for some of the policies to have negative impacts on some of the environmental sustainability objectives (with and without the modifications), but specific environmental protection policies within the Local Plan (Part One and Part Two), will provide a framework to ensure that impacts on the environment are fully assessed and mitigated where necessary.

Monitoring

7.10 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 Appendix G of 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. The SA of the modifications to the Local Plan (Part Two) has not resulted in the need to amend any of the monitoring indicators or the process for monitoring.

A Appraisal of modified policies

Table A.1 CH 2 Chester regeneration areas (incl. CH 2.A Chester Northern Gateway)

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	Removal of reference to the city centre means that promotion of safe walking and cycling routes now just relates to the key regeneration areas. However, the policy does specify promotion of safe walking and cycling routes 'into and within these areas', so this would relate to some parts of the city centre anyway. Referring to improvements in road and pedestrian accessibility at Chester Northern Gateway (policy CH 2.A) could have positive impacts through encouraging greater pedestrian use, but could also encourage additional car use, so this could have both positive and negative impacts on climate change. As such, the modification would result in a slight reduction in the positive impacts of the policy on climate change and energy, but the overall score would remain the same.
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.	Removal of reference to the city centre means that the requirement for high quality landscaping of the public realm now just relates to the key regeneration areas. As such, the modification would result in a slight reduction in the positive impacts of part of the policy, but the overall score would remain the same.
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	No

	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.	
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.	Removal of reference to the city centre means that promotion of safe walking and cycling routes now just relates to the key regeneration areas. However, the policy does specify promotion of safe walking and cycling routes 'into and within these areas', so this would relate to some parts of the city centre anyway. Referring to improvements in road and pedestrian accessibility at Chester Northern Gateway (policy CH 2.A) could have positive impacts through encouraging greater pedestrian use, but could also encourage additional car use, so this could have both positive and negative impacts on climate change. As such, the modification would result in a slight reduction in the positive impacts of the policy on air quality, but the overall score would remain the same.
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.	No
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.	No
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,	Removal of reference to the city centre means that the requirement for high quality street frontages and high quality landscaping of the public realm now just relates to the key regeneration areas. As such, the modification would result in a slight reduction in the positive impacts

	development in all of the areas could impact on the archaeological, historical and cultural heritage of Chester.	of the policy, but the overall score would remain the same.
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.	No
Housing	The regeneration areas will help to provide additional housing, including affordable and market housing and developments for older people.	No
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.	Removal of reference to the city centre means that the requirement for active and vibrant street frontages and high quality landscaping of the public realm now just relates to the key regeneration areas. The additional reference to improving road and pedestrian accessibility for the Chester Northern Gateway (policy CH 2.A) should help to improve community safety. As such, the modification could result in a slight reduction in the positive impacts of the policy on community safety, but the overall score would remain the same.
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.	The removal of reference to the city centre means that the requirement for high quality active and vibrant street frontages and high quality landscaping of the public realm now just relates to the key regeneration areas. The additional reference to improving road and pedestrian accessibility from the Chester Northern Gateway (policy CH 2.A) would help to provide improved infrastructure and assist regeneration. As such, the modification could result in a slight reduction in the positive impacts

		of high quality street frontages and landscaping on regeneration and economic development, but the overall score would remain the same.
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Table A.2 CH 3 Employment land provision in Chester (incl. CH 3.G land off New Crane Street)

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	The modifications relate specifically to land off New Crane Street (policy CH 3.G) to introduce the requirement to provide adequate pollution control measures to protect water quality and to set out in the explanatory text that demonstrate that proposals will not cause unacceptable deterioration to water quality or cause unacceptable harm to biodiversity. As such, the modification would result in a slight improvement in the positive impacts of the policy on biodiversity for this site, but the overall score would remain the same for the employment sites in Chester as a whole.
Water	Most of the proposed employment sites are on land that does not have a high risk of flooding. Development	The modifications relate specifically to land off New

	<p>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.</p>	<p>Crane Street (policy CH 3.G) to introduce the requirement to provide adequate pollution control measures to protect water quality and to set out in the explanatory text that demonstrate that proposals will not cause unacceptable deterioration to water quality or cause unacceptable harm to biodiversity. As such, the modification would result in a slight improvement in the positive impacts of the policy on water for this site, but the overall score would remain the same for the employment sites in Chester as a whole.</p>
Air	<p>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.</p>	No
Land and resources	<p>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.</p>	No

Waste	Screened out - the policy relates to employment land provision and as such will not have a direct or significant impact on waste.	No
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.	No
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.	No
Housing	Screened out - the policy relates to employment land provision and will not have a direct or significant impact on housing.	No
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.	No
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.	No

Table A.3 EP 2.F Remaining land at Rossmore Road East

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	No
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.	No
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.	No
Waste	Screened out - The policy relates to employment land provision in Ellesmere Port and as such will not directly or significantly impact waste management.	No
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	The modification to remove the requirement to incorporate landscape features into the design

	corridor and incorporate landscape features. The site is brownfield with some greenfield.	and for development proposals to make a positive contribution to the visual appearance on the M53 corridor would result in a slight reduction in the positive impacts of the policy on landscape and townscape. The modification does introduce the requirement to minimise the visual impact of development on the M53 corridor which could include an element of landscaping therefore the overall score would remain the same.
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.	No
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.	No
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.	No
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.	No

Table A.4 EP 2.G Land at Station Road, Ince

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	No
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.	No
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.	No
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.	No

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.	The modification to remove the reference to minimise visual impacts on the surrounding area and deleting the criterion preventing open storage would result in a slight reduction in the positive impacts of the policy on landscape and townscape. The modification does however introduce the requirement to minimise the visual impact of development on residential amenity through careful design therefore the overall score would remain the same.
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.	No
Housing	Screened out - the policy relates to employment provision in Ellesmere Port and as such the policy is unlikely to directly or significantly impact on housing.	No
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.	No

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.	No
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Table A.5 EP 4 Hooton Park

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	No
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.	No

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.	No
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.	No
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.	The modification includes a link to policies DM 47 (Listed Buildings) and DM 48 (Non-designated heritage assets), which include criteria to protect and enhance the significance of Listed Buildings, and safeguard and enhance non-designated heritage assets. As such, the modification could result in a slight improvement in the positive impacts of the policy on heritage due to the requirement for development to be brought forward in accordance with a policy which seeks to protect the heritage assets on the site and their setting, but the overall score would remain the same.
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	No

	employment areas, but some distance from residential areas, so will not have a significant impact on assisting in developing social integration or community cohesion.	
Housing	Screened out - the policy related to development at Hooton Park and as such does not have a direct or significant impact on housing.	No
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.	No
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.	The modification to remove the restriction on small scale main town centre uses, retail, hotels or commercial development on site may result in a slight improvement in the positive impacts of the policy on economic development, but overall the positive score would remain the same.

Table A.6 N 2 Northwich regeneration areas (incl. N 2.B Winnington Works (TATA))

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	The modification includes a reference in policy N 2.B (Winnington Works (TATA)) to the need for a site specific flood risk assessment and a new link to policy DM 40 (Development and flood risk). Including these requirements for the site to meet the criterion of policy DM 40 which seeks to avoid flood risk, may result in a slight improvement in the positive impacts of this policy in relation to water, however the overall positive score would remain the same.
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	No

	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.	
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.	No
Waste	Screened out - the policy relates to Northwich regeneration areas and as such is unlikely to significantly or directly impact on waste management.	No
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 Heritage Statement and Landscape and Visual Impact Assessment.	No
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	No

	consistent with their location in a hazard consultation zone, which should help to reduce risks.	
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.	No
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.	No
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.	No

Table A.7 N 5 Gadbrook Park

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	No
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	No

	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.	
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.	No
Waste	Screened out - the policy relates to Gadbrook Park and as such is unlikely to significantly or directly impact on waste.	No
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.	The modification removes the reference for the development brief to address layout, uses and phasing of development which may result in a slight reduction in the positive impacts of the policy on landscape and townscape and strengthening local distinctiveness and sense of place. The policy does however require the development of the site to be comprehensively planned which should be brought forward in line with an agreed development brief and the modified criterion 9 of this policy requires development to minimise the landscape and visual impact of new development, therefore

		the overall score will remain the same.
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.	No
Housing	Screened out - the policy relates to Gadbrook Park and as such is unlikely to significantly or directly impact on housing.	No
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.	No
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.	No

Table A.8 W 1 Winsford settlement area

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
Climate change and energy	<p>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.</p>	<p>The modification seeks to remove the reference to improving the quality of open space from the policy which will result in a slight reduction in the positive impacts of the policy on climate change. However, the policy still refers to environmental enhancement, improved links to the town centre and waterfront, maximising opportunities to improve open space and create new habitats and improving accessibility to the railway station, including cycle parking. As such, the overall score remains the same.</p>
Biodiversity, flora and fauna	<p>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.</p>	<p>The modification seeks to remove the reference to improving the quality of open space from the policy which will result in a slight reduction in the positive impacts of the policy on biodiversity. However, the policy still refers to the need to maximise opportunities to improve open space, create new habitats and protect and enhance water quality and biodiversity. As such, the overall score remains the same.</p>

Water	Whilst the policy refers to the requirement for development to protect and enhance water quality, it does not specifically refer to the potential for flood risk. This is particularly important for the Winsford Waterfront Regeneration sites.	No
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.	The modification seeks to remove the reference to improving the quality of open space from the policy which will result in a slight reduction in the positive impacts of the policy on climate change. However, the policy still refers to environmental enhancement, improved links to the town centre and waterfront, maximising opportunities to improve open space and create new habitats and improving accessibility to the railway station, including cycle parking. As such, the overall score remains the same.
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, particularly in the town centre and High Street. Some of the sites within the Winsford Neighbourhood Plan however are greenfield sites.	The modification seeks to remove the reference to improving the quality of open space from the policy which will result in a slight reduction in the positive impacts of the policy on soil quality. However, the policy still refers to environmental enhancement and maximising opportunities to improve open space and create new habitats. As such, the overall score remains the same.
Waste	Screened out - the policy relates to Winsford settlement boundary and as such is unlikely to significantly or directly impact on waste management.	No
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	The modification seeks to remove the reference to improving the quality of open space from the policy which will result in a slight reduction in the positive impacts of the policy on protecting and enhancing the character and appearance of the

	heritage assets and provide landscaping as part of regeneration proposals.	landscape and townscape. However, the policy still refers to enhancing the old high street area through improvements to public realm and environmental enhancement and maximising opportunities to improve open space and create new habitats. As such, the overall score remains the same.
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.	The modification seeks to remove the reference to improving the quality of open space from the policy which will result in a slight reduction in the positive impacts of the policy on health and social inclusion and creating a safe environment. However, the policy still refers to enhancing the old high street area through improvements to public realm and environmental enhancement and maximising opportunities to improve open space. It also refers to the need to improve links for pedestrians and cyclists and improving accessibility to the railway station. As such, the overall score remains the same.
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 policy refers to redevelopment of the Winsford Cross Shopping Centre including residential.	No
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.	No

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.	No
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Table A.9 R 1 Development in the rural area

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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 development in Local Service Centres.	The modification removes the restriction that only supports new housing development where it constitutes infill development, redevelopment of land or change of use of suitable buildings. This could result in a slight reduction in the positive impacts of the of the policy on climate change. However, development will still be limited within tightly defined settlement boundaries and additional restrictions will apply to those local service centres that are washed over by Green Belt. As such, the overall score would remain the same.
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.	The modification removes the restriction that only supports new housing development where it constitutes infill development, redevelopment of land or change of use of suitable buildings. This could increase the risk to habitats if greenfield sites were developed for housing, and therefore would result in a slight reduction in the positive impacts of the policy. However, development will still be limited within tightly defined settlement boundaries and additional restrictions will apply to those local service centres that are washed over by Green Belt. As such, the overall score would remain the same.
Water	Settlement boundaries for key and local service centres have considered flood risk and taken this into account.	No

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 development in Local Service Centres.	The modification removes the restriction that only supports new housing development where it constitutes infill development, redevelopment of land or change of use of suitable buildings. This could result in a slight reduction in the positive impacts of the of the policy on air quality. However, development will still be limited within tightly defined settlement boundaries and additional restrictions will apply to those local service centres that are washed over by Green Belt. As such, the overall score would remain the same.
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.	The modification removes the restriction that only supports new housing development where it constitutes infill development, redevelopment of land or change of use of suitable buildings. This could increase the use of greenfield sites with a potential impact on soils, and therefore would result in a slight reduction in the positive impacts of the policy. However, development will still be limited within tightly defined settlement boundaries and additional restrictions will apply to those local service centres that are washed over by Green Belt. As such, the overall score would remain the same.
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.	No
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	The modification removes the restriction that only supports new housing development where it constitutes infill development, redevelopment of land or change of use of suitable buildings.

	Neighbourhood Plan local design policies will take precedence. This will help to maintain and strengthen local distinctiveness.	This could increase the risk to the appearance of the landscape and townscape, and therefore would result in a slight reduction in the positive impacts of the policy. However, development will still be limited within tightly defined settlement boundaries and additional restrictions will apply to those local service centres that are washed over by Green Belt. Reference to Neighbourhood Plan local design policies is still included within the policy. As such, the overall score would remain the same.
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.	No
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.	The modification removes the restriction that only supports new housing development where it constitutes infill development, redevelopment of land or change of use of suitable buildings. This could result in a slight increase in the positive impacts of the policy if more housing overall was developed to meet identified needs. However, development will still be limited within tightly defined settlement boundaries and additional restrictions will apply to those local service centres that are washed over by Green Belt. As such, the overall score would remain the same.
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.	No

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.	No
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Table A.10 GBC 1.C Dale Barracks

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
Climate change and energy	The policy relates to Dale Barracks, 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 Barracks is mostly 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.	No
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.	No
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.	No
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	No

	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.	
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.	No
Waste	Screened out - the policy relates to Dale Barracks and as such is unlikely to have a significant or direct impact on waste.	No
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.	The modification removes the requirement to maintain and enhance historic assets and replaces it with a requirement that the development brief for the site should be developed in line with policy DM 48 (Non-designated heritage assets). This policy however sets out the same requirements as the modified text, therefore the overall score would remain the same.
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.	No
Housing	The policy make provision for any new residential development should contribute to the housing mix and type, providing housing	No

	for a variety of needs and affordable housing, which will contribute to the borough need.	
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.	No

Table A.11 T 2 A56 Hoole Road Corridor

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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 appropriate flood risk and sustainable drainage strategy for the site.	No

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.	No
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.	No
Waste	Screened out - the policy refers to the Hoole Road Corridor. As such it should not have a direct or significant impact on waste.	No
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.	Development of the park and ride could have an effect on landscape. The modifications in criteria 8 delete the reference to enhancing the character and appearance, which could slightly reduce the positive effect on the borough's landscape. However, paragraph 8.18 is clear that landscape mitigation will be key to lessen any adverse visual impact on the surrounding area. The overall appraisal score would therefore remain the same.
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.	No

Housing	Screened out - the policy refers to the Hoole Road Corridor. As such it should not have a direct or significant impact on housing.	No
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.	No
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.	No

Table A.12 M 3 Proposals for minerals working

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	The modification removes the requirement for minerals development to prevent an unacceptable rise in noise levels in line with policy DM 30, which would result in a reduction in the positive impacts of the policy. However, the modification also adds text which requires a noise/vibration impact assessment and states that proposals must minimise noise levels and apply best practice, would have positive impacts. Therefore, it is considered that the overall score would remain the same.
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	No

	offsetting potential increased flood risk. Explicit consideration for mitigating and removing any dust and particle emissions at source will contribute to mitigating water pollution.	
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.	No
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.	No
Waste	Screened out - the policy does not directly or significantly impact waste production or management.	No
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.	The modification amends the requirement for plant or building to be removed as soon as practicable within twelve months (instead of six months) of cessation mineral extraction, which would result in a slight reduction in the positive impacts of the policy. It is considered that while the time period has increased, the criterion still requires the removal of plant or building which have a positive effect in terms of the character and appearance of the landscape, therefore the overall score would remain the same.

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.	The modification removes the requirement for minerals development to prevent an unacceptable rise in noise levels in line with policy DM 30, which would result in a reduction in the positive impacts of the policy. However, the modification also adds text which requires a noise/vibration impact assessment and states that proposals must minimise noise levels and apply best practice, would have positive impacts. Therefore, it is considered that the overall score would remain the same.
Housing	Screened out - the policy does not impact housing provision to meet identified need given its specific focus on minerals development.	No
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.	No
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.	No

Table A.13 M 4 Proposals for exploration, appraisal or production of hydrocarbons

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	The modification adds a reference to Local Plan (Part One) policy STRAT 1 to strengthen the policy in terms of addressing the need to mitigate and adapt to climate change, which would result in an additional positive impact of the policy. All development proposals are already subject to policy STRAT 1, therefore, it is considered that the overall score would remain the same.
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.	The modification removes the requirement for the exploration, appraisal or production of hydrocarbons to prevent an unacceptable rise in noise levels in line with policy DM 30, which would result in a reduction in the positive impacts of the policy. However, the modification also adds text which requires a noise/vibration impact assessment and states that proposals must minimise noise levels and apply best practice, would have positive impacts. Therefore, it is considered that the overall score would remain the same.
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.	No
Air	Exploration, appraisal or production of hydrocarbons could have a detrimental impact on air quality. The policy requires that any odor, dust and particle emissions are controlled, mitigated or removed at source. It also requires that gas emissions	No

	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.	
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.	No
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.	No
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.	No
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 odor, dust and	The modification removes the requirement for the exploration, appraisal or production of hydrocarbons to prevent an unacceptable rise in noise levels in

	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.	line with policy DM 30, which would result in a reduction in the positive impacts of the policy. However, the modification also adds text which requires a noise/vibration impact assessment and states that proposals must minimise noise levels and apply best practice, would have positive impacts. Therefore, it is considered that the overall score would remain the same.
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.	No
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.	No
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	No

	the attractiveness to businesses and investors.	
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Table A.14 DM 10 Caravan and camping sites

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
Mitigation	Policy could specifically refer to the need to protect and enhance biodiversity, unless sufficiently covered by other policies.	No
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.	No
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.	No
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.	No

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.	No
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. Furthermore it requires landscape buffers. The policy will therefore have a positive impact.	The modification adds explanatory text which clarifies the meaning of 'small scale' in relation to ancillary buildings to improve the effectiveness of the policy, and text linking the policy to Local Plan (Part One) policy STRAT 9 and NPPF for proposals located within the Green Belt, and would therefore have positive impacts in terms of protecting the borough's landscapes. As the modification clarifies and explains the existing policy approach, it is considered therefore that the overall score would remain the same.
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.	No
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.	No
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.	No
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.	The modification adds explanatory text which clarifies that camping and caravan sites are tourism development and not outdoor recreation in line with Local Plan (Part One) policy ECON 3, which would result in a slight reduction in the

		positive impacts of the policy, because tourism development is more restricted in the Green Belt than outdoor recreation. All camping and caravan development proposals are already subject to policy ECON 3, therefore, it is considered that the overall score would remain the same.
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Table A.15 DM 14 City and town centres

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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	No
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.	No
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.	No
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.	No
Waste	Screened out - as the policy relates to retail uses in town centres, which is unlikely to have a significant impact on waste.	No
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.	No

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.	No
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.	No
Community Safety	The policy prevents reduced pedestrian footfall and requires maintenance of active frontages, which should help to reduce crime.	No
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.	The amendment to state "other uses that contribute to the visitor economy will be supported" will result in a slight improvement in the positive effects of the policy in promoting tourism. However the overall score will remain the same.

Table A.16 DM 18 ICT and telecommunications

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
Climate change and energy	Positive impact of improved broadband on reducing the need to travel and therefore reducing emissions and climate change.	No
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.	No
Water	Screened out - the policy relates to ICT and telecommunications and as such should not have a direct or significant impact on water.	No
Air	Positive impact of improved broadband on reducing the need to travel and therefore reducing emissions.	No
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.	No
Waste	Screened out - the policy relates to ICT and telecommunications and as such should not have a direct or significant impact on waste.	No
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	The inclusion of additional criteria 7, which identifies that proposals must accord with the historic environment policies of the plan (DM 46-50) (which relate to conservation areas, listed buildings, non designated heritage assets, registered parks, gardens and battlefields, and archaeology), will improve the positive effects of the policy on cultural heritage and landscape.

	such, this policy should help to protect cultural heritage and landscape.	The final sentence of the policy is amended to state masts, aerials and satellite dishes should be located on a wall or roof slope that does not face a public highway, where practicable. This would lead to a slight reduction in the positive effect of this part of the policy. However, the addition of criteria 7, would significantly improve the overall positive effect of the policy to protect historic assets.
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.	No
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.	No
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.	No
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.	The modification to the final sentence of the policy to state 'where practicable' will help to prevent the policy being over-restrictive, and will have a positive effect in ensuring service provision and improved infrastructure. This will result in a slight improvement in the positive effect of the policy but will not change the overall score.

Table A.17 DM 19 Proposals for residential development

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	No
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.	No
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.	No

Waste	The policy relates to proposals for residential development and as such, is unlikely to significantly or directly impact on waste management.	No
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.	The modification allows greater flexibility for replacement of buildings that are ancillary or incidental to the use of the dwellinghouse, subject to criteria listed. This could have a slight negative impact on cultural heritage and landscape, depending on the specifics of the site and location. The overall score would remain the same.
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.	No
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.	The modification would result in a slight improvement in positive effect for housing to meet identified needs. It allows greater flexibility for replacement of buildings that are ancillary or incidental to the use of the dwellinghouse, subject to criteria listed. However the overall score would remain the same, as dwellings may not be suitable for all needs.
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.	No

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.	No
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Table A.18 DM 20 Mix and type of new housing development

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	No
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.	No
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.	No
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.	No
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.	No

Population and human health	<p>The policy will help to ensure that housing meets the needs of a wide variety of groups, including elderly persons and those with special accessibility needs. As such, it will help to reduce inequality in access to dwellings.</p>	<p>The policy provides for sufficient housing broadly reflecting in the requirements of Building Regulations M4(2) (accessible and adaptable dwellings). The policy continues to meet the requirements of an ageing population, through provision of adaptable and accessible homes where justified and will meet the needs of specialist groups. The modification would slightly reduce the positive effect of the policy on population and health objectives as this previously applied to all new build dwellings meeting the optional higher building regulations standards, subject to viability and design. The policy continues to have an overall positive effect in improving social inclusion and reducing inequality.</p>
Housing	<p>The policy should help to ensure that housing meets identified needs, including specialist groups and meets relevant accessibility standards.</p>	<p>The policy will continue to provide housing to meet identified needs. The removal of the requirement for all new build dwellings meeting the optional higher building regulations, could have a positive effect in providing sufficient housing across the borough.</p> <p>The policy continues to meet the requirements of an ageing population, through provision of adaptable and accessible homes where justified and will meet the needs of specialist groups. The modification could slightly reduce the positive impact of the policy on meeting identified needs of specialist groups. However, the overall effect of the policy will remain very positive in providing housing across the borough.</p>

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.	No
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.	No

Table A.19 DM 22 Change of use to dwellinghouses and residential conversions

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
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.	No
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.	No
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.	No
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.	No
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	The modification allows greater flexibility for conversions of outbuildings that are ancillary or incidental to the use of the

	harmful to its setting and should enhance its immediate setting.	dwellinghouse, subject to criteria listed. This could have a slight negative impact on cultural heritage and landscape, depending on the specifics of the site and location. Overall there would be no change to the appraisal score for the cultural heritage and landscape objective would remain the same.
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.	No
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.	The modification would result in a slight improvement in positive effect for housing to meet identified needs. It allows greater flexibility for conversions of outbuildings that are ancillary or incidental to the use of the dwellinghouse, subject to criteria listed. However the overall score for the housing objective would remain the same, as dwellings may not be suitable for all needs.
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.	No
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	No

	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.	
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Table A.20 DM 30 Noise

SA topic	Appraisal	Change to appraisal resulting from modification to the policy?
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.	No
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.	No
Water	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on water.	No
Air	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on air.	No
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.	No
Waste	Screened out - the policy relates specifically to noise and as such this policy will not have a direct or significant impact on waste.	No
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.	No
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	Removal of reference to oil and gas development and additional text allowing fixed noise limits in areas where background sound levels are very low, and the removal of

	<p>in an unacceptable rise in background noise levels. As such this will have a positive impact on health by preventing noise and disturbance.</p>	<p>detailed standards from the policy, could allow slightly higher noise levels from development and this could have a detrimental impact on human health. As such, the modifications would result in a reduction in the positive impacts of this policy in terms of protection of human health. However, the policy still aims to protect residents from noise impacts and the policy relating to hydrocarbon development (M 4) includes criteria relating to noise. In addition, references to the need to have regard to the latest British Standards (or their recognised replacement) as well as the production of a noise report, for new developments has been added to the policy explanation. As such, the modifications would result in a slight reduction in the positive impacts of part of the policy and would change the score from very positive to positive.</p>
Housing	<p>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.</p>	<p>The modifications which remove the requirement to meet fixed noise limits and standards from the policy and replace it with a reference to have regard to the British Standards (or its recognised replacement) in the policy explanation, could provide additional flexibility for housebuilders in design of housing schemes. However, while the noise criteria in the latest British Standards (or their recognised replacement) could still reduce the amount of housing that comes forward, or may make it more expensive to develop, this would still be required by national guidance outside of Local Plan policy and will still be needed to protect the amenity of future occupiers. As such, the modifications would result in a slight reduction in the negative impacts of this policy on housing, but the score would remain the same.</p>
Community Safety	<p>Screened out - the policy relates specifically to noise and as such this policy will not have a direct or</p>	

	significant impact on community safety.	
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.	The modifications which remove the requirement to meet fixed noise limits and standards from the policy and replace it with a reference to have regard to the British Standards (or its recognised replacement) in the policy explanation, could provide additional flexibility for economic development. However, while the noise criteria in the latest British Standards (or their recognised replacement) could still reduce the amount of economic development that comes forward, or may make it more expensive to develop, this would still be required by national guidance outside of Local Plan policy and will still be needed to protect the amenity of future occupiers. As such, the modifications would result in a slight reduction in the negative impacts of this policy on economic development, but the score would remain the same.

B Screening and appraisal of changes to the policies map

The screening table below shows the amendments to the policies map changes and identifies whether there are likely to be sustainability implications of the amendment and therefore whether further appraisal is required.

Map Change Amendment reference	Policy reference	Description of recommended amendment	Sustainability implications?	Further appraisal required?
Amendment 1	N 1 - Northwich settlement area (Map change 141)	Amend the Northwich settlement boundary on the policies map to include Gadbrook Park and land to the south-west of Gadbrook Park.	This amendment relates to a policy boundary. The change adds a relatively large area, approximately half of which is currently greenfield, into the settlement boundary. This could therefore have significant sustainability implications.	Yes
Amendment 2	R 1 – Identified settlements in the rural area – Key service centres (Malpas) (Map change 163)	Amend the Malpas settlement boundary on the policies map to exclude land rear of Brookbank Cottages off Tilston Road.	This amendment relates to removal of a small greenfield area from the Malpas settlement boundary. Due to the small size of the area, this is unlikely to have significant sustainability implications.	No
Amendment 3	R 1 – Identified settlements in the rural area – Key service centres (Malpas) (Map change 163)	Amend the Malpas settlement boundary on the policies map to exclude land opposite West End Cottage, Church Street.	This amendment relates to removal of a small greenfield area from the Malpas settlement boundary. Due to the small size of the area, this is unlikely to have significant sustainability implications.	No
Amendment 4	R 1 – Identified settlements in the rural area – Key service centres (Malpas) (Map change 163)	Amend the Malpas settlement boundary on the policies map to exclude land at the Sycamores, Old Hall Street.	This amendment relates to removal of a small greenfield area from the Malpas settlement boundary. Due to the small size of the area, this is unlikely to have significant sustainability implications.	No
Amendment 5	M 7.A – Industrial sand proposals – silica sand allocation (Map change 247)	Amend the boundary of the Rudheath Lodge allocation on the policies map to include the site of the proposed processing	This amendment relates to the addition of a small, partly greenfield area to the boundary of the allocated site. The additional area forms part of Newplatt Wood and is close to	Yes

Map Change Amendment reference	Policy reference	Description of recommended amendment	Sustainability implications?	Further appraisal required?
		plant, north of New Platt Lane.	meres. As such, it could have significant sustainability implications.	

Table B.1 N 1 Northwich settlement area

SA topic	Appraisal	Change to appraisal resulting from amendment to the policies map change?
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.	The amendment to the policy map to include Gadbrook Park within the defined settlement boundary of Northwich would mean that the boundary is less closely drawn around the existing built up area of Northwich. As such, the benefits of the policy in reducing the need to travel would be slightly reduced, but the overall score would remain the same.
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.	The amendment to the map change would not change the principles of the policy, but would add some greenfield land within the defined settlement boundary. As such, the benefits of the policy in protecting biodiversity, flora and fauna would be slightly reduced, but the overall score would remain the same.
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.	The addition of Gadbrook Park to the defined settlement boundary would include part of Gad Brook, but the principles of the policy are not being amended. The impact on Gad Brook would depend upon the design of the proposals on the site. As such, the overall score would remain the same.
Air	The settlement boundary is closely drawn around the existing urban area of Northwich, which will help to ensure that developments	The amendment to the policies map change to include Gadbrook Park within the defined settlement boundary

SA topic	Appraisal	Change to appraisal resulting from amendment to the policies map change?
	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.	of Northwich would mean that the boundary is less closely drawn around the existing built up area of Northwich. As such, the benefits of the policy in reducing the need to travel would be slightly reduced, but the overall score would remain the same.
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.	The amendment to the policies map change to include Gadbrook Park within the defined settlement boundary of Northwich would mean that the boundary is less closely drawn around the existing built up area of Northwich and this adds a partly greenfield site. However, this does not change the principles of the policy. As such, the benefits of the policy in promoting regeneration and reuse of previously developed land would be slightly reduced, but the overall score would remain the same.
Waste	Screened out - the policy relates to Northwich settlement boundary and as such is unlikely to significantly or directly impact on waste management.	No
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 developed land and prevents loss of countryside and urban sprawl. As such, it will help to protect cultural heritage and landscape.	The amendment to the policies map change to include Gadbrook Park within the defined settlement boundary of Northwich would mean that the boundary is less closely drawn around the existing built up area of Northwich and this adds a partly greenfield site. However, this does not change the principles of the policy. As such, the benefits of the policy in preventing loss of countryside and urban sprawl and protecting landscape would be slightly

SA topic	Appraisal	Change to appraisal resulting from amendment to the policies map change?
		reduced, but the overall score would remain the same.
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.	No
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.	No
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.	No
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.	The addition of Gadbrook Park to the defined settlement boundary will continue to support economic growth and as such, the overall score would remain the same.

B

Screening and appraisal of changes to the policies map

Table B.2 M 7.A Rudheath Lodge, New Platt Lane, Cranage

Sustainability objective	Comments	Change to appraisal resulting from amendment to the policies map change
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.	Addition of the land to the north would increase the number of trees within the site. This would result in a slight increase in negative impacts on climate change, but the overall score would remain the same.
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 being 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.	The amendment adds partly greenfield and wooded land to the site boundary and is nearer to Newplatt Mere Local Wildlife Site. However, this area is part of the planning application area and the findings in the original SA relating to the site and the planning application in relation to ecological restrictions, badgers and restoration of the site are still applicable. As such, the overall score remains the same.
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 impact 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	The additional area is not at risk of flooding. The additional area is part of the planning application area and the findings in the original SA relating to the site and the planning application are still applicable. As such, the overall score remains the same.

Sustainability objective	Comments	Change to appraisal resulting from amendment to the policies map change
	monitored before and throughout the operation phase of mineral working.	
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.	No
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.	The amendment adds a partly greenfield and wooded site. The extra area would be used for processing rather than extraction of minerals. The area forms part of the planning application and the findings in the original SA relating to soils are still applicable. As such, the overall score remains the same.
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.	The amendment adds a partly greenfield and wooded site. The extra area would be used for processing rather than extraction of minerals. The area forms part of the planning application and the findings of the original SA relating to boundary trees and soil screens are still applicable. As such, the overall score remains the same.

Sustainability objective	Comments	Change to appraisal resulting from amendment to the policies map change
Population and human health	The site is within walking distance of Goostrey, where 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.	No
Housing	Screened out - The proposed development is a minerals scheme and as such, does not impact on housing provision.	No
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.	No
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.	The addition of the extra land would ensure that processing of the extracted industrial sand can be undertaken adjacent to the area of extraction. This will enable provision of employment and provide opportunities for expansion of existing businesses as identified in the original SA, but the site is still likely to be predominantly accessed by car / HGV. As

Sustainability objective	Comments	Change to appraisal resulting from amendment to the policies map change
		such, there is no change to the overall score.

Part of policy M 7 refers to the allocation of the site at Rudheath Lodge, New Platt Lane for silica sand extraction, however the policy also provides criteria to assess proposals for silica sand extraction within and outside the allocated site. As the amendment relates to a small addition to the allocation and the re-appraisal of the Rudheath Lodge site did not result in any change to the scoring for each topic, the amendment will not result in any significant changes to the appraisal of policy M 7 and will not change the scoring for this policy.

C Screening of additional modifications

Policy	Modification	Sustainability implications?	Further SA required?
Chester			
CH 2.D paragraph 2.20	<p>Amend paragraph 2.20 as follows:</p> <p>“The wider area includes the adjacent <u>Storyhouse</u> theatre site development that is currently under construction <u>has recently been completed</u>, and which together with the Northgate redevelopment will enhance the cultural offer of the city whilst providing wider retail and leisure choices.”</p>	The amendment to the policy references the name of the development site and provides an update of the current development status. Therefore, the modifications are unlikely to have significant sustainability implications.	No.
CH 5	<p>Amend the fourth paragraph of the policy text as follows:</p> <p>“Within the city centre, proposals for illuminated signage will only be supported where they relate to night time uses where the level of street_ lighting and lighting from the shop window is inadequate for trading purposes and the proposal would preserve or enhance the character or appearance of the building and the area.”</p>	The amendments include the correction of a typo and therefore is unlikely to have any significant sustainability implications.	No.
CH 5 paragraph 2.39	<p>Amend paragraph 2.39 as follows:</p> <p>“The Council is in the process of consulting upon the designation of the Chester Canal Conservation Area. The Chester</p>	The amendment updates the status of the referenced designation and is therefore unlikely to have any significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
	<p><u>Canal Conservation Area was designated in January 2018.</u> This designation seeks to protect features of interest identified in the accompanying conservation area appraisal and management plan as well as encouraging enhancement and protection of the canal and its setting.”</p>		
Ellesmere Port			
EP 2.A	<p>Amend criterion 4 of the policy text as follows:</p> <p>“minimises and mitigates harm to the landscape and visual impacts arising from the proposed development;and”</p> <p>Amend criterion 5 of the policy text as follows:</p> <p>“it minimises and mitigates impacts on the surrounding ecological network and designated sites of ecological importance <u>in</u> the vicinity. An Ecological Appraisal, including bird surveys will be required to determine the potential for significant environmental effects on ecological designations and to provide appropriate mitigation measures; <u>and</u>”</p> <p>Amend the second sentence of paragraph 3.14 as follows:</p>	<p>Amendments to the policy include moving a word in the policy, grammatical changes and correcting a factual error. These modifications will not change to meaning of the policy and is therefore unlikely to have any significant sustainability implications.</p>	No

Policy	Modification	Sustainability implications?	Further SA required?
	"The employment allocation is the remaining vacant land to the east of <u>the</u> manufacturing facility and to the west <u>north and east</u> of the villages of Elton and Ince."		
Northwich			
N 1 paragraph 4.8	<p>Amend the final sentence of paragraph 4.8 as follows:</p> <p>"Development proposals coming forward in advance of the this piece of work being completed, will be required to demonstrate that not only can any additional traffic be accommodated within the existing or proposed highway network, but that satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use."</p>	Grammatical change that do not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
N 1 paragraph 4.10	<p>Amend the first sentence of paragraph 4.10 as follows:</p> <p>"Development within the Weaver Square development area<u>a</u> will be supported for mixed use development including retail, public services and residential provision."</p>	Modification corrects a typo and therefore is unlikely to have any significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
N 2.A paragraph 4.11	<p>Amend paragraph 4.11 as follows:</p> <p>“Urban design principles should be supported including active frontages to Chester Way/Watling Street. Pedestrian access between Watling Street and Witton Street/Leicester Street junction should be retained. The former County Offices site borders the River Dane and any building on the site should consider allowing for a dual frontage presentation to both Watling Street and Chester Way. Additionally the development should maximise the opportunity of the river frontage including aspect and-views to and from the River, this could include active frontages as set out in Local Plan (Part Two) policy DM 38.”</p>	Modifications include correcting typos in the text which is unlikely to have any significant sustainability implications.	No.
N 4	<p>Amend criteria A and B of the policy text as follows:</p> <p>“A. land at Chapel Street, Wincham (16 hectares, use classes B1, B2, B8) in line with Local Plan (Part Two) policy N 2 <u>policies N 2 and N 2.C</u></p> <p>B. Winnington Avenue, Northwich (6 hectares, use classes B1, B2, B8) in line with Local Plan (Part Two) policy N 23”</p>	Amendments to the policy update a factual error to reference the correct policy in the plan which do not change the meaning of the plan. Therefore, the modification is unlikely to have significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
N 4 paragraph 4.19	<p>Amend the second and third sentences of paragraph 4.19 as follows:</p> <p>“Whilst proposals will need to accord with all relevant development plan policies, Local Plan (Part Two) policy N 5 is necessary to address site specific issues that have been identified.”</p>	Grammatical change that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
N 6	<p>Amend final paragraph as follows:</p> <p>"The Council will continue to support the interpretation and regeneration of <u>the</u> former historic industrial site at Lion Salt Works,</p>	Grammatical change that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
N 6 paragraph 4.29	<p>Amend the fourth and fifth bullet points of paragraph 4.29 as follows:</p> <ul style="list-style-type: none"> “Northwich Conservation Area Appraisal, updated 2015 (Draft)—August 2018 Northwich Conservation Area Management Plan 2015 (Draft) August 2018” 	Amendments update the status of the referenced documents and do not change the meaning of the policy. Therefore, the modifications are unlikely to have significant sustainability implications.	No.
Rural area			
R 1	<p>Amend the fourth paragraph of the policy text as follows:</p> <p>“Kingsley_”</p>	Factual change to the policy to confirms the settlement is washed over by Green Belt and therefore additional restrictions will apply. The	No.

Policy	Modification	Sustainability implications?	Further SA required?
		policy has been appraised as a whole, considering the implications for settlements both within and outside Green Belt. The change corrects the factual error that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implications.	
GB and countryside			
GBC 1.C paragraph 7.12	<p>Amend the third sentence of the paragraph 7.12 as follows:</p> <p>“The operational site is situated in the grounds of Mostyn <u>Moston</u> Hall (built 1789) and some of the associated parkland/gardens remains.”</p>	The change corrects a factual error in the name of the site and therefore is unlikely to have any significant sustainability implications.	No.
GBC 1.D paragraph 7.18	<p>Amend paragraph 7.18 as follows:</p> <p>“Transport Impact Assessments of the continued development of the Chester Business Park should consider whether the development has a material impact on the trunk road and motorway network, and consult with the Highways Agency <u>England</u> on the scale and nature of these impacts.”</p>	The change corrects a factual error in the name of the organisation and therefore is unlikely to have any significant sustainability implications.	No.
GBC 2	<p>Amend the second set of policy criteria in the final paragraph of the policy text to be numbered ‘4, 5, 6’ instead of ‘1, 2, 3’.</p>	Modification include amendments to the numbering that does not change the meaning of the policy and is unlikely to have significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
GBC 2 paragraph 7.24	<p>Amend the final sentence of paragraph 7.24 as follows</p> <p>“This policy provides further guidance on how development in the countryside should consider landscape in order to protect the countryside’s intrinsic character and distinctiveness.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
GBC 2 paragraph 7.25	<p>Amend the first sentence of paragraph 7.25 as follows:</p> <p>“The most up-to-date landscape guidance, A Landscape Strategy for Cheshire West and Chester Borough 2015 <u>2016</u> (the Landscape Strategy), identifies key landscape characteristics, including sensitivities, qualities and values, and provides built development and landscape management guidelines for each landscape character area across the borough.”</p>	Amendments update the status of the referenced document and do not change the meaning of the policy. Therefore, the modifications are unlikely to have any significant sustainability implications.	No.
GBC 2 paragraph 7.26	<p>Amend the last sentence of paragraph 7.26 as follows:</p> <p>“The special landscape qualities underpinning each ASCV designation are identified in the evidence document, Local Landscape Designations: Areas of Special County Value in Cheshire West and Chester (<u>2017</u>), which should be used to inform the assessment of</p>	Amendments to the policy includes the date of the document to ensure the correct version of the referenced document is used. The change to the policy does not change the meaning of the policy and therefore is unlikely to have any significantly sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
	development impacts on an ASCV."		
Transport and accessibility			
T 1 paragraph 8.10	Amend the third sentence of paragraph 8.10 as follows: "Local Plan (Part Two) policy T 4 Winsford Neighbourhood Plan policy T4 states that the Council will work with neighbouring authorities to seek improved access to the M6 motorway, which is reiterated in Local Plan (Part One) policy STRAT 7."	Amendments correct a referencing error within the policy that does not change the meaning of the policy and is therefore unlikely to have any significant sustainability implications.	No.
T 2	Amend criteria 8-10 of the policy text as follows: "8. improved cycle and pedestrian links 9. enhanced bus services 10. the provision of provide improved car parking at Chester Station"	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
T 5 paragraph 8.31	Amend paragraph 8.31 as follows: "To ensure that serviceing vehicles do not become a safety hazard, an obstruction to vehicle or pedestrian movement or a visual nuisance, Operational space should be included for the access, turning and standing of	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
	emergency and service vehicles. Developers will be required to ensure that operational space is not used for general parking."		
Minerals supply and safeguarding			
Minerals supply and safeguarding	<p>Amend paragraph 9.4 as follows:</p> <p>"Local Plan (Part One) policy ENV 9 identifies that Cheshire West and Chester will make provision for the adequate, steady and sustainable supply of sand and gravel, salt and brine, by maintaining a minimum seven year landbank for aggregate land-won sand and gravel and identifying Minerals Safeguarding Areas."</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
M1 paragraph 9.13	<p>Amend the first sentence of paragraph 9.13 as follows:</p> <p>"The total additional permitted reserves for the period between December 2009 and April 2017 was <u>were</u> 5.402 million tonnes."</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
M 1 paragraph 9.7	<p>Amend the last sentence of paragraph 9.7 as follows:</p> <p>"It also states that Sspecific Ssites and Preferred Areas will be identified within the Local Plan (Part Two) for the future extraction of aggregate land-won sand and</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
	gravel as either extensions to existing sites or new sites.”		
M 1 paragraph 9.13	<p>Amend the last sentence of paragraph 9.13 as follows:</p> <p><u>“In September 2017 a There is a current planning application at Cobden Farm was approved involving around 25,000 tonnes of additional sand and gravel and extending the lifetime of the quarry by five years until 2021. but a decision has not yet been made on this application. The remaining requirement is therefore 11.773 million tonnes of sand and gravel.”</u></p>	Amendments update the status of the planning application and does not change the meaning of the policy. Therefore, the modifications are unlikely to have any significant sustainability implications.	No.
M 1 paragraph 9.14	<p>Amend the last sentence of paragraph 9.14 as follows:</p> <p>“However, based on the apportionment figures and the total requirement over the plan period, with a provision of a seven year landbank beyond the plan period, there is a requirement for an additional 44.798 <u>11.773</u> million tonnes of aggregate sand and gravel.”</p>	Amendments update the status of the planning application and does not change the meaning of the policy. Therefore, the modifications are unlikely to have any significant sustainability implications.	No.
M 1 paragraph 9.16	<p>Amend the last sentence of paragraph 9.16 as follows:</p> <p><u>“This report has not yet been consulted on or ratified by the Aggregate Working Party.”</u></p>	Amendments update the status of the referenced document and does not change the meaning of the policy. Therefore, the modifications are unlikely to have any significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
M 1 paragraph 9.23	Amend the first sentence of paragraph 9.23 as follows: "Within the allocated site, Preferred Area and A area of S earch for sand and gravel planning permission would still be required for minerals extraction on this site."	Grammatical amendments that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
M 1 paragraph 9.24	Amend the final sentence of paragraph 9.24 as follows: "Proposals for new sites within the Area of Search will be supported where it can be demonstrated that the permitted reserves, allocated site and/or Preferred Area cannot meet the required level of provision."	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
M 2	Amend heading of policy as follows: "Minerals s safeguarding areas – prior extraction of minerals".	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
M 2 paragraph 9.27	Amend paragraph 9.27 as follows: "There is normally no need to create minerals s safeguarding areas specifically for the extraction of hydrocarbons given the depth of the resource, the ability to utilise directional drilling and the small surface area requirement of well pads."	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
M 2 paragraph 9.29	<p>Amend the last sentence of the third bullet point of paragraph 9.29 as follows:</p> <p>“A planning application relating to the site is also expected to be <u>has also been</u> submitted.”</p>	Amendments update the status of the planning application and does not change the meaning of the policy. Therefore, the modifications are unlikely to have any significant sustainability implications.	No.
M 2 paragraph 9.31	<p>Amend the first sentence of paragraph 9.31 as follows:</p> <p>“The consultation responses to the targeted consultation showed a mix of views on the need for additional buffer zones, but the majority who suggested they were necessary were doing so on grounds other than minerals <u>safeguarding</u>.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
M 4 paragraph 9.52	<p>Amend the first sentence of paragraph 9.52 as follows:</p> <p>“Some issues are not considered specifically within this policy as they are already covered by policies within the Local Plan (Part One) <u>or within other</u> and proposed Local Plan (Part Two) policies, and the development plan will be read as a whole when determining planning applications.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
M 6	<p>Amend point A in the policy text as follows:</p> <p>“A. the existing operations at Winsford Rock Salt Mine (South Bostock) – which currently has a reserve of <u>of</u> approximately 30 million tonnes, to be extracted at a rate of around one million tonnes per year. The site is safeguarded for salt extraction as identified on the policies map.”</p>	Amendments include correction of a typo that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
Development management policies			
DM 7	<p>Amend criterion 5 of the policy text as follows:</p> <p>“the transport generated can be satisfactorily accommodated on the highways network and <u>the development</u> provides suitable vehicular access and parking arrangements. A transport assessment will be required in sensitive locations;”</p>	Modifications ensure the policy is more specific which does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implications.	No.
DM 7	<p>Amend criteria 8 and 9 of the policy text as follows:</p> <p>“8. <u>7.</u> the range of goods to be sold is restricted to those in connection with the land-based business such as foodstuffs, plants and rural craft products; and</p> <p>9. <u>8.</u> the proposal would not undermine the vitality and viability of local shops or retail centres.”</p>	Modification includes amendments to the numbering within the policy and does not change the meaning of the policy and is unlikely to have any significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
DM 7	<p>Amend the last sentence of the policy text as follows:</p> <p>“Where appropriate, conditions will be attached to planning permissions <u>to</u> control the future expansion or nature of the enterprise.</p>	Grammatical change that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
DM 9 paragraph 11.30	<p>Amend the first sentence of paragraph 11.30 as follows:</p> <p>“Local Plan (Part One) policy ECON 3 notes that additional controls will apply in the Green Belt in line with Local Plan (Part One) <u>policy</u> STRAT 9 and paragraph 6.28 <u>which</u> states that camping and caravan sites are considered as tourism development not outdoor recreation.”</p>	Grammatical amendments that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
DM 18	<p>Amend the first sentence of criterion 1 of the policy text as follows:</p> <p>“numbers of radio and telecommunications masts and the sites for such installations are kept to a minimum, consistent with the efficient operation of the network.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
DM 19	<p>Amend criterion 7(vii) of the policy text as follows:</p> <p>“the design and layout of the development fully reflects the rural character of and the area and does not 'urbanise' the countryside;”</p>	Amendments include correction of a typo that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
DM 21	<p>Amend criterion 2 of the policy text as follows:</p> <p>“the resulting development would not have a significantly adverse effect on the amenities...”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
DM 24	<p>Amend the formatting of the criteria list in the policy text as follows:</p> <p>"1. currently live in the parish and have been living there continuously for at least five years; or</p> <p>2. have permanent employment in the parish; or</p> <p>3. have close family members (defined as children, parents, siblings only) who have been residing in the parish4 continuously for at least five years; or</p> <p>5<u>4</u>. people who have previously lived in the parish for a continuous period of at least 10 years.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
DM 26	<p>Amend the first sentence of the fifth paragraph of the policy text as follows:</p> <p>“New specialist accommodation must be well located in relation to a range of existing services and facilities, and with good access to public transport. New facilities, including large scale extra care village developments, outside of settlement boundaries will be resisted in line with Local Plan (Part One) policy STRAT 9.”</p>	The amendments include the correction of a typo and therefore, is unlikely to have any significant sustainability implications.	No.
DM 35 paragraph 14.5	<p>Amend the first sentence of paragraph 14.5 as follows:</p> <p>“Open space, including sites which provide opportunities for sport and recreation designated under Local Plan (Part One) policy SOC 6, makes an important contribution to the borough’s green infrastructure network.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
DM 36	<p>Amend the formatting of the second sub-heading in the policy text so that all of the characters are in bold type, as follows:</p> <p><u>“Enhancing and providing sport and recreation facilities”</u></p>	Changes include formatting of text which does not change the meaning of the policy and will not have any significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
DM 36 paragraph 14.18	<p>Amend the first sentence of paragraph 14.18 as follows:</p> <p>“The Cheshire West and Chester Playing Pitch Strategy (2015) provides a supply and demand assessment of playing pitch provision across the borough and has revealed that all pitch sports will experience shortfalls by 2027.”</p>	Amendments to the policy includes the date of the document to ensure the correct version of the referenced document is used. The change to the policy does not change the meaning of the policy and therefore is unlikely to have any significantly sustainability implications.	No.
DM 36 paragraph 14.20	<p>Amend the first sentence of paragraph 14.20 as follows</p> <p>“The Council will support proposals which contribute to meeting these priorities; and may seek developer contributions towards them.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
DM 36 paragraph 14.22	<p>Amend the second sentence of paragraph 14.22 as follows:</p> <p>“New residential development will generate additional demand for sports pitches, and so new provision or a contribution to increase capacity of an existing site(s) may be required to accommodate this additional demand.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.
DM 37	<p>Amend the first sentence of the policy text as follows:</p> <p>“Development incorporating or adjacent to the following must protect and, wherever possible, enhance and extend:”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
DM 39 paragraph 14.44	<p>Amend the first sentence of paragraph 14.44 as follows:</p> <p>“The Department for Culture Media and Sport Culture and Sport (DCMS) <u>Department for Digital, Culture, Media and Sport</u> definition of 'culture' is generally taken to include the following areas: arts (including visual arts, literature, music, theatre and dance), architecture, crafts, creative industries, design, heritage, historic environment, museums and galleries, libraries, archives, film, broadcasting and media.”</p>	The change corrects a factual error in the name of the Government Department and therefore is unlikely to have any significant sustainability implications.	No.
DM 44	<p>Amend criterion 15 of the policy text as follows:</p> <p>“15. contribute towards the integration and creation of green infrastructure and habitats in line with Local Plan (Part One) policy ENV3 <u>ENV 3</u>”</p>	The change corrects a factual error in referencing a policy and is unlikely to have any significant sustainability implications.	No.
DM 44 paragraph 16.6	<p>Amend the first sentence of paragraph 16.6 as follows:</p> <p>“The presence of a protected species is a material consideration in determining a planning application which if carried out would likely to result in harm to that species or its habitat (ODPM Green Circular 06/2005^(vii)).”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
DM 46	<p>Amend the final paragraph of the policy text as follows:</p> <p>“Applicants will be expected to submit a Heritage Statement <u>Impact Assessment</u> for all applications which affect heritage assets, including as a minimum, a description of their significance and the impact which proposals may have upon this.”</p>	The changes update on the technical requirement and does not change the meaning of the policy. Therefore, it is unlikely to have any significant sustainability implications.	No.
DM 47	<p>Amend the final paragraph of the policy text as follows:</p> <p>“All applications for proposals to listed buildings must be accompanied by a Heritage Statement <u>Impact Assessment</u> which clearly identifies, as a minimum, the significance of the building; the proposed works of alteration; any loss of historic fabric; and the aeffect effect on the character and appearance which the proposed works will have. A copy of this statement should also be submitted to the Local Authority's Historic Environment Record.”</p>	The changes update on the technical requirement and does not change the meaning of the policy. Therefore, it is unlikely to have any significant sustainability implications.	No.
DM 52	<p>Amend criterion 7 of the policy text as follows:</p> <p>“7. proposals must have there <u>would be</u> no unacceptable harm to the historic environment, heritage assets and their setting.”</p>	Grammatical amendment that does not change the meaning of the policy and therefore is unlikely to have any significant sustainability implication.	No.

Policy	Modification	Sustainability implications?	Further SA required?
Monitoring			
Monitoring framework	Amend the text in the second row of the second column on p.249 as follows: "DM 35 – Open space and new developments"	The change corrects a factual error in referencing the policy and is unlikely to have any significant sustainability implications.	No.
Monitoring framework	Amend the text in the first row of the second column on p.252 as follows: "DM 45 – Trees, woodland ad <u>and</u> hedgerows"	The change corrects a typo and is unlikely to have any significant sustainability implications.	No.
Monitoring framework	Amend the title of policy M 2 in the second column of the last two rows on page 255 as follows: "M 2 – Minerals <u>Safeguarding</u> Areas – prior extraction of minerals"	The change corrects a factual error in referencing the policy and is unlikely to have any significant sustainability implications.	No.
Appendices			
Appendix B Replacement and deleted policies	Amend the content of the eighth row in the fourth column, on p.264 as follows: "Delete - replaced by ENV 4 and 'GBC-2 Protection of landscape <u>DM 44 Protecting and enhancing the natural environment</u> '"	Amendments update a referencing error and is unlikely to have any significant sustainability implications.	No.

Policy	Modification	Sustainability implications?	Further SA required?
Appendix B Replacement and deleted policies	Amend the content of the ninth row in the fourth column, on p.264 as follows: "Delete – replaced by <u>ENV 4</u> and 'DM 44 Protecting and enhancing the natural environment'"	Amendments update a referencing error and is unlikely to have significant sustainability implications.	No.
Appendix B Replacement and deleted policies	Amend the content of the second row in the fifth column, on p.283 as follows: "58, 337 <u>338</u> "	Amendments update a referencing error and is unlikely to have significant sustainability implications.	No.
Appendix B Replacement and deleted policies	Amend the content of the third row in the fifth column, on p.283 as follows: " 321 <u>325</u> "	Amendments update a referencing error and is unlikely to have significant sustainability implications.	No.
Appendix B Replacement and deleted policies	Amend the content of the sixteenth row in the fourth column, on p.287 as follows: "Delete – replaced by <u>ENV 4</u> and 'DM 44 Protecting and enhancing the natural environment'"	Amendments update a referencing error and is unlikely to have significant sustainability implications.	No.

D 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 has been updated throughout the process.

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 included the SA report and was sent to the environmental consultation bodies. Consultation on the Modifications will include the SA of the Modifications and will be sent to the environmental consultation bodies.

D

Quality assurance checklist

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
The appraisal focuses on significant issues	CH6 and thematic chapters (CH7 to CH17) Publication SA report. The screening of the modifications (CH 5) focuses the appraisal on modifications considered likely to have significant sustainability implications.
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit	CH4 Publication SA report and CH4 SA of Modifications.
Reasons are given for eliminating issues from further consideration	CH4 and CH6 Publication SA report and CH 5 and appendix C Additional modifications.
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. CH2 of the SA of Modifications provides a baseline and policy update.

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
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 and CH4 SA of Modifications.
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 health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and landscape) as relevant	CH 6, thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report. CH5, CH6 and Appendix A of SA of Modifications.
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. CH5, CH6 and Appendix A of SA of Modifications.
Likely secondary, cumulative and synergistic effects are identified where practicable	Thematic chapters (CH7 to CH17) Publication SA report. CH6 SA of Modifications.
Inter-relationships between effects are considered where practicable	Thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report. CH6 SA of Modifications.
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. CH5, CH6 and Appendix A of SA of Modifications.
Methods used to evaluate the effects are described	CH4 Publication SA report. CH4 SA of Modifications.
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. CH6 SA of Modifications.
Issues to be taken into account in development consents are identified	Thematic chapters (CH7 to CH17) and Appendix A and B Publication SA report. CH6 and Appendix A SA of Modifications.

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Quality assurance checklist

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
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. CH4 SA of Modifications.
Explains who was consulted and what methods of consultation were used	As part of overall Local Plan consultation.
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. CH2 SA of Modifications.
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. 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.
An explanation has been given of how they have been taken into account	CH4, thematic chapters (CH7 to CH17) and CH19 Publication SA report.

Quality Assurance Checklist	Where and how met? (document, chapter (CH) or section)
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. CH5, CH6 SA of Modifications.
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.
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.

E 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 E.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.

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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
		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.

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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
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 <u>and</u> <u>percentage</u> 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 ($\mu\text{g}/\text{m}^3$).	17. Annual average background nitrogen dioxide concentration in AQMAs ($\mu\text{g}/\text{m}^3$).	SE17 - Annual average nitrogen dioxide concentration in AQMAs ($\mu\text{g}/\text{m}^3$).	Wording amended in response to data available.

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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
	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

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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
	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

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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
			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.

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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
	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.

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
	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

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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
					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.

F Updated Equalities Impact Assessment

Introduction

This appendix presents the findings of an assessment of the likely effects of the Modifications on equality issues.

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 is the Council's responsibility to ensure that our policies, procedures and service delivery do not discriminate, including indirectly, on any sector of society.

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 of the SA of the Publication Draft Plan and a general update to the baseline and policy situation is provided in chapter 2 2 'Baseline and policy update'. 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, Muslim 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 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 main modifications have been reviewed to consider the likely impacts of the modifications on the findings of the EqIA of the Local Plan (Part Two) Publication Draft, as set out in Appendix H of the SA of the Publication Draft Plan. This review has considered whether the modification have changed the

Updated Equalities Impact Assessment

likely effect of the relevant policies considered to have a potential impact on the protected characteristics from the Equality Act 2010 listed above.

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.

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 the table below. 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 changes resulting from the modifications are explained in the table. Most of the modifications do not impact on the protected characteristics. The modifications to DM 20 remove the requirement for new build dwellings to meet the higher Building Regulations standard for accessible and adaptable dwellings and the requirement for a proportion of wheelchair user dwellings where there is an identified need. The policy will still have a positive impact in terms on the age and disability characteristics, as the provision of adaptable and accessible homes is still required, where justified and the policy refers to Building Regulations M4(2). However, the impact on age and disability characteristics will not be as positive as the Publication Draft version of the policy as the higher optional design standard is no longer included.

The modifications to policy CH 2 could reduce accessibility through removal of reference to proposals within the city centre promoting walking and cycling routes and minimising the impact of traffic. However, text has also been added to policy CH 2.A to refer to improving accessibility in relation to Chester Northern

Gateway. As such, the modifications could also have accessibility benefits. The modifications could result in a slight reduction in accessibility improvements but overall the policy will still have a positive impact on accessibility and the disability characteristic.

The modifications to policy GBC1.B and policy T 5 change the strength of the requirement for provision of parking, including parking for disabled people. However, the policies still have a positive impact on these characteristics as they require developments to have regard to the Council's parking standards.

All other modifications have been reviewed and are not considered to have an impact on the protected characteristics above and beyond the impact of the Publication Draft version of the policy.

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) Publication Draft was undertaken from 11 December 2017 to 29 January 2018. 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) Publication Draft and supporting documents were made available on the council website and paper copies were available at customer contact centres in the borough and in the Council's mobile library. Comments were invited by email, post or online. At Submission stage, the Submission version of the Local Plan (Part Two) and supporting documents (including the SA of the Publication Draft Plan dated March 2018) were published on the website and consultees were notified.

Consultation on the modifications will include the SA of the modifications and will include publishing them on the Council website and informing relevant consultees.

As such, all groups of people had the opportunity to access and participate in consultations.

Table F.1

Protected characteristics	Likely effect overall	Justification	Change due to modifications?
Age	+	<p>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:</p> <p>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.</p>	The modifications to DM 20 remove the requirement for new build dwellings to meet the optional higher Building Regulations standard for accessible and

Protected characteristics	Likely effect overall	Justification	Change due to modifications?
		<p>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.</p> <p>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.</p> <p>Policy DM 14: City and town centres - supports promotion of the evening economy in city and town centres, particularly family activities.</p> <p>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 and therefore the age structure of the local community.</p> <p>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</p>	<p>adaptable dwellings and the requirement for a proportion of wheelchair user dwellings where there is an identified need. The provision of adaptable and accessible homes is still required, where justified and the policy refers to Building Regulations M4(2), but the higher optional design standard is no longer included. This may reduce provision of more accessible dwellings.</p> <p>The modifications to the other policies will not affect the overall meaning of the section of the policy relating to age.</p>

Protected characteristics	Likely effect overall	Justification	Change due to modifications?
		<p>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.</p> <p>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.</p> <p>Policy DM 28: Houses in Multiple Occupation</p> <p>- sets out the circumstances under which the change of use from a dwelling to a House in Multiple Occupation will be permitted.</p> <p>Policy DM 35: Open space and new development – sets open space quantity standards, including provision of play space for children and youths.</p> <p>Therefore, the Local Plan (Part Two) Publication Draft is considered to have an overall positive effect on 'age'.</p>	
Disability	+	<p>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:</p> <p>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.</p>	<p>The modification to policy CH 2 removes reference to proposals within the city centre promoting walking and cycling routes and minimising the impact of traffic. However, the policy</p>

Protected characteristics	Likely effect overall	Justification	Change due to modifications?
		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>N 5: Gadbrook Park - states that employment development should include measures to improve access by walking, cycling and public transport.</p>	<p>does specify promotion of safe walking and cycling routes into and within the regeneration areas, so this would relate to some parts of the city centre anyway. Text has been added to policy CH 2.A to relate to improving the road and pedestrian accessibility into and out of the city in relation to Chester Northern Gateway. As such, the modifications could result in a slight reduction in accessibility improvements in some parts of the city centre.</p> <p>The modification to policy GBC 1.B and policy T 5 changes the requirement from providing car parking in accordance with the Council's parking standards, to providing parking with regard to the</p>

Protected characteristics	Likely effect overall	Justification	Change due to modifications?
		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Council's parking standards. This could slightly change the strength of the requirement for provision of parking, including parking for disabled people.</p> <p>The modifications to policy DM 18 include the addition of reference to meeting the requirements of policies DM 46-50, where relevant. This relates to protection of conservation areas and listed buildings and other historic assets, which could restrict development. However, it is more likely to influence design, rather than preventing development being undertaken and the other policies would apply to relevant developments anyway.</p>

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Protected characteristics	Likely effect overall	Justification	Change due to modifications?
		<p>Act 2005 (DDA), which affect a listed building or a conservation area, will be balanced against the requirements of other policies in the plan.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>DM 47: Listed buildings - requires development proposals to safeguard or enhance listed buildings. Initially identified as potentially having a negative impact, as could prevent schemes for improvements to accessibility from being approved. However, text added to the explanation as a result of the EqlA 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.</p> <p>Policy T 5: Parking and access – encourages development proposals where they are designed to meet the needs of people with disabilities.</p>	<p>The modifications to DM 20 remove the requirement for new build dwellings to meet the optional higher Building Regulations standard for accessible and adaptable dwellings and the requirement for a proportion of wheelchair user dwellings where there is an identified need. The provision of adaptable and accessible homes is still required, where justified and the policy refers to Building Regulations M4(2), but the higher optional design standard is no longer included. This may reduce provision of more accessible dwellings.</p> <p>The modifications to the other policies will not affect the overall meaning of the section of the</p>

Protected characteristics	Likely effect overall	Justification	Change due to modifications?
		Therefore, the Local Plan (Part Two) Publication Draft is considered to have an overall positive effect on 'disability'.	policy relating to 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.	No relevant modifications.
Marriage and civil partnership	0	The Local Plan (Part Two) Publication 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.	No relevant modifications.
Pregnancy and maternity	+	<p>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.</p> <p>Policy DM 39: Culture and community facilities – encourages retention and introduction of new community facilities to serve local communities.</p> <p>Therefore, the Local Plan Publication Draft is considered to have an overall positive effect on 'pregnancy and maternity'.</p>	The modifications to the other policies will not affect the overall meaning of the section of the policy relating to 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	No relevant modifications.

Updated Equalities Impact Assessment

Protected characteristics	Likely effect overall	Justification	Change due to modifications?
		<p>Two) Publication Draft is considered to have an overall positive effect on 'race'.</p> <p>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).</p>	
Religion or belief	+	<p>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:</p> <p>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.</p>	The modifications to the other policies will not affect the overall meaning of the section of the policy relating to religion or belief.
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 considered to have a direct effect on this protected characteristic.	No relevant modifications.
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.	No relevant modifications.

G Updated 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 health 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	<p>Will it improve the health, or access to health facilities, particularly in those areas identified as in need?</p> <p>Will it improve the access to services especially in rural areas?</p> <p>Will it reduce the poverty gap? Will it improve social inclusion and access to services in both rural and urban areas?</p>	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.	<p>Will the housing meet relevant accessibility standards? Does the housing meet identified needs?</p>	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.	<p>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?</p>	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.	<p>Will the plan provide a balanced portfolio of employment land for the area?</p> <p>Will the plan provide employment land of a suitable type in a sustainable location?</p> <p>Does it provide opportunities for the creation of new businesses?</p> <p>Will it minimise the loss / displacement of existing businesses?</p> <p>Will the Plan contribute to meeting the employment needs of the rural/urban area?</p> <p>Will the plan contribute to developing a more skilled workforce?</p> <p>Does the plan support sustainable growth in the economy?</p>	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.	<p>Does the plan promote tourism and the visitor economy?</p> <p>Will the plan improve accessibility to jobs in the area?</p>	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.	<p>Will the plan deliver urban/rural regeneration?</p> <p>Will the plan improve economic conditions, particularly in deprived areas?</p> <p>Will the plan support rural diversification?</p>	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 in 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 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 of the SA of the Publication Draft Plan.

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 of the SA of the Publication Draft Plan. An assessment of the proposed sites was also undertaken and this is included in Appendix B of the Publication Draft Plan. Within these 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 detailed conclusions of the impacts of the Local Plan (Part Two) Publication Draft Plan on health are set out in Appendix I of the SA of the Publication Draft Plan. This explains the likely effects of key policies on health and sets out the amendments made due to the SA and Health Impact Assessment that have resulted in improvements to the policies in terms of health. The main findings were that The Local Plan (Part Two) will have a range of effects on health. It 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.

Appendix A sets out the appraisal of the modified policies and Chapter 6 6 'SA findings' provides a summary of the findings of the appraisal. The conclusions relating to population and health are that some of the modifications impact on these objectives.

The reference to prevention of an unacceptable rise in noise has been removed from policy M 3 and M 4. This could have a negative impact on biodiversity, but text has been added regarding impact assessment and a requirement to minimise noise levels and apply best practice. Policy DM 30 has been modified to remove reference to oil and gas and to replace fixed noise standards in the policy, with references to the latest British Standards (or their recognised replacement) in the policy explanation, which could reduce the positive effects of the policy on human health.

The modification to policy DM 20 removes the requirement for all new buildings to meet optional higher building regulations standards for accessible and adaptable dwellings, which could reduce the positive effects of the policy.

The negative impacts of the modification to policy DM 30 just change the score for population and human health from very positive to positive, so the policy still has a positive impact on this objective. However, if mitigation was required to reduce this negative impact, or to reduce any other slight negative impacts, the main method would be to revert back to the original policy. No further mitigation measures have been identified and no further ways to improve the positive impacts of the policies relating to health objectives, beyond that previously identified through the SA process.

H Updated 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.

A detailed explanation of rural proofing and the methodology used is provided within appendix J of the SA of the Publication Draft Plan. Rural issues have been considered through the SA process and several of the sustainability objectives and criteria assess or could impact on rural issues. For each policy there has been screening process, assessment of impacts and identification of mitigation measures, the results of which are set out in Appendix J of the SA of the Publication Draft Plan.

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 at the Publication Draft stage have been extracted and are shown in the table below. The table also identifies whether there have been any changes as a result of the modifications.

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	Any change due to modifications?
Availability and provision		
Will the Plan affect the availability of public and private services?	<p>The Plan will have direct positive impacts on the provision of public and private services by protecting existing services and facilities.</p> <p>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</p>	Policy EP 4 - the modification removes the restriction on small scale main town centre uses on the site such as retail, hotel or commercial development only being ancillary to the

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
	<p>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.</p> <p>Policy EP 1 supports regeneration proposals in and around the town centre, including a public services hub.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Policy M 5 relates to restoration of minerals and oil and gas sites and states that opportunities for community use should be maximised.</p> <p>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</p>	<p>Hooton hangars, thus increasing the potential to provide public and private services.</p> <p>Policy N2.A - supports the development of the Weaver Square regeneration area to include the provision of public services (this policy was omitted from the rural proofing of the Publication SA and is not included now as a result of the modifications).</p> <p>Policy N2.B - the explanatory text supports opportunities to create a neighbourhood centre which may include community facilities (this policy was omitted from the rural proofing of the Publication SA and is not included now as a result of the modifications).</p> <p>Policy W1 - the policy supports the provision and retention of key community facilities (this policy was omitted from the rural proofing of the Publication SA and is</p>

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
	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.	not included now as a result of the modifications).
Will the policies rely on existing service outlets, such as schools, libraries and GP surgeries?	<p>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.</p> <p>Some policies refer to provision of links to existing services or facilities (DM 19 proposals for residential development, DM 26 specialist accommodation).</p> <p>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.</p>	As noted above, there are policies within the Local Plan (Part Two) which would support the provision of new service outlets.
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.	No change
Delivery costs		
Will the cost of delivery be higher in rural areas where clients are more widely dispersed and economies of scale can be harder to achieve?	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 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,	No change, however it is noted that policies DM 19 and DM 22 relating to residential development and change of use of buildings in the countryside have been modified to make them less restrictive and in line with Green Belt restrictions.

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
	<p>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.</p>	
Will the policy rely on local institutions for delivery?	<p>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.</p> <p>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.</p>	No change
Accessibility and infrastructure	<p>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.</p> <p>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,</p>	No change, however as a factual update to the previous assessment of accessibility and infrastructure, the Local Plan (Part Two) also sets the boundaries for the local service centres as well as key service centres. The modifications to policy R1 also remove the criteria for housing

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
	<p>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 certain rail corridors / lines from development to protect them for future transport use (T 4).</p> <p>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.</p>	<p>development which will be supported within local service centres (including infill) referring instead to those types of development which would be supported through policy STRAT 8 of the Local Plan (Part One). These modifications do not however change the assessment in terms of accessibility and infrastructure.</p> <p>No change made through the transport policy modifications.</p>
Will the policy affect travel needs or the ease / cost of travel?	<p>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.</p>	No change.
Does the policy rely on infrastructure (e.g. Broadband ICT, main roads, utilities) for delivery?	<p>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</p>	No change.

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
	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.	No change.
Is the policy dependent on new buildings or development sites?	Several of the Local Plan (Part Two) policies identify potential new site 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 some proposed rural employment sites have also been identified in order to meet rural employment needs (Policy R 3). 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.	No change.
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.	No change - as a factual update the Examination in public has now been undertaken and the Inspector's modifications are also subject to consultation.

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
Economies		
Will the policy impact on rural businesses, including the self-employed?	<p>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.</p>	No change.
Will the policy affect land-based industries and rural economies	<p>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 Green Belt and countryside policies (GBC 1-3) and environmental policies (particularly DM 44 - 45). The policies</p>	No change.

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
and environments?	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.	No change.
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	No change.

Rural proofing topic	Comment and mitigation measures if required	Any change due to modifications?
	<p>development. As such, it should help to provide additional opportunities for businesses and additional employment.</p> <p>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.</p>	

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