Cheshire West & Chester Council

Local Plan

Part One: Strategic Policies

Submission

Sustainability Appraisal

December 2013

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Cheshire West and Chester

Non Technical Summary

Introduction

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

The full results of the Sustainability Appraisal are published in the Local Plan Sustainability Appraisal Report. This non technical summary provides an overview of the approach to the Sustainability Appraisal and a summary of the main findings.

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

- the baseline situation for each topic
- what would happen if a new Local Plan was not prepared
- what the situation will be if the publication draft policy is taken forward
- what mitigation and enhancement measures are required to address any sustainability issues identified
- how the significant sustainability effects of the Local Plan should be monitored.

The Sustainability Appraisal has been an iterative process. At each key stage in the plan making process a Sustainability Appraisal has been carried out (Issues and Options, 2010 and Preferred Policy Directions, 2012; Publication Draft, 2013) and the findings taken into account in the preparation of the each stage of the Local Plan Part One. At the Publication Draft stage an appraisal was carried out on a first draft of policies and the findings fed into a re-draft of the policies. The re-drafted were then appraised again and the findings set out in the Publication Draft Sustainability Appraisal Report.

The results of the Sustainability Appraisal have directly influenced the Plan. It has assisted in choosing options for policies, has recommended changes to and additions to policy wording and set out mitigation and enhancement measures at each stage to improve the policy framework.

There have been no changes to policy between the publication draft and submission plans and no further appraisal work required between these two stages. The full SA report documents the story of the Local Plan Part One's development.

The Cheshire West and Chester Local Plan

The Cheshire West and Chester Local Plan Part One will be the first Development Plan Document to be produced by Cheshire West and Chester Council. The purpose of this Plan is to provide the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030.

The Local Plan Part One will be the starting point when considering planning applications and will be supported by the Cheshire West and Chester Local Plan Part Two Land Allocations and Detailed Policies document in due course.

The Local Plan Part One includes policies that have been informed by a suite of evidence base documents prepared to support the Plan to ensure that the policies reflect locally determined priorities for new homes, jobs, the environment and infrastructure development.

The Local Plan Part One includes:

- Overall vision for the borough
- Strategic objectives for new development in the borough
- Spatial Strategy for the location of new development including the identification of key sites
- Strategic economic, social, environmental policies to support the spatial strategy
- Implementation and monitoring framework to assess the effectiveness of the Local Plan policies

It is proposed that whilst the policies the Local Plan Part One will replace some policies in the current development plans for the borough some extant development plan policies will be retained until such time that they are replaced by policies within the Local Plan (Part Two) Land Allocations and Detailed Policies. Extant planning policies are set out in the Chester District Local Plan, the Ellesmere Port and Neston Borough Local Plan, the Vale Royal Borough Local Plan, the Cheshire Replacement Waste Local Plan and the Cheshire Replacement Minerals Local Plan.

Sustainability Appraisal methodology

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

This approach includes:

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

The Sustainability Appraisal also incorporates appraisal of effects on health, equality and rural areas. It has also taken into account the outcomes of the Habitats Regulation Assessment Screening Report undertaken on the Local Plan Part One.

The appraisal has followed the SA framework set out in the SA Scoping Report Update (January 2012) and emerging policies have been assessed against the Sustainability Appraisal objectives set out below.

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

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

Relationship of Local Plan to other plans and programmes

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

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

The National Planning Policy Framework (NPPF) was published in March 2012 and replaced the majority of the suite of planning guidance at the national level previously set out in Planning Policy Statements. At the heart of the framework is the presumption in favour of sustainable development and its role is to make the planning system simpler and more accessible, whilst protecting the environment and delivering sustainable growth. The NPPF has been used in the preparation of the Local Plan.

During the preparation of the Local Plan Part One there have been changes in regional policy. More recent reforms of the planning system made provision within the Localism Act to allow for the revocation of Regional Spatial Strategies. The North West Regional Spatial Strategy (RSS) was revoked in May 2013. Whilst no longer in place in some circumstances the RSS and the evidence base supporting it still provides a sound and justified basis for shaping some local level decision making.

The Local Plan is a key Council document. It is the spatial expression of the borough's priorities and development needs going forward. It provides the planning framework to support the priorities identified in other Council plans and programmes including the Council's Corporate Plan (Altogether Better, the Council Plan 2011 - 2015), the Sustainable Community Strategy and other Council strategies covering regeneration, housing, climate change, environment and waste.

Neighbourhood plans are community-led frameworks for guiding the future development, regeneration and conservation of an area. Neighbourhood plans must be in general conformity with the strategic policies in the Local Plan. Once in place a neighbourhood plan will form part of the development plan for the borough alongside with the Local Plan.

Baseline conditions and existing sustainability issues

The topic chapters of the Sustainability Report set out the baseline situation for each topic area.

The updated Scoping Report for the SA (January 2011) and the baseline situation in the Sustainability Report has highlighted several sustainability issues in the borough. A selection of these issues are listed below:

- Dealing with the impacts of climate change, in particular in the low lying coastal areas of the borough and other areas at risk of flooding.
- A reliance on fossil fuels to provide energy demands and total carbon dioxide emissions that are above the North West average.
- A high dependence on the use of the car as a means of travel to work.
- A need to improve information on the wildlife and nature conservation.
- Ensuring the links between Green Infrastructure and biodiversity are made in planning for new development.
- Protecting and enhancing non-statutory designations in the borough with biodiversity and nature conservation value.
- Higher levels of flood risk in some parts of the borough in particular Chester, Northwich and Winsford, low lying coastal areas and some smaller settlements.
- Need to consider waste supply demands and water efficiency in accommodating new development.
- Balancing the use of the borough's waterways for leisure and recreational use with wider water management and biodiversity concerns.
- Poor air quality in some parts of the borough (Whitby Road in Ellesmere Port and Boughton gyratory in Chester), primarily caused by emissions from transport.
- Need for ongoing protection of the North Cheshire Green Belt from inappropriate development.
- High levels of new development on previously developed land particularly for housing, although there are indications that there is the potential in the future for more development to come forward on greenfield allocations and windfall sites than in recent years.
- Continuing to ensure an adequate and steady supply of minerals to meet the borough's needs.
- Ensuring that the location of future minerals extraction is sustainable in environmental, social and economic terms over the longer period.
- The need to increase the use of secondary and recycled materials in new development.
- The need to continue to reduce waste being sent to landfill.
- Whilst Chester is an internationally important historic city it is experiencing a number of challenges to its historic character, in particular areas of negative character both within the city walls and the areas outside including Gorse Stacks, the Station Gateway and Boughton.
- An under-supply of some forms of open space provision in the borough.
- A falling death rate and an ageing population.

- Although the borough is a comparatively affluent area, 14% of the Lower Super Output Areas in the borough are within the 20% most deprived LSOAs nationally. These are predominantly urban and are concentrated in and around the major settlements of Chester, Ellesmere Port, Northwich and Winsford.
- The borough experiences health and well-being issues such as binge drinking, alcoholism, smoking, obesity and long term illness but with higher concentrations in the more deprived parts of the borough.
- A lack of a five-year land supply for housing based on Regional Spatial Strategy requirements and a falling supply of new homes during the recession.
- The need to provide sites for Gypsies and Travellers and Travelling Showpersons.
- An under-provision of affordable housing completions compared to the total requirement for affordable dwellings per year in the borough.
- Crime is not a particular problem, although there is a relatively high fear of crime.
- The economic recession has resulted in rising unemployment, including long term unemployment and an increase in employment land availability.
- A concentration in some areas of the borough of particular employment sectors; such as financial or professional services and the visitor economy in Chester, and manufacturing or chemical industries in Ellesmere Port, Winsford and Northwich.

Areas likely to be affected by the Plan

The Local Plan Part One is a borough wide plan and therefore to an extent it has the potential to affect all parts of the borough. The Spatial Strategy of the Local Plan Part One focuses of the four main settlements of Chester, Ellesmere Port, Northwich and Winsford and key settlements in rural areas. The findings of the Sustainability Appraisal demonstrates that these are the areas where the effects will be seen more prominently as new development is being directed to these areas. The Sustainability Appraisal has assessed any impacts on neighbouring areas. The areas most likely to be affected are the neighbouring authorities of Wirral, Warrington, Halton, Cheshire East, Flintshire and Wrexham.

Summary of likely significant effects of the Local Plan

The STRAT policies in the Publication Draft Local Plan should bring about positive social and economic change in line with the sustainability objectives of the Sustainabilty Appraisal, although in achieving this there is potential to have negative impacts on the environmental sustainability objectives. However, the ECON, SOC and ENV policies in the Publication Draft Local Plan ,along with the planning policies to be retained in the extant Local Plans, will provide a framework to ensure that the impacts of proposed new development are assessed fully at the planning application stage and where appropriate mitigate any negative impacts. The sustainability topics against which the potential for negative impacts is greatest include climate change and energy; biodiversity, flora and fauna; water; air and land and resources. However, positive impacts are likely for population and human health; housing and economic development.

The following summaries the predicted effects of the Local Plan (Part One):

- Potential to exacerbate the causes of climate change through new development and increased transport. However, the policy framework includes provisions to reduce and mitigate these potential impacts such as promotion of sustainable transport; provision of Green Infrastructure and sustainable construction and the delivery of renewable energy
- Loss of greenfield and agricultural land to new development
- The delivery of sustainable waste management for the borough
- New housing including affordable housing to meet the needs of the borough
- Economic and jobs growth
- Social inclusion and community cohesion
- Protection of the borough's historic assets
- Protection and enhancement of the borough's statutory and non statutory habitats and species
- Delivery of new and enhanced Green Infrastructure
- Protection of existing and creation of new community facilities

An overview of policy impacts is provided at the end of the summary.

Alternative options

Chapter 19 and Appendix D of the Sustainability Appraisal report set out how the alternative options to the Publication Draft policies have been assessed and the results of this assessment. The alternative options were presented and considered in detail at the Preferred Policy Directions stage of the Plan in August 2012. The report sets out the reasons for discounting the alternative options and the decision making process for the Publication Draft policies. On balance the assessment demonstrated that the Publication Draft policies and the earlier iterations of these policies performed better against the Sustainability Appraisal objectives than their alternatives. The Local Plan policies have been taken forward as they present the most robust strategy for achieving the overall vision and strategic objectives of the Local Plan (Part One).

Difficulties encountered

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

- The need to develop an approach that recognises the strategic nature of the policies and the need to take a precautionary approach where the exact details of the proposals and sites is not known at this stage
- The Publication Draft Local Plan seeks to deal with some significant challenges of which planning policy is only part of the solution and the successful implementation/impacts of these policies is also reliant on other policy drivers and actions working towards addressing these challenges
- The need to devise an approach to assessing the key sites included in the Publication Draft Local Plan recognising that each site has a differing role and function in the spatial strategy of the Local Plan and differing current planning context and status.
- A need to have a clear and concise approach to assessing alternative policy options put forward during the plan making process given that there has not always be been a consistent approach in

how the alternatives have evolved, reflecting the iterative nature of the plan making process and that different policies have different considerations and constraints that must be taken into account in their preparation.

- During the Sustainability Appraisal process gaps and in some cases repetition was found in the proposed policies as they developed. Where possible these links and deficiencies have been flagged up during the appraisal process and the Publication Draft now sets out the links between policies and explains how the policies should be used in the decision making process.

Monitoring

Monitoring indicators have been put forward for monitoring the significant effects of the Local Plan (Part One). It is recommended that the monitoring of the significant effects is incorporated into the overall monitoring framework of the Local Plan Part One.

Conclusions of the Sustainability Appraisal

This appraisal of the Local Plan demonstrates that there are no major sustainability concerns at this stage in the plan making process. There are no significant reasons to not proceed with the Local Plan Part One as prepared. Whilst some significant effects of the policies have been identified, including negative impacts, 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. It will be important that once adopted the topic based policies in the Local Plan (Part One) are applied at the development management stage alongside extant policies in the current Local Plans.

Some of impacts predicted are not as a direct result of the Local Plan Part One policies or a result of short comings in the policies. The Local Plan will not be working is isolation. This is a challenging time for developing planning policy and there is an expectation to deliver solutions to serious long term issues such as climate change, energy resources, housing need and transport. The Local Plan needs to be clear about the other policy drivers and mechanisms that are required to deliver the specified outcomes for the borough.

The Local Plan is a high-level document that sets a strategic direction for development. As such, the overall impact will be determined by the combination of final policies from the Local Plan and other planning policy documents. However, the Sustainability Appraisal has demonstrated that the Publication Draft Plan generally addresses the sustainability objectives of the Sustainabilty Appraisal and on balance provides a policy framework to bring about new development borough sustainably.

Overview of policy impacts

Topic Chapters	Climate Change and Energy	Biodiversity, flora and fauna	Water	Air	Land and Resources	Waste	Cultural Heritage and Landscape	Population and Human Health	Housing	Community Safety	Economic Development
SA Objectives	1, 2	3	4, 5	6	7, 8, 9	10	11, 12	13	14	15	16, 17, 18, 19
STRAT 1											
STRAT 2											
STRAT 3											
STRAT 4											
STRAT 5											
STRAT 6											
STRAT 7											
STRAT 8											
STRAT 9											
STRAT 10											
STRAT 11											
ECON 1											
ECON 2											
ECON 3											
SOC 1											
SOC 2											
SOC 3											
SOC 4											
SOC 5											
SOC 6											

Topic Chapters	Climate Change and Energy	Biodiversity, flora and fauna	Water	Air	Land and Resources	Waste	Cultural Heritage and Landscape	Population and Human Health	Housing	Community Safety	Economic Development
SA Objectives	1, 2	3	4, 5	6	7, 8, 9	10	11, 12	13	14	15	16, 17, 18, 19
ENV 1											
ENV 2											
ENV 3											
ENV 4											
ENV 5											
ENV 6											
ENV 7											
ENV 8											
ENV 9											

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

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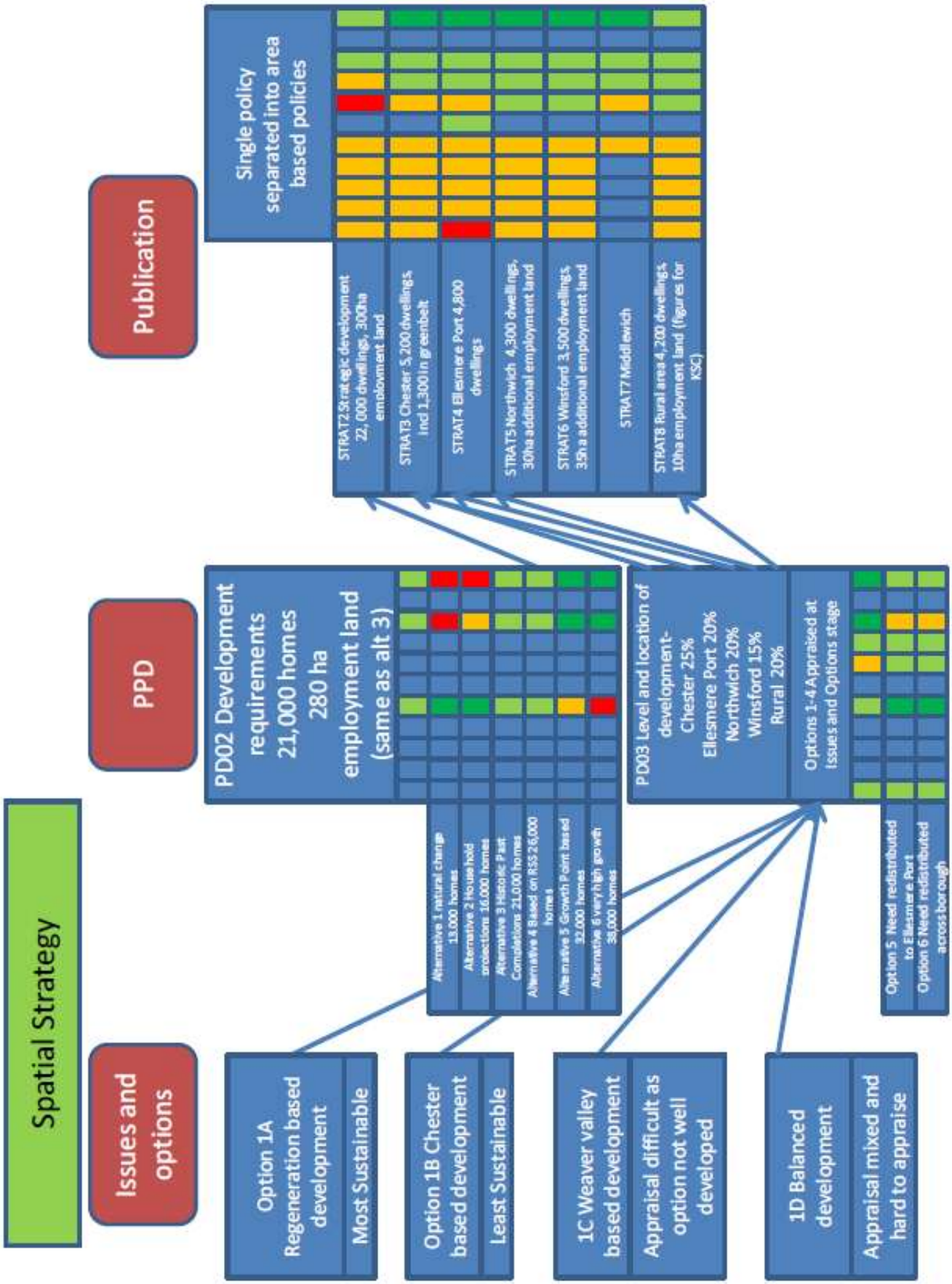
Errata sheet – Appendix D

The diagram below replaces that on page 256.



1 Introduction

Introduction

1.1 This is the Sustainability Appraisal (SA) report of the Local Plan for Cheshire West and Chester. The role of SA is to support the plan making process and the generation of options for managing future development in the borough. This report forms part of the Plan's evidence base and demonstrates that it has been prepared in line with the legal and procedural requirements. It has helped the Council to be satisfied that the Plan is sound.

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

Structure of this report

1.3 This report sets out the findings of the SA of the Publication Draft Local Plan.

1.4 The SA report is set out as follows:

- Chapter 2: Baseline and policy update
- Chapter 3: SA framework
- Chapter 4: Appraisal methodology
- Chapter 5: Assessment of the Local Plan objectives
- Chapter 6: Assessment of topic impact
- Chapter 7-17: SA findings and recommendations of the following topics:
    - Climate change and energy
    - Biodiversity, flora and fauna
    - Water
    - Air
    - Land and resources
    - Waste
    - Cultural heritage and landscape
    - Population and human health
    - Housing
    - Community safety
    - Economic development
- Chapter 18: Situation with alternatives
- Chapter 19: Conclusion and recommendations for taking forward the Publication Draft Local Plan.

1 Introduction

The Local Plan

1.5 Cheshire West and Chester Council is in the process of preparing a new Local Plan for the borough. This will set out the spatial framework and strategic planning policies to manage future development. The Council is at the submission stage of the Plan's preparation. This follows from the preparation of topic papers on key issues for the borough in June 2009; Core Strategy Issues and Options consultation in Winter 2009/10; an informal Core Strategy Development Options consultation in June 2011; Preferred Policy Directions consultation from August to November 2012 and a Publication Draft consultation September to November 2013.

1.6 The key elements of the Publication Draft Local Plan are:

- Spatial portrait, vision and objectives.
- Spatial Strategy: policies on sustainable development; strategic development requirements; level and location of development; Green Belt and open countryside; transport and accessibility; and infrastructure.
- Economic: policies on economic growth, employment and enterprise; retail and town centres; and visitor economy.
- Social: policies on delivering affordable housing; rural exception sites; housing mix and type; Gypsy and Traveller and Travelling Showpersons accommodation; health and wellbeing; and open space, sport and recreation.
- Environmental: policies on flood risk and water management; landscape; green infrastructure; biodiversity and geodiversity; historic environment; high quality design and sustainable construction; alternative energy supplies; managing waste; and minerals supply and safeguarding.

1.7 The preparation of the Plan has involved the consideration of the options for future development in the borough, following on from the work undertaken in the preparation of the Preferred Policy Directions and the consultation responses received. The SA forms a key part of the justification for the choice of publication draft policies and has influenced the content and wording of these policies.

1.8 The Local Plan (Part One) will be accompanied by a Local Plan (Part Two) Land Allocation and Detailed Policies Plan which is due to begin preparation in Autumn 2013. The Council propose to retain some policies in the extant Local Plans for the borough to support the strategic framework set by the Local Plan (Part One).

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

1.9 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

1.10 Work on the SA of the emerging Local Plan began in 2009. In July 2009, in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC, the Council consulted on a Draft Screening Determination of the need for a Strategic Environmental Assessment (SEA) for the Cheshire West and Chester Local Plan. The final Screening Determination was published in July 2009. The Council considers that the Local Plan is likely to have a significant environmental effect and a SEA is required. The requirements of the SEA are to be met through the Sustainability Appraisal process. Appendix G sets out how the requirements of the SEA process have and will be met.

1.11 In July 2009 the Council consulted on a draft Sustainability Scoping Report for the borough, including with the statutory bodies for SEA. A final version was published in November 2009. An update of the original Scoping Report was prepared in Autumn 2010 and published in January 2011. The Scoping Report sets out the baseline information by topic and highlights the sustainability issues and trends for the borough. It also sets out the sustainability framework for the SA including the sustainability objectives against which the proposals in the emerging Plan will be assessed.

1.12 An interim SA was carried out on the Local Plan Preferred Policy Directions in Summer 2012 and an interim SA report was published as part of the Preferred Policy Directions consultation in August 2012. Overall, the appraisal of the Preferred Policy Directions did not raise any significant sustainability concerns, but it did recommend a number of mitigation and enhancement measures to be taken into account at later stages of plan preparation. It also identified that some of the Preferred Policy Directions were similar in coverage, had clear links but these were not made explicit, and some Policy Directions were wide in their scope and could be separated out to ensure all the issues that need to be considered are covered. Appendix C explains how the issues identified in the SA of the Preferred Policy Directions have been dealt with and incorporated into the Publication draft and then the submission Local Plan. The Publication Draft Sustainability Appraisal sets out the appraisal and impacts of the final set of the policies that have been prepared by the Council. The Council have carried forward the policies from the Publication Draft stage without modification to the submission stage. There have been no additional appraisal work carried out between Publication Draft and Submission stages. This document is the SDA report to accompany the submission Local Plan Part One.

1.13 The Scoping Report and Sustainability Reports have been consulted on at each stage and the outcomes of these consultations and how the comments made at each stage have been taken into account in the sustainabilty appraisal process are set out in the Sustainability Appraisal Consultation Outcome Report which accompanies the Sustainability Appraisal Report.

1.14 Habitats Regulation Assessment Screening exercises have also been carried out at the Preferred Policy Directions, Publication Draft and submission stages and the findings of this have been fed into the plan making process.

1 Introduction

Picture 1.1 Sustainability Appraisal flow diagram

2 Baseline and policy update

Baseline and policy update

2.1 The SA Scoping Report update published in January 2012 includes a full review of international, national, and local plans and programmes as well as the baseline position for the borough at that time and the sustainability issues it faces. This baseline has been updated again to support the SA report and the findings are set out in Appendix E and F. This section reviews the sustainability issues for the borough and highlights key changes to legislation and policy since the scoping report was prepared these have also been reviewed.

Sustainability issues in the borough

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

2.3 The Updated Scoping Report for the SA (January 2012) highlighted several sustainability issues in the borough. A selection of these issues are listed below:

- Dealing with the impacts of climate change, in particular in the low lying coastal areas of the borough and other areas at risk of flooding.
- A reliance on fossil fuels to provide energy demands and total carbon dioxide emissions that are above the North West average.
- A high dependence on the use of the car as a means of travel to work.
- A need to improve information on the wildlife and nature conservation.
- Ensuring the links between Green Infrastructure and biodiversity are made in planning for new development.
- Protecting and enhancing non-statutory designations in the borough with biodiversity and nature conservation value.
- Higher levels of flood risk in some parts of the borough in particular Chester, Northwich and Winsford, low lying coastal areas and some smaller settlements.
- Need to consider waste supply demands and water efficiency in accommodating new development.
- Balancing the use of the borough's waterways for leisure and recreational use with wider water management and biodiversity concerns.
- Poor air quality in some parts of the borough (Whitby Road in Ellesmere Port and Boughton gyratory in Chester), primarily caused by emissions from transport.
- Need for ongoing protection of the North Cheshire Green Belt from inappropriate development.

- High levels of new development on previously developed land particularly for housing, although there are indications that there is the potential in the future for more development to come forward on greenfield allocations and windfall sites than in recent years.
- Continuing to ensure an adequate and steady supply of minerals to meet the borough's needs.
- Ensuring that the location of future minerals extraction is sustainable in environmental, social and economic terms over the longer period.
- The need to increase the use of secondary and recycled materials in new development.
- The need to continue to reduce waste being sent to landfill.
- Whilst Chester is an internationally important historic city it is experiencing a number of challenges to its historic character, in particular areas of negative character both within the city walls and the areas outside including Gorse Stacks, the Station Gateway and Boughton.
- An under-supply of some forms of open space provision in the borough.
- A falling death rate and an ageing population.
- Although the borough is a comparatively affluent area, 14% of the Lower Super Output Areas in the borough are within the 20% most deprived LSOAs nationally. These are predominantly urban and are concentrated in and around the major settlements of Chester, Ellesmere Port, Northwich and Winsford.
- The borough experiences health and well-being issues such as binge drinking, alcoholism, smoking, obesity and long term illness but with higher concentrations in the more deprived parts of the borough.
- A lack of a five-year land supply for housing and a falling supply of new homes during the recession.
- The need to provide sites for Gypsies and Travellers and Travelling Showpersons.
- An under-provision of affordable housing completions in line with the total requirement for affordable dwellings per year in the borough.
- Crime is not a particular problem, although there is a relatively high fear of crime.
- The economic recession has resulted in rising unemployment, including long term unemployment, as well as entrepreneurship and an increase in employment land availability.
- A concentration in some areas of the borough of particular employment sectors; such as financial or professional services and the visitor economy in Chester, and manufacturing or chemical industries in Ellesmere Port, Winsford and Northwich.

2.4 These have been reviewed in the process of carrying out the SA of the Publication Draft Local Plan. The updated baseline position and issues are set out in relevant thematic chapters of this report and Appendix F.

Policy update

2.5 An up to date list of all the relevant plans and programmes is set out in Appendix E. The key changes since the scoping report update are discussed below.

National

2.6 The National Planning Policy Framework (NPPF) was published in March 2012 and replaces the majority of the suite of Planning Policy Statements that formed national guidance previously. At the heart of the framework is the presumption in favour of sustainable development and its role is to make the planning system simpler and more accessible, whilst protecting the environment and delivering sustainable growth.

2.7 The NPPF has been used in the preparation of the Publication Draft Local Plan. The Plan includes a specific policy, STRAT 1 Sustainable Development, which sets out how the Plan will implement the presumption in favour of sustainable development at the local level.

Regional

2.8 As part of the reforms of the planning system there is a provision within the Localism Act to allows for the revocation of Regional Spatial Strategies. The North West Regional Spatial Strategy (RSS) was revoked in May 2013 and this is taken into account in the appraisal of the Publication Draft Local Plan policies.

Cheshire West and Chester Council

2.9 The Local Plan is a key Council document. It is the spatial expression of the borough's priorities and development needs going forward. It provides the planning framework to support the priorities identified in other Council plans and programmes including the Council's Corporate Plan (Altogether Better, the Council Plan 2011 - 2015), the Sustainable Community Strategy and other Council strategies covering regeneration, housing, climate change, environment and waste.

2.10 The first Sustainable Community Strategy (SCS) for Cheshire West and Chester was prepared in 2010 (Together we can aim high, Sustainable Community Strategy 2010-2026). The SCS has been produced jointly with Local Strategic Partnership, West Cheshire Together. In 2012 a refresh of the Sustainable Community Strategy was prepared to incorporate the requirement to also produce a Health and Wellbeing Strategy. The Living Well Together document builds upon the first SCS and sets out how to make a real difference to the well being of our communities over the next five years.

2.11 The Council and its partners are also working on Altogether Better West Cheshire, as one of the government's pilot areas to deliver a whole place community budget. The vision is to deliver the highest quality of life in the UK to West Cheshire residents, creating more outcome-focused services for our customers and delivering the right services, in the right place at the right time.

Neighbourhood Plans

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

2.13 There are currently in excess of 20 communities within the borough that are preparing neighbourhood plans and another 10 communities who are deciding whether to prepare a neighbourhood plan.

Duty to co-operate

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

2.15 The Council and others are required to engage constructively, actively and on an ongoing basis. The Council have co-operated with neighbouring authorities and prescribed bodies during preparation of the Local Plan and during development of the Publication Draft Local Plan policies. There have been no specific discussions about the preparation of the SA for the Publication Draft Local Plan, but neighbouring authorities and prescribed bodies will be consulted on the SA as part of the consultation on the Plan and have been consulted on previous versions of the SA and scoping report.

2.16 A Habitats Regulation Assessment has been carried out on the emerging Plan which sits alongside and informs the SA process. The HRA includes an assessment of the in combination impact of the plan on European sites along with other plans and programmes in the area including those in adjoining authorities in England and North Wales. The statutory environmental bodies were consulted on the screening report for the HRA at issues and options and preferred policy directions stages. Their comments have been taken on board and fed into the re-screening exercise undertaken on the Publication Draft Local Plan. The HRA screening report of the Plan will be consulted on with neighbouring authorities and prescribed bodies during the consultation on Publication Draft Plan (Part One) plan.

Local Plan progress in neighbouring areas

Cheshire East

2.17 Consultation on the Cheshire East Development Strategy and Policy Principles documents and associated SA was undertaken from 15 January until 26 February 2013. Cheshire East Council are currently considering the responses to this consultation. A Habitats Regulations Assessment of the Development Strategy and Emerging Policy Principles was prepared in January 2013.

Wirral

2.18 Consultation on the Wirral Proposed Submission Draft Core Strategy was undertaken from December 2012 until 11 February 2013. A SA and Habitats Regulations Assessment were also prepared at this stage and were published as supporting documents.

Halton

2.19 Halton Borough Council submitted their Core Strategy to the Secretary of State in September 2011. An independent examination into the Core Strategy finished on 22 December 2011. The SA, Habitats Regulations Assessment, Health Impact Assessment and Equality Impact Assessment were published as supporting documents. The Inspector's report found the Core Strategy sound and capable of adoption subject to a number of main modifications.

Warrington

2.20 The Warrington Local Plan Core Strategy was submitted to the Secretary of State in September 2012. The appointed Inspector undertook a preliminary assessment of the Plan and other submitted material and identified a number of significant concerns relating to the soundness of the document. The Inspector held an Exploratory Meeting in December 2012.

2.21 At the Exploratory Meeting the Inspector identified a number of issues that required clarification and which may require modifications to be suggested to the Submitted Local Plan Core Strategy. A number of statements were produced to clarify these issues and including a number of Proposed Modifications to the Submitted Core Strategy. The statements and modifications were subject to consultation from 7 January until 18 February. The SA was included as part of this consultation.

Shropshire

2.22 Shropshire Council formally adopted the Core Strategy Development Plan Document (DPD) on 24 February 2011. The Core Strategy was supported by a SA report. Following publication of the National Planning Policy Framework (NPPF) an assessment of the conformity of the Core Strategy with the new requirements of the NPPF has been undertaken. The Core Strategy has been found to be in conformity with the NPPF.

Flintshire

2.23 Flintshire County Council adopted the Flintshire Unitary Development Plan on 28 September 2011. The Unitary Development Plan was supported by a SA and SEA.

Wrexham

2.24 Wrexham County Borough Council is preparing the Local Development Plan (LDP2) which will replace the current adopted Unitary Development Plan. The Issues and Options report and Sustainability Appraisal are currently being prepared.

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 set out in the Updated Scoping Report (January 2012). However, some amendments have been made to the sub objectives of the SA framework for the Publication Draft Local Plan. This was to improve clarity of the appraisal framework and address comments received on the interim SA report of the preferred policy directions. The complete set of SA objectives, their sub criteria and sustainability topic to which they relate are set out in the first table at the end of this chapter.

Testing compatibility of SA objectives

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

SA framework and assessment of health impacts

3.4 The SA has included 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 Sustainability Appraisal has had to ensure that health impacts of the Plan are fully assessed.

3.5 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. The SA objectives of the Plan were designed to provide this framework. Therefore whilst the population and human health topic focus on the impacts of the plan specifically in relation to health, the SA framework as a whole demonstrates the impacts of the plan on the population's health given that health is determined by a wide range of factors.

SA framework and assessment of equality and diversity

3.6 The Council requires an equality analysis of all its policies. The equality assessment criteria developed by the Strategic Housing and Spatial Planning service has been used to shape the SA framework. The findings of the SA report are being used to carry out an equality analysis of the Local Plan.

3.7 The considerations of an equality analysis focus on the impact of the policy approach on:

- Race and ethnicity
- Those with disabilities
- Gender
- Religion and belief
- Sexual orientation
- Age
- Areas of deprivation
- Health and well-being
- Rural communities

SA framework and rural proofing

3.8 Rural proofing is a process that assesses the impact of policies in relation to rural communities. The SA framework has built into it an assessment of impacts upon rural communities. The guidelines provided by the Commission for Rural Communities on how to assess the impact of proposed policies on rural communities has been used to inform the framework. These impacts are documented in the SA report and will also be reported through the equality impact analysis discussed above.

SA framework and Habitats Regulation Assessment

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

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

3.11 A HRA screening exercise has been undertaken of the Local Plan Partt One policies. It is considered that the Cheshire West & Chester Local Plan comprises a sufficient policy framework to enable the subsequent delivery of necessary measures to avoid or mitigate adverse effects on the integrity of European sites. The conclusion of the HRA is that the Local Plan (Part One) can be screened out as not leading to a likely significant effect on European sites. The findings of the HRA have fed into the SA process of the Plan.

Monitoring

3.12 A part of the SA framework is the proposed monitoring framework. As the SA process is as an iterative process its success and effectiveness will be monitored by the collection of baseline data according to the identified indicators. A cost-effective and reasonable monitoring scheme has been

developed during the plan-making process. The monitoring framework will include addressing any data gaps in the baseline monitoring and develop appropriate longer term monitoring indicators to monitor the significant effects of the policies in the Local Plan. This report sets out the monitoring Indicators for the SA and this is discussed in each of the topic chapters. The monitoring of the SA will be incorporated into the overall monitoring arrangements for the Local Plan.

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

	Sustainability objective	Appraisal criteria / sub-objective	Topic area
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 & character of Chester? Will it protect and enhance the number and area of RIGS?	Cultural heritage and landscape
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 access to healthcare and contribute to the provision of health care services?**(2)** Does it support all to have a healthy standard of living and strengthen ill health prevention?**(3)** Will it assist in developing community cohesion?**(4)** 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 it meet Lifetime Homes Standard? Does it 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
16	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment.	Will the plan provide a balanced portfolio of employment land for the area? Will the plan provide employment land of a suitable type in a sustainable location? Does it provide opportunities for the creation of new businesses? Will it minimise the loss / displacement of existing businesses? Will the Plan contribute to meeting the employment needs of the rural/urban area? Will the plan contribute to developing a more skilled workforce? Will it provide access to training and learning opportunities?**(5)** Does the plan support sustainable growth in the economy?	Economic development
17	To develop and enhance the visitor economy/tourism.	Does the plan promote tourism and the visitor economy? Will the plan improve accessibility to jobs in the area?	Economic development

	Sustainability objective	Appraisal criteria / sub-objective	Topic area
18	To promote regeneration of deprived areas and deliver urban/rural renaissance and improve image.	Will the plan deliver urban/rural renaissance and regeneration? Will the plan improve economic conditions, particularly in deprived areas? Will the plan support rural diversification?	Economic development
19	To maintain and improve the vitality and viability of City, town and local centres.	Will the Plan safeguard shops and services in the area? Will the Plan safeguard and improve the retail, leisure and service provision in the area? Will the Plan provide improved physical, social and environmental infrastructure in city, town and local centres?	Economic development

1. Sub-objective amended at publication stage to take account of comments made on interim SA report at preferred policy directions stage
2. Sub objective added at publication stage to clarify that the SA objective includes the consideration of access to healthcare
3. Sub objective added at publication stage to clarify that the SA objective includes the consideration of access to healthcare
4. Sub objective added at publication stage to clarify that the SA objective includes the consideration of how policies impact upon community cohesion
5. Sub objective added at publication stage to clarify that the SA objective includes the consideration of training and learning opportunities

4 Appraisal methodology

Whole of plan assessment

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

4.2 This approach includes:

1. An appraisal of the Local Plan Vision and Objectives against the SA objectives.
2. An appraisal of the Local Plan policies against the topics of the Scoping Report and their relevant SA objectives.
3. An overall assessment of the Publication Draft policies in combination and their effect on the SA objectives.
4. Documentation of the reasonable alternative options to the Local Plan policies and the reasons for discounting them.

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

- Introduction to the topic.
- Policy context.
- Situation now.
- Situation without the plan.
- Situation with Publication Draft policies - including a summary of the short, long term, spatial, permanent, temporary, secondary, indirect, cumulative and synergistic effects both under the Publication Draft Local Plan and in combination with other plans and programmes as considered during the assessment.
- Situation with other options.
- Mitigation and enhancement.
- Monitoring.

Topic assessments of Local Plan policies

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

4.5 The second stage is then to carry out a full assessment of the policies and their alternatives which are deemed to have an effect on the topic against the SA objectives for that topic. A discussion of the outcomes of this appraisal are included in each topic chapter. The full assessments are set out in

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

Sites

4.6 Some of the policies include reference to key sites. Separate appraisals have been undertaken for each key site and any reasonable alternatives to them have also been assessed. The findings of the appraisals of the key sites has been taken into account in the overall scoring in the policy appraisals to which the site relates. This enables an assessment of the sustainability of the policy as a whole (including all key sites) to be provided. The appraisal of sites has used a specific questions under each SA objective to assess the impact of the site, which vary slightly from the questions asked at the policy level. They have been designed to specifically allow an assessment of site issues relating to each sustainability topic. The site appraisals are all set out and explained further in chapter 19 and Appendix B.

4.7 The appraisal of the key sites has been carried out for the specific purpose of informing the overall assessment of the effects of the Local Plan against the SA Objectives. It is a high level appraisal appropriate to the Sustainability Appraisal of strategic policies. The key sites are at different stages in the planning process and the appraisal has taken this into account. For example where a site has planning permission the details of the scheme and any mitigation/conditions attached to the permission have been taken into account in the assessment. Not withstanding the results of Sustainabiltiy Appraisal detailed analysis of site specific impacts will be necessary for sites as they progress in the planning process. This may either be at the the Local Plan (Part Two) Land Allocations and Detailed Policy stage or at the planning application stage.

Consideration of reasonable alternatives

4.8 A key part of the plan making process is the consideration of alternatives options to the policy framework set out in the Local Plan Part One. Guidance in relation to sustainability appraisal and the preparation of Local Plans confirms that the options put forward in the plan making process should be reasonable, realistic and relevant. The options should also be sufficiently distinct in order to highlight the different sustainability implications of each, so that meaningful comparisons can be made.

4.9 This report sets out the appraisal of the Local Plan policies in the main body of the report. At this stage in the plan making process the Local Plan Part One includes the Council's set of land use policies for the borough that have developed over time. The alternatives to this proposed approach were set out at the Issues and Options and the Preferred Policy Directions stages. Chapter 19 and Appendix D document the work that was undertaken on reasonable alternatives. At each stage of these stages each reasonable alternative put forward was subject to sustainability appraisal. The outcomes of these appraisals have been taken into account at the subsequent stage of the plan making process and have been used to inform the final proposed policy approach of the Council. The findings of the Habitats Regulation Assessment have also been fed in at each stage.

4 Appraisal methodology

4.10 The consideration of alternatives has therefore been an iterative process and the results of these assessments have been published at key points in the plan making process. The full assessment of alternatives put forward are set out in the following reports:

- Issues and Options Interim Sustainability Appraisal Report, November 2010
- Preferred Policy Directions Interim Sustainability Appraisal report, August 2012

4.11 The exception to this is the approach to the assessment of sites for Green Belt release to meet identified development needs in Chester. The Preferred Policy Directions set out that Green Belt release would be needed around Chester to meet housing needs but did not specify sites at that stage. Further work was undertaken to identify candidate sites for Green Belt release around Chester following the Preferred Policy Direction stage. Three candidate sites where identified in the Green Belt Study and these were all been subject to Sustainability Appraisal (see Appendix B) at the Publication Draft stage. Not all these sites have been taken forward into the Publication Draft Local Plan.

Difficulties encountered

4.12 The following difficulties have been encountered in carrying out the Sustainability Appraisal of the Local Plan Part One:

- The appraisal has had to recognise that the policies are strategic in nature. There has had to be a degree of assumption about how development supported by the policies will come forward and a precautionary approach taken where the exact details of the proposals and sites is to be set out in later Development Plan Documents and Supplementary Planning Documents. The appraisal findings are therefore high level and have assumed the development set out in the Plan will come forward as expected and that a more detailed assessment will need to be carried out on development proposed in the Local Plan (Part 2) Land Allocations and Detailed Policies.
- The policies seek to deal with some significant challenges of which planning policy is only part of the solution. This includes mitigating and adapting to climate change, energy security, housing supply issues and stimulating economic recovery from the recession. Whilst the appraisal has assessed the impacts of the Local Plan in addressing these significant sustainability issues, the successful implementation of these policies is to extent also reliant on other policy drivers and actions at the national and local level also working towards addressing these challenges.
- The Local Plan includes references to key sites that support the spatial strategy. The sites area all at different stages in the planning process with differing levels of information available for each. An approach to assessing these sites for the purpose of assessing the sustainability impacts of the Plan as a whole has had to be devised to recognises each sites differing role and function in the spatial strategy to the Plan and their current planning context and status.
- The alternative policy options put forward during the plan making process have been appraised at key stages in the plan making process. There has not always be been a consistent approach in how the alternatives have evolved or used in the preparation of the policies in the Local Plan. However, this reflects the nature of the plan making process and that the development of policies is iterative and different policies have different considerations that must be taken into account in

their preparation. For some policies no reasonable alternatives have been put forward at any stage, other policy areas have evolved via the Issues and Options and Preferred Policy Direction stages.

- During the Sustainability Appraisal process gaps, overlaps and in some cases repetition was found in the proposed policies as they developed. Therefore, where possible these links and deficiencies have been flagged up during the appraisal process and the Local Plan Part One sets out the links between policies and explains how the policies should be used in the decision making process.

5 Assessment of the Local Plan objectives

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

5.2 The Plan objectives are set out in table 5.1 and tables 5.2 and 5.3 provide a summary of the outcomes of the appraisal.

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

Table 5.1 Local Plan Objectives

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

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

Table 5.2 Summary of appraisal findings

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

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

Table 5.3 Results of Local Plan Objectives Appraisal

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

Key

	Positive effect
	Negative effect
	No direct relationship

5 Assessment of the Local Plan objectives

6 Policy Screening for Significant Effects

6.1 This section sets out the outcomes of the initial screening exercise of the Local Plan Part One policies against the sustainability topics.

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

6.3 The policies with expected significant effects were then subject to more detailed assessment. The result of this is set out in the topic chapters and in Appendix A and B.

Table 6.1 Screening of Publication Draft Local Policy Outcomes

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
SA objectives	1, 2	3	4, 5	6	7, 8, 9	10	11, 12	13	14	15	16, 17, 18, 19
STRAT 1											
STRAT 2											
STRAT 3											
STRAT 4											
STRAT 5											
STRAT 6											
STRAT 7											
STRAT 8											
STRAT 9											
STRAT 10											
STRAT 11											
ECON 1											
ECON 2											
ECON 3											
SOC 1											
SOC2											
SOC 3											
SOC 4											
SOC 5											
SOC 6											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
SA objectives	1, 2	3	4, 5	6	7, 8, 9	10	11, 12	13	14	15	16, 17, 18, 19
ENV 1											
ENV 2											
ENV 3											
ENV 4											
ENV 5											
ENV 6											
ENV 7											
ENV 8											
ENV 9											

Key	
	Likely significant effect
	Little or no effect

7 Climate change and energy

Introduction

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

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

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

7.3 Generating more power from renewable and low carbon sources, and improving energy efficiency will help to tackle climate change, rising energy prices, and provide safe, secure energy supplies. The Government has agreed national targets for reducing carbon emissions and increasing the proportion of the country's energy that comes from renewable sources. It has also outlined a programme for all new dwellings to be zero carbon by 2016 and all non domestic buildings by 2019.

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

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

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

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

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

Situation now

7.6 In 2011 the Council commissioned a Renewable and Low Carbon Energy evidence base study. This sets out the availability of renewable and low-carbon resources in the authority area, and how, by 2030, these could provide 4% of the borough's energy needs and carbon savings of 280,000 tonnes. By 2011 8.2 MW of installed renewable energy capacity was recorded in the borough, comprised of landfill gas (6.21 MW), solar PV (1.5 MW), bio-gas (0.46 MW) and small-scale wind turbines (0.017 MW).

7.7 Emissions of carbon dioxide (CO_2) in Cheshire West and Chester totalled 5,839,390 tonnes in 2009. Between 2005 and 2008 per capita CO2 emissions fell in the former Chester and Vale Royal districts, but rose in the Ellesmere Port and Neston area, where emissions from commercial and industrial operations have been consistently higher than in other parts of the borough. This is largely attributable to the Stanlow complex, the second largest oil refinery in the UK. The refinery influences the emissions of the whole borough, with the burning of OPG and petroleum coke used in operations at Stanlow accounting for 3,032,426 tonnes of the Borough's total CO_2 emissions.

7.8 Energy consumption across the borough is also influenced by the quantities of industrial fuel used in Ellesmere Port and the Stanlow refinery. When industrial petroleum and manufactured solid fuels (largely attributable to Stanlow) are included in statistics, it is nearly three times greater than the national and regional averages. Considering energy consumption broken down by sector and former district area, industrial and commercial operations (15,720 GWh) are the largest users of energy, followed by transport (3,449 GWh) and domestic uses (2,847 GWh). Industrial and commerical operations in Ellesmere Port account for 13,064 GWh alone. Projections of how energy will be consumed in the borough in the future predict that total energy consumption will fall from 22,015 GWh in 2009 to 21,866 GWh by 2020, before rising to 22,418 GWh in 2030.

7.9 The average standard assessment procedure (SAP) rating of a private dwelling in Cheshire West and Chester was 56 in 2010. Measuring the energy efficiency of dwellings, this compares favourably with the national rating of 48, but falls below the target of 65 by 2015 for the borough.

7.10 The percentage of the working age population who commute to work by car is higher in the borough than in the rest of England and Wales, increasing between 2001 and 2008. Fewer people use public transport, though a higher percentage walk to work. In 2008 accessibility to key services and facilities within 30 minutes travel time by public transport compared favourably with regional averages, but this picture varies across the authority with rural areas experiencing lower accessibility rates.

Effect of existing policies on current situation

7.11 Local policies to encourage the supply of renewable energy are currently set out in the adopted Local Plans for the former Vale Royal, Ellesmere Port and Neston, and Chester District areas. These have been saved by the Secretary of State until such time as they are replaced by the Council's new Plan. Each existing Local Plan sets out a decision framework for assessing renewable energy proposals submitted to the Council. The Vale Royal Local Plan sets a further on-site renewable energy capture and storage target for major developments. As the Regional Strategy for the North West was abolished in May 2013, the regional targets for on-site renewable energy provision have been removed. The policies are supported by two supplementary planning documents - one covering Landscape Character in Vale Royal and a Sustainable Development Guide in Chester.

7.12 The Council's current Local Plans fall under the provision of paragraph 215 of the National Planning Policy Framework (NPPF). Due weight should therefore be given to the degree of consistency of the existing Local Plans with the NPPF, and the closer the policies in the existing Local Plans are to the policies in the NPPF, the greater the weight that may be given to them.

Situation without the Local Plan

7.13 In the absence of a new Local Plan, the three existing adopted Local Plans would continue to be used to determine renewable energy proposals. However, the publication of the NPPF has had an effect on how the policies in these existing plans are used and the weight that applies to them in decision making. The NPPF sets out guidance on the roles and responsibilities of local planning authorities to encourage renewable and low-carbon energy, tackle climate change and reduce greenhouse gas emissions.

7.14 The current Local Plans provide different approaches to determining renewable energy applications and national guidance on this topic area has continued to evolve since their adoption. Over time there would be an increasing risk these policies will become outdated and unable to provide a robust decision making framework. Without a new Local Plan the authority will lack a comprehensive, up-to-date local policy approach to sustainable design, climate change and renewable and low carbon energy.

Situation with the Local Plan

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

7.16 Overall the appraisal reveals that the Local Plan Part One could have a positive impact when assessed against the sustainability objectives for climate change and energy. Very positive impacts could occur through policy STRAT 1 Sustainable development, STRAT 10 Transport and accessibility, STRAT 11 Infrastructure, ENV 1 Flood risk and water management, ENV 3 Green infrastructure, ENV 7 Alternative energy supplies and ENV 9 Minerals supply and safeguarding.

7.17 The appraisal illustrates that the Plan sets out principles to require that proposals mitigate and adapt to the effects of climate change and make the best use of opportunities for renewable energy. It also requires that proposals should ensure the prudent use of natural, finite resources whilst promoting the re-use, recovery and recycling of all materials. The Plan will direct new development to accessible areas, thereby reducing transport requirements. It will also help to provide sustainable transport networks, including provision for pedestrians and cyclists. Flood risk is one of the most likely effects of climate change and the Plan requires development to be designed to mitigate against current and future flood risk. It also requires that development incorporates sustainable drainage and water efficiency. Both will be relevant in adapting to climate change.

7.18 ENV 7 Alternative energy supplies should help to reduce carbon emissions by promoting the use of renewable and low carbon energy sources as alternatives to traditional supplies.

7.19 There are also several policies which will have a more indirect, but still positive effect on the climate change and energy objectives. For example, ENV 3 seeks to promote, enhance and create green infrastructure and this can provide opportunities for sustainable travel and can help to mitigate against some of the effects of climate change such as flooding. Policy ENV 9 Minerals supply and safeguarding requires high quality restoration and aftercare proposals that are likely to involve high levels of planting and therefore help to mitigate climate change. Other policies with the potential to promote green infrastructure and planting include SOC 6 Open space, sport and recreation, ENV 2 Landscape and ENV 4 Biodiversity and geodiversity. However, new open space, sport and recreation facilities also have the potential to negatively impact on climate change if not designed and sited correctly.

7.20 Policy ENV 6 High quality design and sustainable construction seeks to mitigate and adapt to the predicted effects of climate change by meeting Code for Sustainable Homes Standards or BREEAM standards. However, this is not mandatory and applicants can provide a valid justification for not meeting the standards where other sustainability benefits can be demonstrated.

7.21 The appraisal revealed that negative effects could occur in respect of the strategic policies setting out the level of development in the borough as a whole (STRAT 2) and in each area (STRAT 3 - STRAT 6 and STRAT 8). This is because the levels of development have the potential to impact upon climate change and energy supply and to exacerbate current trends. However, this is dependent on the exact

nature of the proposals as they come forward and will be prevented and mitigated by other policies in the plan such as the Sustainable development policy (STRAT 1), High quality design and sustainable construction (ENV 6) and Alternative energy supplies (ENV 7). The potential impact on Ellesmere Port could be very negative as it could exacerbate current trends in terms of CO_2 emissions, however, the policy does look to increase the use of canals, waterways and rail for employment development and the impact on climate change and energy should also be prevented and mitigated by other policies in the plan.

7.22 Policy ENV 8 Managing waste could also have a negative effect on climate change. It promotes the waste hierarchy and energy use from renewable sources, but the explanation highlights that planned capacity of waste that could be accommodated significantly exceeds the borough's required capacity and the policy allows for cross-boundary waste movements to the appropriate installation. As such, this could lead to additional transport movements into the borough.

Summary of impacts

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

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	The Plan seeks to meet the sustainability objectives for climate change and energy. Overall they will have a positive impact and set out a framework for encouraging the uptake of renewable and low carbon energy, supporting on-going reductions in greenhouse gas emissions, reducing the risks associated with flooding and promoting sustainable and energy efficient forms of development. Creating and enhancing green infrastructure will help the borough to adapt to and mitigate against a changing climate. The Plan could lead to reductions in greenhouse gas emissions by setting out principles to reduce the need to travel, promoting alternatives to car borne journeys and seeking accessible developments. However in some instances they could lead to proposals in edge of town locations and rural areas, which could generate more car-based travelling.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Preferred Policy Directions on climate change and energy issues and emphasise the importance of these topics. Examples include the Climate Change Act (2008), the Energy Act (2008), the national timescales for zero carbon development and the National Planning Policy Framework.

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Long term	The effects of most of the policies on climate change and energy are likely to be more prominent in the long term. In the long term it is likely that new policies on climate change and energy will be required in the borough as new guidance, legislation and issues emerge and this topic area continues to evolve. However, by continuing to recognise the need to address these issues there is is likely to be a positive effect. The positive effects of taking steps to address climate change and energy in the Plan should continue to be seen over the longer term. The Plan will help put the borough on track to address these issues in the future.	Over the longer term national targets and legislation in relation to climate change and energy will still be in place and could be strengthened to have a greater effect. It is likely that these measures will continue to be necessary as this topic area evolves.
Areas likely to be significantly affected	All areas of the borough could be impacted by climatic factors and energy issues and are likely to benefit from the measures proposed through the policy directions to address these. Low lying and coastal parts of the authority, such as Neston, Ellesmere Port, and areas of Chester that are likely to be more susceptible to the effects of flooding, are likely to be positively affected by the Plan with regard to flood risk and water management, high quality design and sustainable development.	
Permanent or temporary effects	The majority of impacts arising from the Plan in relation to climate change and energy are likely to be permanent in terms of reducing carbon emissions, increasing the supply of renewable and low carbon energy, ensuring that development is resilient to the risks of flooding and that the borough can adapt to and mitigate against climatic shifts.	
Secondary or indirect effects	New development could be associated with the risk of an increase in air pollution and flooding, and a rise in energy consumption, which could all have an indirect secondary negative impact on addressing climate change and energy issues in the borough. However, the Plan seeks to set out a framework to manage the potential impacts associated with development and address these effects. Positive indirect secondary effects could occur through policies which seek to reduce the need to travel and promote alternatives to travelling by car, with the potential to minimise further greenhouse gas emissions, although some policies promoting development in edge-of-centre locations or rural locations could have an opposite effect. Policies promoting additional green infrastructure and planting of trees or vegetation could have an indirect positive impact on climate change.	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Synergistic effects	The spatial strategy and spatial policies (STRAT 2 - 8) could result in an increase in car travel due to the level of development, although development in accessible areas is promoted. Over time the effects this could have on greenhouse gas emissions could mean that thresholds are exceeded and further climate change effects are experienced. However, the policies that could increase the supply of renewable and low carbon energy, reduce energy use and the risk of flooding, encourage the provision of green infrastructure and accessible developments could reduce the impacts of a changing climate.	
Cumulative effects	Higher levels of growth across the UK and globally could exacerbate and accelerate climate change and growth in the borough could contribute to this. Positive cumulative effects on climate change and energy are likely to occur as a result of a number of the Plan policies.	

Mitigation and enhancement

7.24 The potential negative impacts of specific policies, such as the strategic development policies are already reduced by other policies in the plan. In particular those relating to sustainable development, green infrastructure, high quality and sustainable design, and transport.

7.25 The policies could be strengthened even further by amending wording to require rather than promote or support sustainable transport for example. However, this may result in issues for viability and delivery.

Monitoring

7.26 It is proposed that the following data sets are used to develop indicators that can be used as part of the monitoring framework for measuring the significant effects of the Plan in relation to climate change and energy:

- CO_2 emissions in the borough by source
- Annual average energy consumption
- Number of developments permitted in flood risk areas against Environment Agency advice.
- Renewable energy generation by installed capacity and type.
- Mode of transport used by residents to travel to work.

8 Biodiversity, flora and fauna

Introduction

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

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

- Ensuring the protection of existing areas of biodiversity value
- Improving the quality and resilience of existing areas of biodiversity value
- Extending the coverage of areas of biodiversity value across the borough by creating new sites and by creating and strengthening green infrastructure linkages
- Extending and improving biodiversity links between urban and rural areas

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

8.3 The following sustainability objective has been identified as the most relevant to the Biodiversity, Flora and Fauna topic:

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

Situation now

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

- 7 European Protected Sites of Natural Conservation Importance,
- 28 SSSI's,
- 286 Local Wildlife Sites,
- 5796 ha of woodland,
- 31 BAP habitats,
- 162 priority species, of which 36 individual species and three groups (farmland birds, bats, and bees and wasps) have Species Action Plans as part of the Cheshire BAP
- 6 statutory Local Nature Reserves

- 33 non-statutory Local Nature Reserves.
- 42% of the area designated Green Belt land
- More than 6200 ponds

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

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

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

Effect of existing policies on the current situation

8.8 Each of the three previous district authorities had policies protecting biodiversity within their Local Plan. These policies were based around the numbers of designated sites, and, whilst monitored annually, there was little to no change. Part of the difficulty in accurately assessing the impact of existing policies is that the responsibility for assessing the sites lay with bodies outside of the authority. Whilst we can say that the borough has retained seven European Sites of Nature Conservation Importance, 28 SSSI's, and 286 current Local Wildlife Sites, specific monitoring has not been undertaken by the Authority to assess the changes to the quality of all these sites and their resilience since policies were adopted.

Situation without the Local Plan

8.9 Without the adoption of a new Local Plan for Cheshire West and Chester, the existing Local Plans for the former district authorities of Chester City, Ellesmere Port & Neston, and Vale Royal would continue to be used, in conjunction with the new National Planning Policy Framework (NPPF). The weight given to the policies in the former districts local plans would be dependent on the degree of consistency with those in the NPPF, with policies at a greater degree of consistency being given greater weight in the decision making process.

8.10 The former district Local Plans were all adopted under a prior national planning guidance system, and, whilst there is a high degree of conformity with the new NPPF, this is not total. Locally specific detail would be likely to be lost, as well as the potential to create a strong and resilient network of green space and green infrastructure. This would increase the possibility of negative impacts on protected and unprotected biodiversity sites, some of which may be irreversible.

8.11 Further, without a new Local Plan, pressure on biodiversity and green space from development is likely to increase and could lead to erosion in the number, and quality of these sites.

Situation with the Local Plan

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

8.13 The appraisal shows that the general impact of the Plan is predominantly positive for biodiversity, flora and fauna. Through the Plan, policies ECON 3 Visitor economy, ENV 1 Flood risk and water management, and ENV 3 Green infrastructure, could all have very positive impacts.

8.14 Through the appraisal the Plan is shown to support the creation, protection, enhancement, expansion and linkages between biodiversity, both as habitats and as species, and geodiversity. Protection in the plan is stronger for sites or species designated for protection, however, it does extend to non-designated sites and species. The Plan aims to direct development to avoid areas of particular biodiversity value, and to incorporate nature wherever possible. The plan aims to reinforce an integrated, resilient ecosystems network, identifying both the threats of climate changes, but also the benefits to communities and individuals, and the potential economic opportunities.

8.15 There are a number of policies that have a lesser, but still positive impact on the biodiversity, flora and fauna objectives. These are generally supportive of the central strong policies, complementing the creation, protection, enhancement, expansion, and linkages between biodiversity and geodiversity. Strategic policies STRAT 1 Sustainable development, STRAT 10 Transport and accessibility, and STRAT 11 Infrastructure, did score positively, although not strongly. The majority of the Social policies were screened out, however, SOC 5 Health and well-being, and SOC 6 Open space, sport and recreation scored slightly positively, as did ENV 2 Landscape, ENV 4 Biodiversity and geodiversity, ENV 6 High quality design and sustainable construction, ENV 7 Alternative energy supplies, and ENV 9 Minerals supply and safeguarding.

8.16 The appraisal showed that the strategic policies at the beginning of the document, namely STRAT 2 Strategic development, STRAT 3 Chester, STRAT 4 Ellesmere Port, STRAT 5 Northwich, STRAT 6 Winsford, and STRAT 8 The Rural area, but also ECON 1 Economic growth, employment and enterprise, mainly scored slightly negatively for this topic. Predominantly this was due to a lack of coverage of biodiversity and geodiversity issues within the policy detail. Any issues raised are picked up in the rest of the document, particularly within the Environmental policies section.

8.17 No policies scored very negatively.

Summary of impacts

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

8 Biodiversity, flora and fauna

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	The Plan seeks to meet the sustainability objectives for biodiversity, flora and fauna. Overall they will have a positive impact and set out a framework for ensuring the protection and management of biodiversity and geodiversity. Creating, enhancing and linking sites will help to form a resilient network of sites that should help the borough to adapt to a changing climate.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Local Plan on climate change and energy issues and emphasise the importance of these topics. Examples include the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2001, The Natural Environment and Rural Communities Act 2007, The Natural Choice White Paper, and the National Planning Policy Framework.
Long term	The effects of most of the policies on biodiversity, flora and fauna are likely to accrue over time. This should see the ecological network become more resilient. In the long term it is possible that the effect of climate change will see changes in the borough as habitats come under stress. This is likely to alter the pattern, and potentially the viability, of some biodiversity across the borough.	Over the longer term national targets and legislation in relation to biodiversity, flora and fauna will still be in place and could be strengthened to have a greater effect.
Areas likely to be significantly affected	All areas of the borough could be impacted, to varying degrees, by issues around the biodiversity, flora and fauna. However, the potential conflict between areas of possible growth, and areas of particular protection, could see the Mersey Estuary SPA/Ramsar site as under identifiable threat.	
Permanent or temporary effects	The effects of the Plan in relation to biodiversity, flora and fauna are likely to be permanent in terms of increasing the quantity, quality, of biodiversity, as well as the interconnectivity and integration with urban areas. The potential and ability of the borough to adapt to climatic shifts will be key.	
Secondary or indirect effects	The increase in habitats, particularly SUDs and street trees in urban areas, would help to reduce the negative impact of increased summer temperatures, particularly in urban areas. Similarly, increased greenery, and proximity to accessible wildlife areas and open space, can help to improve health, particularly mental health, which is a recognised problem within some areas of the borough. Improvements to the habitats and biodiversity could have an aesthetic impact on the borough, increasing its attractiveness as a tourist destination.	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Synergistic effects	The spatial strategy and spatial policies (STRAT 2 - 8) could result in individually small losses of, or negative impacts on, environmentally valuable sites due to the level of development. Over time this could reduce the viability of sites, and weaken the ecological network. Other policies within the Plan should prevent this for the most valuable sites, although some impact may still be felt.	
Cumulative effects	Small losses of biodiversity, either habitats or species, could see a weakening of the ecological network. Eventually, coupled with the potential stresses of climate change, this could cause the network to alter irrevocably, or even fail. The policies within the Plan should help to prevent this, however the potential impacts of climate change are hard to predict at the local scale. Positive cumulative effects on biodiversity, flora and fauna are likely to occur as a result of a number of the Plan policies. These all help to extend and entrench the ecological network into development, with the intent of increasing its resilience to threats and changes.	

Mitigation and enhancement

8.19 The Local Plan Part One does contain a few policies, mostly strategic, that have not assessed well against the objectives for biodiversity, flora and fauna. It is noted that these policies would have impacts on biodiversity, flora and fauna that would need to be picked up in other policies within the document. Policy ENV 4 Biodiversity and geodiversity mainly covers these points, although ENV 2 Landscape, ENV 3 Green infrastructure, and ENV 6 High quality design and sustainable construction should also be considered.

8.20 It is raised through the appraisal that further design guidance for new development, particularly with reference to the integration of biodiversity and green infrastructure, would be beneficial, as would identification of specific sites and areas for protection. However, it is recognised that they cannot be addressed at this stage. Later planning documents are intended to be produced which should address these concerns.

Monitoring

8.21 It is proposed that the following data sets are used to develop indicators that can be used as part of the monitoring framework for measuring the significant effects of the Publication Draft Local Plan in relation to biodiversity flora and fauna:

- Total amount of Open Space per 1,000 resident population (ha)
- Area of woodland created in the borough (ha)
- Change in areas of biodiversity importance

9 Water

Introduction

9.1 Water is a critical resource which we are all completely dependent on, but tend to take for granted. It is often only when we are faced with situations where there is too much or too little water that we really think about it. A growing population means that pressure on water resources is increasing, at the same time as climate change is making patterns of rainfall more unpredictable. The task of managing water resources is increasingly complex, with a number of key issues to take into account:

- ensuring adequate supplies of clean water to meet the needs of households, agriculture and business;
- providing the necessary infrastructure to dispose of and treat waste water safely and within acceptable environmental limits;
- protecting the natural environment by maintaining and improving water quality in rivers, streams, lakes and groundwater; and
- protecting properties and infrastructure against flooding.

SA objective for water identified in the SA Scoping Report

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

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

Situation now

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

Water supply

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

9.5 Through their Water Resources Management Plan, the water companies (United Utilities and Dee Valley Water) assess the level of future demand and supply to ensure that there is sufficient availability of water to meet current and proposed future needs. This work includes taking account of proposed levels of growth. United Utilities forecast for the Integrated Zone shows that a small supply deficit could occur from 2022/23 and that this deficit is expected to increase by 2034/35. A programme of solutions is required to maintain reliable water supplies in the Integrated Zone (United Utilities, 2009). The company has presented a strategy that will remove the deficit but will not generate a surplus. An allowance for uncertainty (headroom) is included but the forecast indicates that water resources (supplies) and demands across the whole zone will need to be monitored and managed carefully over time to prevent demand exceeding supply. This demonstrates the need for increased water use efficiency, in existing and new developments.

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

Wastewater treatment

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

Flood risk

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

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

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

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

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

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

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

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

9.15 The next stage of this work is for the Council to develop a Local Flood Risk Management Strategy which will set out the local organisations with responsibility for flood risk in the area, partnership arrangements to ensure co-ordination between these, an assessment of the flood risk and plans and actions for managing the risk.

Water quality

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

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

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

Situation without the Local Plan

9.18 Without the adoption of a new Local Plan for Cheshire West and Chester, the existing Local Plans for the former district authorities of Chester City, Ellesmere Port & Neston, and Vale Royal would continue to be used, in conjunction with the new National Planning Policy Framework (NPPF).

9.19 The former district Local Plans were all adopted under a prior national planning guidance system, and, whilst there is a high degree of conformity with the new NPPF, this is not total. There are no specific policies relating to water in the Ellesmere Port and Neston Local Plan. Chester Local Plan includes general policies on the protection of water resources and on development and flood risk. More detailed policies on protecting the floodplain, surface water run off and culverting watercourses are included in the Vale Royal Local Plan. It is the NPPF and accompanying practice guidance on Development and Flood Risk which provide the most detailed and up to date policy guidance for water related planning issues. It includes:

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

9.20 The NPPF and associated practice guidance will continue to form the key policy document for many water related planning issues, with or without a Plan. However, the presence of an up to date Local Plan will allow a strategic approach to be formulated for protection of water resources locally. It will also enable more coordinated planning for water related infrastructure, which will be required as a result of new development.

Situation with the Local Plan

9.21 Many of the Local Plan Part One policies have the potential to impact upon water resources. Although some policies have been identified as having a negative impact when taken in isolation, overall the impact should be positive if the Plan is read as a whole. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

9.22 Policy ENV 1 on Flood risk and water management directly relates to the sustainable management of water resources and should have a strongly positive impact. The policy directs development towards areas of lowest risk of flooding, following the sequential test set out in national guidance. It requires

that development be designed to mitigate against current and future flood events, both at the site of the development and caused by the development. This should see new development protected from flooding, as far as possible. It also requires that development should comply with the Water Framework Directive where possible. The promotion of water efficiency should contribute to a reduction in the amount of water used, The encouragement of the use of SUDs should help to increase the lag time for runoff with a resultant reduction in the severity of flood events. These requirements should all help to ensure that water resources are protected and that the potentially negative impacts identified in other policies are avoided.

9.23 Policies ENV 1 and STRAT 11 (Infrastructure) both require that the necessary infrastructure to support development is put in place to support development. This includes wastewater treatment facilities and water supply infrastructure. The provision of appropriate infrastructure is an important part of the protection of the environment and the management of water resources, and as such both policies score positively in relation to the water objective.

9.24 As would be expected, policies relating to the protection and enhancement of open space, landscapes and green infrastructure will also positively benefit water resources, as they will help to provide flood storage and protect water quality. The overall approach to sustainable development set out in policy STRAT 1 sets out sustainability principles, which include mitigation and adaption to climate change. These policies should all have a positive impact on water resources.

9.25 Policy ENV 4 seeks to protect and enhance biodiversity and geodiversity resources. There is a strong link between maintaining water quality and protecting biodiversity resources, although this is not brought out very strongly in the policy or text. Many of the important wildlife sites in the borough are water related - estuaries, meres and mosses, and to protect them requires water quality and floodplains to be protected. This policy therefore has a positive impact on water resources.

9.26 Policy ENV 6 - High quality design and sustainable construction - encourages new development to be built to nationally prescribed standards such as the Code for Sustainable Homes and BREEAM. These standards include water efficiency measures, which should help to reduce the overall demand for water arising from new development.

9.27 Potential negative impacts on water have been identified in relation to policy STRAT 2 - Strategic development, and the area based policies STRAT 3 - 6 and STRAT 8, when they are considered in isolation. This is because they propose development in areas which may be affected by flood risk, or which may require upgrading of infrastructure such as wastewater treatment facilities. These policies do not specifically address the need to take account of water issues and this is why they score negatively. However, as detailed above these issues are fully covered by other policies, and taken together, the impact on water resources should be neutral or positive.

9.28 Policy ENV 9 on Minerals supply and safeguarding has been identified as having a potentially negative impact on water resources. The exact effect on flooding and water quality, particularly groundwater, from minerals working is uncertain as it will depend on the design and exact location of proposals, however, the broad locations include several meres and some areas where the high water table has been an issue for mineral working in the past. Restoration of minerals sites provides an

opportunity for a positive impact on water quality and minimising the risk of flooding. Other policies, in particular ENV 1, should ensure that water resources are protected in minerals developments.

Summary of impacts

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

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium/long term	In terms of water management, flood risk could be a potential short and medium term impact. The Plan aims to direct development away from areas at risk of flooding and to avoid adding to flood risk. Poor water quality in a current problem in some of the borough's water courses. The Plan requires that development complies with the objectives of the Water Framework Directive where possible, which seeks to improve water quality within specific timescales. In the medium to long term, proposed development will contribute to pressures on water supply and wastewater infrastructure. These impacts, particularly in relation to water supply, may be exacerbated by the effects of climate change which may make supply more unpredictable. The Plan recognises these effects and seeks to mitigate against them, by encouraging high standards of sustainable construction such as BREEAM and CSH requirements, which include water efficiency measures and SUDS. The Plan also seeks to ensure that where additional infrastructure is required to facilitate development, this is put in place at an appropriate time.	National planning policy guidance sets out a robust approach to ensuring that development is directed away from areas at risk of flooding, through the sequential test. This complements the approach set out in the Local Plan. Water quality objectives are set within the Environment Agency's River Basin Management Plans, and implementation of these plans alongside green infrastructure action plans should help to improve the status of the borough's water courses. Increasingly rigorous Building Control standards will improve the water efficiency of new developments, which will help offset the overall increase in demand and increasing fluctuations in supply caused by climate change. Nationally recognised standards of sustainable construction such as BREEAM and CSH include water efficiency measures and SUDS. Through their asset management plans and the forthcoming Infrastructure Delivery Plan, utility companies will work in partnership

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
		with the Council to assess the need for additional water infrastructure and plan for it as appropriate.
Areas likely to be significantly affected	Some water related issues are borough wide, such as water supply and the need for demand management measures and sustainable urban drainage systems (SUDS). Other issues affect particular areas, for example, water quality which is classed as having a 'poor' ecological potential in certain water courses, notably around Ellesmere Port and Northwich. Water quality is affected by a range of issues, many of which are beyond the control of the planning system. However, where development is proposed, opportunities to improve water quality should be taken where possible in accordance with the Water Framework Directive objectives. Areas which are at risk of flooding and may be subject to development proposals include Northwich town centre, and parts of Winsford. Detailed area flood risk assessments have been undertaken for these areas to assess the risks in detail and identify appropriate mitigation measures. Flood risk assessments will be required in other areas which may be prone to flooding, where development is proposed The capacity of wastewater treatment facilities in particular locations may need to be assessed further to ensure that the needs of new development can be met without environmental harm. Potential issues may exist in Winsford, Ellesmere Port and Helsby. Through the infrastructure development plan, these issues will be investigated in further detail with the utility companies.	
Permanent or temporary effects	Issues connected to water resources are likely to change over time, due to variations in weather and climate change. Patterns of rainfall are changing and this has significant impacts on water supply, water quality, surface water and flooding. These changes may be difficult to predict and therefore ongoing monitoring and forecasting are important. New development will have a permanent effect in terms of demand for water, the need for wastewater disposal and impacts on surface water runoff. It is therefore important to ensure that appropriate mitigation measures are put in place from the outset. In areas subject to flood risk, development can have a permanent effect in terms of taking up capacity in the flood plain which could increase flooding in surrounding areas. It is therefore important to consider	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
	these issues carefully where development is proposed to ensure that environmental impacts are minimised through incorporation of the highest achievable standard of sustainable design.	
Secondary or indirect effects	Improvements to water quality in streams and rivers, which result from a combination of development and the implementation of other agencies' plans and programmes, could have positive benefits for ecology and habitats. Positive benefits for tourism, recreation and health could also occur. Protection of open spaces and habitats, and increasing tree and vegetation cover, can help to reduce the risk of flooding. Avoiding development which could exacerbate flooding, through careful location and the inclusion of measures such as SUDS to assist with surface water drainage, could help prevent harm to biodiversity, homes and businesses.	
Synergistic effects	No specific effects identified	
Cumulative effects	It is important to assess the cumulative impacts of new development to ensure that taken together, development does not result in environmental harm. The Habitats Regulations Assessment (HRA) has identified potential 'in combination' effects on water quality which could significantly impact on the Mersey Estuary SPA, if care is not taken to ensure that development keeps pace with any necessary enhancements in water treatment infrastructure and surface water control/treatment. This affects Cheshire West and Chester, Halton, Liverpool and Wirral local plans. Wording has been added to the Local Plan to reflect this. The cumulative impact of development could result in the need for additional wastewater treatment capacity to avoid harm to receiving water courses. Partnership working with the utility companies and the Environment Agency should help to make sure the appropriate facilities can be put in place to support new development within environmental limits. Development or restoration of several mineral sites within a relatively small area could have a cumulative impact on flooding or water quality. This could be a synergistic impact depending upon the nature of the sites and impacts.	

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

Mitigation and Enhancement

9.30 New development is proposed in some areas where capacity in wastewater treatment works may be limited, and where additional capacity may be required over the Plan period (e.g. Ellesmere Port and Winsford). The Plan refers to this issue, however, more detailed work is required, working with the utility companies as part of the Infrastructure Delivery Plan. It is important to understand where and when additional capacity is required, and the costs of this. If additional capacity is required, this must be provided without having a detrimental impact on water quality objectives for receiving water courses.

9.31 In light of the conclusions of the Water Cycle Strategy in relation to demand management for water, further clarity could be given to the water efficiency measures which new development should achieve. ENV1 Flood risk and water management does refer to water efficiency measures but provides no further clarification about what this means. ENV 6 High quality design and sustainable construction encourages developments to meet the nationally prescribed standards (such as Code for Sustainable Homes and BREEAM). However the policy could be improved through the inclusion of specific reference to water efficiency measures.

9.32 It is acknowledged that there are cost implications involved with meeting the standards such as CSH and BREEAM, and viability issues may mean that such standards cannot be achieved in all cases. It may be useful to consider whether the plan should contain a set of minimum criteria are contained, to ensure that basic sustainability issues are met. For water efficiency, the Water Cycle Strategy suggests that it is appropriate for new housing to be built to meet water consumption levels as defined by level 3/4 of the CSH (105 litres/person/day) as a minimum. This level of consumption can be achieved without the need for rainwater harvesting or grey-water recycling systems. It is not regarded as excessive or unachievable and is an appropriate target for this area, at the present time.

Monitoring

9.33 To monitor the impacts of the Local Plan Part One on water a monitoring framework can be established using the following baseline indicators:

- Number of planning permissions granted against Environment Agency advice on the grounds of flood risk or water quality
- Number of SUDs approved by the SUDs Approval Body (SAB)

10 Air

Introduction

10.1 Air quality is important for human health, vegetation and ecosystems. The major cause of air pollution and poor air quality is the emission of nitrogen oxides and particulate matter from vehicle exhausts. Serious health problems such as respiratory, cardiovascular illness and even premature death can also be associated with air pollution. The effects are most commonly felt by sensitive and vulnerable groups such as the infirm, people with asthma, children and the elderly. It is also often the case that those living in deprived areas suffer the worst air pollution. Air pollutants can also have a negative impact on vegetation and ecosystems, and can also lead to the soiling and corrosion of buildings.

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

SA objective for air identified in the SA Scoping Report

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

Situation now

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

10.4 There are two Air Quality Management Areas in Cheshire West and Chester:

- A5032 (Whitby Road - Station Road) Ellesmere Port - May 2005
- Tarvin Road / Christleton Road area, Chester - February 2008

10.5 In both cases, the problem is nitrogen dioxide emitted from road traffic. The 2010 Air Quality Assessment concluded that it would be necessary to extend the boundary of the Boughton AQMA, which was formalised in August 2011. An Air Quality Action Plan is already in place for the AQMA within

Ellesmere Port and one is in the process of being produced for Boughton. The primary reason for their designation is emissions of nitrogen dioxide (NO_2) from vehicular traffic in these areas.

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

Effect of existing policies on current situation

10.7 The former district plans, the Waste Local Plan and the Minerals Local Plan all include policies to protect air quality and promote sustainable transport. Development has been encouraged to minimise the impact on air quality and mitigate where issues are identified.

10.8 Air quality in the AQMA in Ellesmere Port has improved, but not yet sufficiently for this not to remain an area of concern. Significant issues remain in the Boughton AQMA and the impacts of new development in this vicinity on the air quality in this area are controlled and assessed using the existing policy framework.

Situation without the Local Plan

10.9 Without the adoption of a new Local Plan for Cheshire West and Chester, the existing Local Plans for the former district authorities of Chester City, Ellesmere Port and Neston, and Vale Royal as well as the Waste Local Plan and the Minerals Local Pan would continue to be used, in conjunction with the new National Planning Policy Framework (NPPF). The weight given to the policies in the former district Local Plans would be dependent on the degree of consistency with those in the NPPF, with policies at a greater degree of consistency being given greater weight in the decision making process.

10.10 The former district Local Plans were all adopted under a prior national planning guidance system, and, whilst there is a high degree of conformity with the new NPPF, this is not total. The existing Local Plans include wider consideration of transport issues that are not covered in as great detail in the national guidance. Without a Local Plan policy that can reflect the local circumstances, then there is no guarantee that existing AQMAs would have a chance to improve or that specific air quality issues in the borough would be addressed.

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

10.12 The production of a new Local Plan would help to mitigate and improve air quality and act as a driver for the adoption of low and zero emission technologies and practises.

10 Air

Situation with the Local Plan

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

10.14 Overall the appraisal finds that the Plan could have a somewhat positive impact when assessed against the sustainability objectives for air. Only STRAT 10 Transport and accessibility scored very positively, however a number of other policies are likely to have positive impacts.

10.15 The strategic policies STRAT 1 Sustainable development, STRAT 2 Strategic development, STRAT 3 Chester, STRAT 4 Ellesmere Port, STRAT 5 Northwich, STRAT 6 Winsford, STRAT 8 Rural Area, as well as ENV 8 Managing waste, were appraised as having negative impacts against the Air criteria. This was predominantly due to these policies not specifically identifying air quality issues, particularly traffic based issues. It was noted that, for all these policies, any issues identified should be covered in other policies within the document.

10.16 Air quality impacts due to traffic are covered in STRAT 10 Transport and accessibility. This policy looks to promote sustainable modes of transport, as well as recognising the specific problems in identified Air Quality Management Areas. The success of this policy should help to see an improvement in air quality, particularly in areas of most concern.

10.17 The Economic and Social policies were generally screened out of the appraisal, however SOC 5 Health and well-being, and SOC 6 Open space, sport and recreation were appraised as having a positive impact. SOC 5 Health and well-being contains the main hook for the prevention of pollution in new development. This includes air quality. The policy, however, looks to prevent significant impacts on air quality from new development. It does not push for an improved air quality.

10.18 Improved air quality may be the result of increased greenery, as well as permitting clean energy infrastructure development. This should be supported by policies STRAT 11 Infrastructure, ENV 2 Landscape, ENV 3 Green infrastructure, ENV 6 High quality design and sustainable construction, and ENV 7 Alternative energy supplies, which all scored slightly positively.

Summary of impacts

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

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	The Plan seeks to meet the sustainability objectives for air. Overall they will have a positive impact, reducing the effects of growth based emissions, as well as creating and enhancing green infrastructure to help the borough breathe.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on air issues and emphasise the importance of these topics. Examples include the Air Quality Strategy 2007, and the National Planning Policy Framework.
Long term	The effects of most of the policies on air are likely to be more prominent in the long term.	Over the longer term national targets and legislation in relation to air will still be in place and could be strengthened to have a greater effect.
Areas likely to be significantly affected	All areas of the borough could be impacted, however, specific areas of concern would be the Air Quality Management Areas. Currently there are two in the borough; in Boughton and Ellesmere Port.	
Permanent or temporary effects	As the effect on air is dependent on the scale, location and form of development, it is difficult to accurately determine the permanency of effects. The greatest impact on air quality would be from reduced traffic emissions. This is controlled through processes outside of the planning system.	
Secondary or indirect effects	Improved air quality would see a reduction in air pollution and the associated problems to health, biodiversity, and buildings.	
Synergistic effects	The Plan could, as a result of the level of growth proposed, result in an increase in car travel. This could see, assuming no chances to the nature and level of pollution produced by traffic, a worsening of air quality across the borough, but particularly in urban areas. Whilst the policies within the Plan should act to help reduce the impact, planning can only have an indirect effect on the levels and patterns of traffic.	
Cumulative effects	An increase in car travel, could see, assuming no chances to the nature and level of pollution produced by traffic, a worsening of air quality across the borough, particularly in urban areas. Whilst the policies within the Plan should act to help reduce the impact, planning can only have an indirect effect on the levels and patterns of traffic.	

10.20 Traffic patterns can be modelled to help to predict potential issues, and to help design better traffic pathways. A more efficient system should help see reduced emissions, for example, fewer traffic lights in areas of known air quality concern, should reduce the number of times a vehicle will need to stop, and thus smooth out the drive pattern, the fuel used, and the emissions produced. This work is underway, but would be more detailed than the Plan requires at this stage.

10 Air

10.21 Most of the regulatory frameworks for air quality lie outside of the planning system. As such, there are limits to what can be realistically done through the Plan.

Monitoring

10.22 It is proposed that the following data sets are used to develop indicators that can be used as part of the monitoring framework for measuring the significant effects of the Plan in relation to air:

- Air Quality Management Areas (number, extent and progress)

11 Land and resources

Introduction

11.1 Land and resources covers designations of land, soil quality, agricultural land and natural resources including minerals. Although Green Belt is a planning policy tool this is also considered in this topic as it affects the way land designated in the Green Belt can be developed.

SA objective for land resources identified in the SA Scoping Report

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

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

Situation now

11.3 The North Cheshire Green Belt covers 42% of the land area (39,230 hectares), and surrounds much of the area around the city of Chester, and most of the land up to Ellesmere Port and across to Northwich. There has been no change to this Green Belt. There are 11 major developed sites in the Green Belt in the borough that are either in continuing use or redundant.

11.4 The area of vacant and derelict land in the borough increased between 2010/11 and 2011/12, with a larger proportion of this land derelict or vacant for longer than five years. Even so, over 90% of all new employment floorspace, and over 75% of all new housing development, in 2011/12 was created on previously developed land.

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

11 Land and resources

11.6 There are currently nine permitted mineral sites in Cheshire West and Chester, with the key resources being sand, gravel, salt and brine. In 2009, sites across Cheshire (including Cheshire East) supplied just over 40% of aggregate land won sand and gravel extracted in the North West region. Salt extraction, as rock salt or brine, accounts for approximately 85% of total salt supply in the UK.

Effect of existing policies on current situation

11.7 Each of the Local Plans for the three former district authorities had policies covering land and resources within their plans as well as the Cheshire Replacement Waste Local Plan and the Cheshire Minerals Local Plan.

11.8 The existing planning policy framework seeks to protect the use of greenfield land, promote the use of brownfield and previously developed land and supports the retention and protection of the Green Belt. Monitoring of these policies has demonstrated that the high percentage of new residential and employment floorspace on previously developed land would indicate that policies to direct development to sites like these has been well supported and there is a lower proportion of development on greenfield land. Existing policies direct new development to within the existing and edge of centres centres and protects the open countryside from development and Green Belt land from inappropriate development.

11.9 The Cheshire Minerals Local Plan currently sets out the preferred areas, and areas of search for minerals development. It also includes a suite of policies used to assess the impacts of proposed new minerals development. This suite of planning policies provides certainty to both minerals industry and residents of the borough on how planning applications for minerals development will be considered. Annual monitoring of the policies has indicated that there are no significant issues arising in implementing the policies in the Plan.

Situation without the Local Plan

11.10 In relation to land and resources without the adoption of a new Local Plan for Cheshire West and Chester, the existing Local Plans for the former district authorities of Chester City, Ellesmere Port and Neston, and Vale Royal would continue to be used as well as the Cheshire Minerals Local Plan, in conjunction with the National Planning Policy Framework. The weight given to the policies in the former district Local Plans would be dependent on the degree of consistency with those in the NPPF, with policies at a greater degree of consistency being given greater weight in the decision making process. The former district local plans were all adopted under a prior national planning guidance system, and, whilst there is a high degree of conformity with the new NPPF, this is not total.

11.11 In the absence of a new Local Plan over time the role of the existing local planning policy framework for land and resources would weaken in some areas. Whilst the current Local Plan policies do seek to protect land and resources over time, this suite of policies will become outdated and eventually superseded by guidance in the NPPF. Although the NPPF includes guidance that can be used in the determination of planning applications as regards land and resources, it does not provide the local level guidance that is required to take account of the unique characteristics of the borough. There is a risk that without a new Local Plan new development will not be directed to previously developed land and there will be greater pressure on greenfield land. However, the NPPF continues to protect the Green Belt and there would no change to the protection of Green Belt land in the borough. As regards minerals

development, some policies in the existing local plan will continue to apply particularly in relation to identification of sites and specialist considerations for assessing the impacts of minerals sites.

Situation with the Local Plan

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

11.13 Overall the appraisal reveals that the Plan will have a mixed impact on the borough. Many policies were appraised as having a negative impact on the borough, which is to be expected. Growth will use land and resources. The impact of this can be mitigated through other policies, and through the design of schemes, to some degree. However, only STRAT 1 Sustainable development, and ENV 1 Flood risk and water management were appraised as very positive.

11.14 The use of previously developed land is encouraged and prioritised through policy STRAT 1 Sustainable development in the Plan. This is supported by policies STRAT 9 Green belt and open countryside, and ECON 2 Town centres which all appraise as slightly positively. These policies look to use existing previously developed land, or promote a town centre first strategy, whilst protecting undeveloped greenfield land. This should help to see a minimal amount of land lost, for the maximum amount of growth attained.

11.15 The prudent use of natural, finite resources, and the re-use, recovery and recycling of all materials is also set out in STRAT 1 Sustainable development, as well as ENV 1 Flood risk and water management which considers water efficiency. This is supported by STRAT 10 Transport and accessibility, SOC 5 Health and well-being, SOC 6 Open space, sport and recreation, ENV 2 Landscape, ENV 3 Green infrastructure, ENV 5 Historic environment, and ENV 7 Alternative energy supplies. These policies were all appraised as slightly positive as they should all see some conservation of natural resources, and/or the most prudent use of them made. This ranges from the physical use of fuels and building materials, to the protection of the land and soil resource.

11.16 The strategic policies, STRAT 2 Strategic development, STRAT 3 Chester, STRAT 4 Ellesmere Port, STRAT 5 Northwich, STRAT 6 Winsford, STRAT 7 Middlewich, STRAT 8 Rural area, as well as ECON 1 Economic growth, employment and enterprise, ECON 3 Visitor economy, SOC 2 Rural exceptions sites, and SOC 4 Gypsy and Traveller and Travelling Showpersons, generally scored slightly negatively as the scale of proposed development will require the use of greenfield sites. This will negatively impact the potential to protect soils, and won't promote brownfield regeneration. Apart from STRAT 11 Infrastructure which scored very negatively. This policy would have the potential to require a lot of land and resource use, yet it does not consider the potential impact of scale and the necessity of an efficient use of both land and materials.

11.17 Both ENV 8 Managing waste and ENV 9 Minerals supply and safeguarding scored slightly negatively due to the potential loss of green sites and natural resources, respectively.

Summary of impacts

11.18 This table draws out the overall impact dimensions of the Publication Draft Local Plan including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	The Plan seek to meet the sustainability objectives for land and resources. Overall they will have a mixed impact, prioritising the use of previously developed land, particularly in urban areas, as well as promoting reduction in the use of resources, and their reuse and recycling. The level of growth proposed within the Plan will lead to the use of greenfield land, and natural resources. However other policies within the plan look to limit this use, and mitigate the potential negative impacts, as far as possible.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on land and resource issues and emphasise the importance of these topics. Examples include the National Planning Policy Framework.
Long term	The effects of most of the policies on land and resources are likely to be more prominent in the long term. The positive effects of taking steps to reduce, reuse, and recycle in the Plan should continue to be seen over the longer term.	
Areas likely to be significantly affected	Towns within the borough with large amounts of previously developed land, e.g. Ellesmere Port and Northwich, are most likely to benefit from the promotion of these areas for development. Greenfield sites identified within the Plan for development are all likely to have a negative impact, unless significant mitigation occurs through the design stage. The Plan should see a minimum number of sites developed in the open countryside.	
Permanent or temporary effects	Use of land and resources is a permanent loss.	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Secondary or indirect effects	An increase in growth would see an increase in demand for land and resources. This would see an increase in production, and transportation, both within and into the borough. This may put strain on supplies, facilities, and infrastructure.	
Synergistic effects	None identified	
Cumulative effects	None identified	

Mitigation and enhancement

11.19 The Plan would be improved by strengthening the commitment to using previously developed land first, and include stated aims to make the best and most efficient use of existing infrastructure, and to protect the highest value agricultural land.

11.20 Specific issues can be dealt with at the site level through decisions on planning applications and the designs of development itself. Further guidance would need to be produced with regards to design requirements.

Monitoring

11.21 It is proposed that the following data sets are used to develop indicators that can be used as part of the monitoring framework for measuring the significant effects of the Plan in relation to land and resources:

- Loss of greenfield land to development (both green belt land and open countryside)
- Total new development completed (housing and employment) on previously developed land
- Sales of primary land-won aggregate sand and gravel
- Sales of secondary and recycled aggregate

12 Waste

Introduction

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

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

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

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

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

SA objective for waste identified in the SA Scoping Report

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

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

Situation now

12.5 In 2011 the Cheshire East and Cheshire West and Chester Councils - Waste Needs Assessment was produced. This sets out how much waste is produced now and how much is likely to arise in the future. The Authority has to plan for the management of all types of waste: local authority collected waste; commercial and industrial; construction, demolition, excavation wastes; hazardous; agricultural; and low level radioactive wastes. In 2009 the total waste produced was 747,635 tonnes which is expected to rise to 763,036 by 2028 (25% local authority collected waste; 46% commercial and industrial; 29% construction, demolition and excavation).

12.6 Current waste management provision in the borough is focused on traditional waste management techniques. This includes waste transfer, bulking and depots (13 existing sites); metal recycling (2 sites); local authority household waste recycling centres (7 sites); open windrow composting (3 existing sites) and landfill (The Gowy, Chester). There are also two nationally significant hazardous waste management sites in the borough: the Cleanaway High Temperature Incinerator in Ellesmere Port and the Minosus Deep Storage facility at the Winsford Rock Salt Mine. In relation to non hazardous residual waste there is no built and operational management facility for non hazardous waste other than the Gowy landfill site. The Gowy landfill site has planning permission to the end of November 2016 for waste disposal and November 2017 for restoration.

12.7 There are currently several proposals for new types of waste management facility in the borough which are at different stages in the planning and development process, including some that have planning permission or ministerial consents but are not operational. These proposals include the Ince Park Refuse Derived Fuel Plant (95MW) and Resource Recovery Park, a bio-energy facility at Lostock Works and the Brunner Mond Sustainable Energy Plant (60MW). Several of these are large scale regionally significant waste facilities with energy generating capacity.

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

12 Waste

However, it must also be considered that should the major waste management facilities currently planned gain consent and come into operation the amounts of waste managed in the borough will go beyond those produced in the plan area.

12.9 The borough's Low Carbon and Renewable Energy study identifies the potential that biomass and energy from waste could have in contributing to meeting the need to provide some of the borough's energy needs from renewable sources. There is currently a growing interest in securing energy recovery from waste in the context of it use as a fuel and the contributions waste can make to meeting future energy demands and national energy policy.

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

Effect of existing policies on current situation

12.11 The Cheshire Replacement Waste Local Plan was adopted in 2007 and the policies were saved by the Secretary of State in 2010. It forms part of the development plan for the borough and contributes to meeting the requirements of EU Waste Directive in relation to having plans in place, including the locations for new waste sites, to meet waste management needs. The Waste Local Plan sets the decision making framework against which planning applications submitted to the Council for waste development are determined, including site selection policies, development management policies and site allocations for a range of proposed waste uses. The policies provided within the Waste Local Plan, are specialist policies, which are not currently replicated elsewhere.

12.12 The Waste Local Plan falls under the provision of paragraph 215 of the National Planning Policy Framework. Due weight should be given to the degree of consistency of the Plan with the framework and the closer the policies are in the plan to the policies in the Framework, the greater weight that may be given to them. Although the Framework does not explicitly set out waste policy (as this will be published in a review of Planning Policy Statement 10 and the National Waste Strategy due for publication in 2013) the degree of consistency will still need to be judged in relation to overall planning principles set out in the Framework.

12.13 The Annual Monitoring Report looks at how the policies in the Waste Local Plan are used and the effect they have in managing waste development. The overall conclusion is that the policies in the Plan continue to be relevant and should continue to be implemented alongside the support for other actions that the Council can influence and manage in order to deliver the waste hierarchy.

Situation without the Local Plan

12.14 Without a new Local Plan the Cheshire Replacement Local Plan would continue to be used alongside the other existing Local Plans for the borough to determine waste planning applications. The policies in the Regional Spatial Strategy would also remain applicable, until such time as they are

revoked by the Secretary of State as is intended under the powers of the Localism Act. However, the publication of the National Planning Policy Framework (NPPF) has had an effect on how the policies in these existing plans are used and the weight that applies to them in the decision on planning applications. Although the NPPF does not include specific waste policies, decisions on waste planning applications will have to have due regard to the policies it contains, so far as relevant. The publication of the National Waste Management Plan and a revised Planning Policy Statement on waste will also affect the decision making framework.

12.15 Although the Waste Local Plan provides a set of specialised policies and site allocations for determining waste planning applications, there is a risk that over time the policies will become outdated and unable to provide such a robust decision making framework. This would be the result of the changing planning and waste policy at national and regional levels, which will impact upon the continued relevance of existing policies to meet the waste management needs of the borough. Although having a set of waste planning policies in place will provide some certainty in determining waste planning applications, the existing policy framework may not provide sufficient guidance to reflect the changing waste management needs of the borough and the nature of the waste management industry since the Waste Local Plan was adopted in 2007.

Situation with the Local Plan

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

12.17 Overall the appraisal shows that the Plan should have a positive impact when assessed against the waste sustainability objectives. No policies were appraised as having a negative effect, and STRAT 11 Infrastructure, ENV 1 Flood risk and water management, and ENV 9 Minerals supply and safeguarding all appraised very positively. These policies all supported sustainable waste management.

12.18 STRAT 1 Sustainable development, STRAT 4 Ellesmere Port, SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation, ENV 6 High quality design and sustainable construction, ENV 7 Alternative energy supplies, and ENV 8 Managing waste all scored slightly positively. These policies all support sustainable waste management indirectly, or help to reduce the waste produced, or likely to be sent to landfill.

Summary of impacts

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

12 Waste

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	The Plan seek to meet the sustainability objectives for waste. Overall they will have a positive impact and set out a framework for encouraging the minimisation of waste, and the promotion of sustainable waste management.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on waste issues and emphasise the importance of these topics. Examples include Planning Policy Statement 10: Planning for Waste Management, the Government Review of waste Policy in England 2011, Regional Waste Strategy 2010, and the National Planning Policy Framework.
Long term	The effects of most of the policies on waste are likely to be more prominent in the long term, as waste management facilities come forward.	Over the longer term national targets and legislation in relation to waste will still be in place and could be strengthened to have a greater effect.
Areas likely to be significantly affected	All areas of the borough will benefit from the measures proposed through the policy directions to address waste issues. Specific sites for waste management facilities, e.g. Ince Park, would obviously be directly impacted upon. The Plan also identifies the need for further household recycling sites in Chester, Frodsham and Tattenhall.	
Permanent or temporary effects	The majority of impacts arising from the Plan in relation to waste are likely to be permanent, particularly if energy-from-waste power generation comes forward within the borough. The use of secondary and recycled mineral resources will be short-term for each individual project, however this will build over time. The impact of new waste recycling sites is likely to be temporary.	
Secondary or indirect effects	None identified.	
Synergistic effects	None identified	
Cumulative effects	None identified	

12.20 As the Plan appraised generally positively against the Waste objectives and assessment criteria, there were few issues raised to be mitigated.

12.21 It was identified that waste management sites not yet operational will be kept under review, and, if the consented facility becomes unlikely to become available, will trigger a review of the plan policy.

Monitoring

12.22 It is proposed that the following data sets are used to develop indicators that can be used as part of the monitoring framework for measuring the significant effects of the Plan in relation to waste:

- Capacity and change in stock of new waste management facilities
- Amount of municipal waste arisings and management by facility type
- Waste imports and exports

13 Cultural heritage and landscape

Introduction

13.1 A key priority of the Cheshire West and Chester Sustainable Community Strategy 2010-2026 is valuing and promoting Cheshire West and Chester's unique and diverse natural and built environments, and supporting the development of rich cultural opportunities.

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

13.3 Cheshire West and Chester contains a diverse range of landscapes, each important for giving a place its unique local identity. Landscape has social, economic and environmental value, attracting business and tourism and contributing to a sense of identity and wellbeing. Understanding the character of the borough's landscapes is important to ensure that future change is for the better and harmonises with the features that make it distinct.

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

13.5 The key sustainability issues associated with this topic are:

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

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

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

	Objective	Sub objectives
SA objective 11	To preserve and enhance sites, features, areas and settings or archaeological, historical and cultural assets.	Will it ensure the continued protection and enhancement of physical sites and areas of importance to cultural and historical heritage, including the setting character of Chester? Will it protect and enhance the number and area of RIGS?
SA Objective 12	To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	Will it protect and reinforce the borough's landscapes and the natural, cultural and historic elements which make them distinct? Will it increase the provision of open space?

Situation now

13.7 Heritage assets and the wider historic environment are important for the contribution they make to cultural heritage and helping to provide an understanding of history for present and future generations.

13.8 Listed buildings, scheduled monuments and conservation areas are the key formally designated built heritage features located in Cheshire West and Chester. There are a total of 2,502 listed buildings entries, 116 scheduled monuments and 97 conservation areas distributed throughout the borough. Although many of these sites are located within and around Chester city centre, the whole district has a rich and varied heritage. International, national and local programmes together provide a framework for the protection and conservation of these features.

13.9 Locally important heritage assets are recorded on the Cheshire Historic Environment Record. This records all known archaeological sites and finds, historic buildings and landscapes in Cheshire. Locally important, non-listed buildings help to maintain a sense of local distinctiveness and identity. There are 1,476 locally important buildings in the former Ellesmere Port and Neston and Vale Royal authority areas. A review of local listings is currently underway and will include Chester in the future.

13.10 Cheshire West and Chester has 40 entries on the latest 2011 Heritage at Risk Register compiled by English Heritage. These comprise 16 listed buildings, 19 scheduled monuments and 5 conservation areas, although the register only includes Grade I and II* listed building entries. Chester in particular is currently experiencing a number of challenges for its future and is coming under pressure from retail, business and other development needs. The Chester Historic Characterisation Study provides a greater understanding of the city's character and its capacity to accommodate future development and change.

13.11 There are 20 different landscape character areas across Cheshire, with a diverse range from coastal to sandstone ridges located in Cheshire West and Chester. There are also 12 historic landscape character groups, further broken down into 34 character types, found within the county as a whole. A number of parishes within the borough have completed Village Design Statements. These documents

detail the local character and features that make these areas distinct, setting out guidelines for new development. A Town Design Statement has been completed for Frodsham.

13.12 The Cheshire West and Chester Open Space Audit and Assessment of Need was completed 2011. The study highlights the borough's existing open space, sport and recreation facilities and identifies local accessibility standards and provision deficiencies.

Effect of existing policies on current situation

13.13 Local policies to conserve and protect the historic built environment, landscape character and open space are currently set out in the adopted Local Plans for the former Vale Royal, Ellesmere Port and Neston and Chester District areas. These have been saved by the Secretary of State until such time as they are replaced by the Council's new Local Plan. Each Local Plan provides policies to:

- protect, safeguard and conserve the borough's designated and non designated heritage assets. This includes specific policies to protect the historic character of Chester;
- require the provision of open space in new development; and
- protect and enhance landscape features and character.

13.14 These policies are supported by the following supplementary planning documents and guidance notes:

- Developer Contributions and Landscape Character - Former Vale Royal area
- Open Space Provision in New Housing Developments - Former Chester area
- Open Spaces - Former Ellesmere Port and Neston area

13.15 The Council's current Local Plans fall under the provision of paragraph 215 of the Framework. Due weight should therefore be given to the degree of consistency of the Plans with the Framework, and the closer the policies in the Plans are to the policies in the Framework, the greater the weight that may be given to them.

Situation without the Local Plan

13.16 In the absence of a new Local Plan, the three existing adopted Local Plans would continue to be used to assess the effect of planning applications on heritage assets, landscape, and open space. Policies in the Regional Spatial Strategy would also remain applicable until such time as they are revoked, as intended under the Localism Act. However, the publication of the NPPF has had an effect on how the policies in these existing Plans are used and the weight that applies to them in decision making.

13.17 The current Local Plans provide consistent coverage of this topic area but national guidance and local evidence has continued to evolve since their adoption. Over time there would therefore be an increasing risk that that they would become out-of-date and unable to provide an adequate decision making framework for these issues in the borough.

Situation with the Local Plan

13.18 The Local Plan Part One will have a range of effects on the borough's cultural heritage and landscape. The full appraisal of each Plan policy against the sustainability objectives is set out in Appendix A. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

13.19 Overall the appraisal reveals that the Plan could have a positive impact when assessed against the sustainability objectives for cultural heritage and landscape. Very positive impacts could occur through policy ENV 2 Landscapes, ENV 3 Green infrastructure, ENV 5 Historic environment and ENV 7 Alternative energy supplies. There is also the potential for positive impacts through another 13 Publication Local Plan policies.

13.20 The appraisal illustrates that the Plan could help to protect, conserve and enhance the borough's heritage assets and their setting. Policies such as ENV 5 Historic environment recognise the unique and significant historic legacy within the borough and aims to safeguard or enhance both designated and non-designated assets. Other policies also refer to the need to maintain or enhance cultural heritage and landscape features (such as ECON 3 Visitor economy) and ensuring that schemes are in keeping with the form and character of settlements (SOC 2 Rural exceptions sites and SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation).

13.21 Some of the policies seek to manage, enhance and provide new open spaces and green infrastructure (SOC 5 Health and well-being, SOC 6 Open space, sport and recreation and ENV 3 Green infrastructure). This should help to protect and enhance the character of the borough's landscapes and townscapes and strengthen local distinctiveness and a sense of place, and policy ENV 2 specifically refers to these requirements.

13.22 The appraisal revealed that negative effects could occur in respect of the strategic development policy (STRAT 2) and some of the area policies (STRAT 3, STRAT 4, STRAT 7). This is because policy STRAT 2 states that the high quality environment will be protected, but there is no indication that sites, features, areas and settings of archaeological, historical and cultural heritage importance would be protected or enhanced. In addition, the location of new development within and on the edge of existing settlements has the potential to have a significant negative impact on the character and appearance of landscape and townscape. Policy STRAT 11 infrastructure also has potential negative effects as it does not consider the potential impacts on sites of cultural, historical or archaeological importance, nor on the character and appearance of the landscape or townscape.

Summary of impacts

13.23 This table draws out the overall impacts of the Publication Draft Local Plan policies including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	The Plan policies seek to meet the sustainability objectives for cultural heritage and landscape and should have a positive impact overall. They should provide an effective framework to conserve, manage and enhance the borough's heritage assets, landscapes, open spaces and local distinctiveness over the period of the Plan. The potential release of Green Belt land around Chester could have a negative effect on the city's historic character.	The situation with the implementation of the Plan alongside existing plans and programmes will be very positive in terms of landscape character, local distinctiveness, open space and heritage assets in most parts of the borough. The NPPF, Cheshire Landscape Character Assesment and local documents such as village design statements and conservation area appraisals for example will help to ensure that these are protected. In Chester, further support is provided by the Chester One City Plan and the Chester City Centre and Approaches Characterisation Study, which will ensure the city's heritage is addressed in future development proposals. Whilst the NPPF sets out how great importance is attached to Green Belts and encourages the re-use of previously developed land, it also sets out how the Government is committed to securing economic growth and boosting significantly the supply of housing through the planning system.
Long term	The positive effects achieved in the short/medium term should continue to be beneficial over the longer term. The effects will generally be more prominent in the medium to long term. The importance of protecting, enhancing and managing places, landscapes and assets of heritage value is well recognised and these features should be well managed into the future. To ensure further local positive impacts occur new policies may be needed after the lifetime of the Plan.	Emerging plans, programmes and strategies continue to recognise the value of proactive management of places, landscapes and assets of heritage value. There may be potential issues around Chester if further growth is promoted through sub-regional or national strategies, as this could create more need for additional greenfield sites.

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
	Strategic Green Belt release will be carried out in a planned way, but it is not clear whether previously developed land within the urban area will be prioritised ahead of this. Without this the loss of greenfield land could occur in the short/medium term ahead of other development sites in Chester City. The timing of the release of sites will influence when the impacts above will be seen.	
Areas likely to be significantly affected	All parts of the borough would benefit from the effective protection and enhancement of landscape character and the contribution it makes to local distinctiveness. Similarly enhancing and protecting open spaces would be beneficial to the whole borough, particularly in those areas where improved provision would address identified needs. Ensuring the protection of heritage assets would be beneficial in all parts of the borough where these features occur, particularly in Chester. The historic character and setting of Chester could be affected by potential releases of land from the Green Belt around the city, although this would be dependant on the scale, location and phasing of any changes.	
Permanent or temporary effects	The impacts on cultural heritage and landscape are likely to be permanent. Potential effects on the historic character, setting and assets of Chester arising from the release of Green Belt land around the city would occur when any development takes place in these areas and the effects are likely to be permanent. Beneficial effects in terms of conserving, managing and enhancing the borough's heritage assets, landscapes, open spaces and local distinctiveness are also likely to be permanent, but could be altered through future development proposals.	
Secondary or indirect effects	Releasing land from the Green Belt around Chester has the potential to a have an indirect negative impact on the city's historic character. Development could also have an indirect negative impact on the character on settlements and landscapes in other parts of borough if not appropriately managed, whilst any subsequent reduction in air quality or rise in air pollution could damage heritage assets. Enhancement of heritage features through tourist development could promote wider understanding and appreciation of the wider heritage resource which could have positive benefits for its maintenance.	
Synergistic effects	There is the potential for new development within and around Chester to have a harmful impact of the city's character. This could in turn have a negative impact on	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
	quality of life, local identity and erode cultural heritage assets. This could also be an in issue in other areas of the borough where local character makes them particularly sensitive to future change.	
Cumulative effects	Overall the Plan should give rise to positive cumulative effects in terms of local distinctiveness and sense of place, protecting and enhancing landscape character and heritage assets in they are applied. Effective policies are important for Chester to protect the city's important historic character against the potential effects of new development.	

13.24 The potential negative impacts of specific policies, such as the strategic development policies are already reduced by other policies in the plan. In particular those relating to landscape, green infrastructure and the historic environment.

13.25 The policies could be strengthened even further by:

- Amending the wording of the ENV 6 High quality design and sustainable construction policy so that it explains that the existing character is only reflected if it is high quality.
- Defining the unacceptable environmental effects in policy SOC 4 Gypsies and Travellers and Travelling Showpersons accommodation, that proposals could be judged against.
- Amending policy SOC 6 Open space so that it refers to the value that open space can play in maintaining and enhancing local distinctiveness and the setting of cultural and historic features, and the potential to provide venues for outdoor cultural events.
- Amending policy ENV 4 Biodiversity and geodiversity to consider the links between biodiversity and landscaping in either the policy text or supporting wording.

Monitoring

13.26 It is proposed that the following data sets are used to develop indicators that can be used as part of the monitoring framework for measuring the significant effects of the Plan in relation to cultural heritage and landscape:

- Total amount of open space per 1,000 resident population (ha).
- Amount of designated Local Green Space (ha)
- Number of Green Flag awarded open spaces.
- Area of woodland created in the borough (ha).
- Number of heritage assets at risk.
- Number (and extent where applicable) of heritage assets, including listed buildings, conservation areas, areas of archaeological importance, scheduled monuments
- Condition of RIGS

14 Population and human health

Introduction

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

14.2 Key sustainability issues identified in the Scoping Report were the need to:

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

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

14.4 Health is wider than an individual's physical health. It is the state of complete physical, mental and social well-being and not merely the absence of disease or infirmity as defined by the World Health Organisation. It is determined by a number of factors on which the Plan will impact. Authors Dahlegren and Whitehead have developed a model of health determinants that is now widely adopted in looking at the impacts of new policy and procedures. The determinants of health include:

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

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

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

- Natural environment: changes to the natural environment can have a positive and negative impact on health and well being depending on the nature of the change.

- Climate change and energy: cleaner energy sources and reduction of CO_2 will contribute to health through combating global warming and improvements in air quality. Negative impacts include visual intrusion, noise and traffic from energy installations.
- Transport: positive impacts from improvements in public transport, proposals to reduce traffic volumes and encouraging walking and cycling. Negative impacts from large transport infrastructure proposals for some communities but benefits for those if it diverts the routes.
- Economic development and employment: increased employment positive for health. Job security and quality is also important. Increased income is good for individual's circumstances and health and can have direct impacts on reducing overall income disparity and inequality in an area. Improvements to individual's skills through training is positive for health and well being.
- Design: improvement to built environment can reduce fear of crime and reduce specific risks associated with poor environment with positive impact on health and well being.
- Green infrastructure and open space: Improvements to green and blue infrastructure provision including improved access to space for sports and recreation and increasing opportunities for walking and cycling will have positive impacts on health and well being.
- Infrastructure and services: developing new services and widening people's access to goods will have a positive impact on health and well-being.

SA objective for population and human health

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

	SA objective	Sub objectives
SA objective 13	Improve health and social inclusion, whilst reducing inequality, and valuing diversity and equality	Will it improve access to healthcare and contribute to the provision of health care services? Does it support all to have a healthy standard of living and strengthen ill health prevention? Will it assist in developing community cohesion? Will it improve health, or access to health facilities, particularly in those areas identified as in need? Will it reduce the poverty gap? Will it improve social inclusion and access to services from both urban and rural areas?

Situation now

14.8 The borough has a population of approximately 327,300 equating to roughly 0.5% of the UK total population. There is an ageing population and decreasing death rate. Population density is comparatively low, reflecting the rural nature of the area. Fuel poverty is above the regional average and whilst the borough scores comparatively well on the Index of Multiple Deprivation this masks some areas of severe deprivation. Blacon, Lache, and Winsford Over are within the worst 1% in England for some measures of deprivation. 31 areas (lower super output areas) are within the bottom 20% nationally.

Specifically in terms of health, some areas have a high proportion of the population with a limiting long term illness.

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

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

Situation without the Plan

14.11 Without the influence of the Publication Draft Local Plan, existing potentially concerning trends in the population would continue. Current trends would see the general population increase in line with natural change, which would lead to the overall population demographic ageing, as the average life expectancy is extended. This will reduce the capacity of the borough to provide for families, and would see a corresponding decrease in the available labour supply. This would further place increased demands on health care facilities and other local services. Pockets of deprivation in the borough would remain. Opportunities for improved access to services, recreational or cultural facilities, or job opportunities would be more limited as over time the policies in the existing Local Plans would become out-of-date.

Situation with the Local Plan

14.12 The Local Plan Part One supports the regeneration of deprived areas, and seeks to provide opportunities for people to access jobs and services in the borough. The provision of leisure, entertainment and cultural facilities could have very positive benefits on the physical and mental well-being of residents, as well as opportunities to improve social inclusion. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

14.13 Very positive effects were identified for the following; STRAT 11 Infrastructure, SOC 2 Rural exceptions sites, SOC 3 Housing mix and type; SOC 6 Open space, sport and recreation, ENV 1, Flood risk and water management, and ENV 7 Alternative energy supplies. Positive effects were identified for STRAT 1 Sustainable development, STRAT 3 Chester, STRAT 4 Ellesmere Port, STRAT 5 Northwich - , STAT 6 Winsford, STRAT 7 Middlewich, STRAT 8 Rural area, STRAT 10 Transport and accessibility, ECON 1 Economic growth, employment and enterprise, ECON 3 Visitor economy, SOC 1 Delivering affordable housing, SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation, SOC 5 Health and well-being, ENV 2 Landscape, ENV 3 Green infrastructure, and ENV8 High quality design and sustainable construction.

14.14 The Plan sets the location and level of development across the borough. A positive effect on population and health is identified as new development is broadly balanced across the five spatial areas and reflects the current population split, providing access to homes, jobs, services and infrastructure. It supports the regeneration strategies in the urban areas, including areas identified with high levels of deprivation. New development in the rural area is directed to key service centres to help sustain existing services and access to facilities.

14.15 Similarly, the Plan supports a wide range of types and sizes of employment land throughout the borough and seeks to enhance the visitor economy, which could provide job opportunities for local people.

14.16 The provision of new health facilities in areas of recognised need supports opportunities for culture, sport and recreation, creating safe and accessible environments. Further, consideration of the requirements of different groups of the community, and aims to reduce poverty and deprivation could help to create and maintain mixed communities, improve social inclusion, and support the ongoing viability of local services.

14.17 The promotion of access to greenspace across the borough, will enhance recreational opportunities to visit the countryside and the green infrastructure network. This can have a positive effect on health and well-being.

14.18 No policies were identified as having a very negative impact on the borough, although STRAT 2 Strategic development was identified as slightly negative. This policy sets out the scale of development within the borough only. It does not address any of the issues that development may cause. These issues are addressed in the policies following STRAT 2 Strategic development.

Summary of impacts

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

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	SOC 1 Delivering affordable housing will have a positive effect in the short-term, this could help maintain mixed communities and support social inclusion. SOC 3 Housing mix and type allows for a mix of type, tenure and size of housing to meet local needs.	The Plan will support the aims of the Council's regeneration initiatives and the Sustainable Community Strategy.
Long term	Significant beneficial effects are identified in the long term as the Plan seek to address the effects of an ageing population and associated issues with labour supply.	The long term cumulative effects with other plans and programmes on population and human health are uncertain at this stage.
Areas likely to be significantly affected	The policies within the Plan apply borough-wide. Local impacts could be identified in areas of deprivation. The Plan directs new development to existing towns and key service centres, supporting the viability of these centres and the provision of essential services.	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Permanent or temporary effects	The majority of the effects arising from the Plan will be permanent as they set the context for future land-use change and development in the borough.	
Secondary or indirect effects	Indirect positive effects are identified in ECON 1 Economic growth, employment and enterprise. This could have a positive effect on the population and human health theme as it helps support access to job opportunities and higher/further education facilities. Provision of recreational facilities and opportunities for improved access to green space and the countryside could have an indirect positive effect on health and well-being. STRAT 10 Transport and accessibility encourages sustainable modes of travel that could have positive secondary effects on health and well-being.	
Synergistic effects	At this stage there are no synergistic effects identified.	
Cumulative effects	The combined effect is to direct future development to the main centres, as the most sustainable and accessible locations. This would have a positive effect in maintaining and enhancing the vitality of existing settlements and access to services.	

Mitigation and enhancement

14.20 In the Plan, STRAT 4 Ellesmere Port could be enhanced by encouraging better linkages by sustainable modes of transport, between employment, education opportunities and residential areas, particularly those areas which are more deprived.

14.21 STRAT 5 could be enhanced ensuring that employment opportunities and health facilities can be accessed by a range of transport modes, particularly from more deprived areas.

14.22 In ECON 1 Economic growth, employment and enterprise, there could be a stronger focus on improving accessibility to deprived areas/areas of relatively high unemployment, linking to transport policy (initiatives such as 'connect to jobs' LSTF funding)

14.23 SOC 3 Housing mix and type could set out the circumstances in which houses in multiple occupation will be managed.

14.24 The majority of opportunities within each policy for mitigation and enhancement are already picked up in other policies within the plan itself.

Monitoring

14.25 It is proposed that the following data sets are used to develop indicators that can be used as part of the monitoring framework for measuring the significant effects of the Plan in relation to population and human health:

14 Population and human health

- Air Quality Management Areas
- Total amount of Open Space per 1,000 resident population (ha)
- Amount of designated Local Green Space (ha)
- Number of Green Flag awarded Open Spaces
- Household composition and size
- Provision of new health facilities
- Number of deprived areas in the worst 5 percent nationally
- Number of people living in fuel poverty
- Proportion of the resident population economically active

15 Housing

Introduction

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

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

SA objective for housing identified in the SA Scoping Report

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

	SA objective	Sub objectives
SA objective 14	To provide sufficient housing to meet identified needs including affordable housing, and specialist groups.	Will it meet Lifetime Homes Standard? Does it meet identified needs?

Situation now

15.3 The Regional Spatial Strategy (RSS) for the North West has now been revoked. However, the document contains the most up to date target for the provision of additional housing units in the borough, until this is replaced by the new housing figure in the Local Plan. The RSS sets a figure of 1317 new homes per annum, from 2003 onwards and this figure has been used in relation to decision making on planning applications for housing and calculation of a 5 year housing land supply. The RSS figure takes into account housing need, the capacity of the borough to accommodate new housing, and anticipated population and economic growth. Between 2003 and 2012, housing completions in the borough have averaged 879 per year, significantly below the figure of 1317, identified in RSS to meet need.

15.4 Affordable housing completions have run at an average of 304 since 2008. This is well short of the annual requirement of 1296 affordable dwellings that has been identified in the Cheshire West and Chester Strategic Housing Market Assessment (SHMA - 2012 update).

15 Housing

15.5 The undersupply of housing provision combined with relatively high house prices has a significant impact on people's ability to access housing. Overall, Cheshire West and Chester is ranked the sixth least affordable district in the North West, with an income to house price ratio of 6.7 (SHMA 2012 update). It is calculated that 6.9% of households are in housing need for a variety of reasons. Housing need can contribute to wider problems such as overcrowding and health problems.

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

15.7 Over the last few years, a high proportion of new housing has been built on previously developed land. Between 2008-2011 the annual average has been 88%. Much of this new development has been in the existing urban areas where access to services is relatively good. This trend reflects the strategy in the adopted local plans. However, the scope for development on brownfield land in sustainable locations is not infinite and is strongly related to market conditions, as often these sites are more expensive to develop.

15.8 The National Planning Policy Framework (NPPF) requires Local Plans to fully provide for market and affordable housing needs in the area. They should identify an annual supply of deliverable sites sufficient to provide five years worth of housing against their requirements (with an additional buffer to ensure choice and competition in the market). The current land supply position for Cheshire West and Chester is less than 5 years. The implication is that the local authority may have less control through its Local Plans over where new housing is built. The NPPF takes a more positive stance towards development than previous government guidance. This may have advantages in terms of the overall number of houses that are built, but is likely to result in more development on greenfield sites.

Situation without the Local Plan

15.9 This section sets out what may happen to the baseline situation without a new Local Plan. The existing Local Plans for the former districts of Vale Royal, Chester and Ellesmere Port and Neston would continue to be used although the weight that could be given to policies within them would reduce over time. Alongside the Local Plans, more recent information obtained through studies such as the Strategic Housing Market Assessment (SHMA) would be used to inform decision making. The housing targets contained in the Regional Spatial Strategy (RSS) would continue to be used in the absence of a recent, rigorous assessment of housing need for the borough, even though RSS has been revoked.

15.10 Given the age of the Local Plans, the policies they contain are becoming dated, and there are few outstanding housing allocations left, compared to the level of need.

15.11 The NPPF contains a strong presumption in favour of sustainable development where this accords with a Local Plan. However, where a Local Plan is absent, out-of-date or silent in relation to a particular development proposal, that proposal should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or other policies in the NPPF indicate development should be restricted.

15.12 As the Local Plans become more outdated, and in the absence of a 5 year housing land supply, the opportunity to take a strategic and planned approach to housing development will be reduced. The previous strategy of directing new development to more sustainable locations and to previously developed land, particularly in the larger towns, would become more difficult to implement. The locations which are more attractive to the market (such as greenfield sites on the edge of villages) are likely to become the focus for development. This trend is clearly demonstrated by recent planning applications for development in villages such as Tattenhall, Tarporley and Tarvin.

15.13 This trend may lead to more houses being built, which may be positive in terms of meeting overall housing needs and contributing to wider economic growth. However, there may be negative implications for the following sustainability objectives:

- To provide sufficient housing to meet identified needs (in the areas it is most needed)
- To optimise the re-use of previously developed land and buildings; and
- To promote regeneration of deprived areas.

15.14 In addition, it may become more difficult to direct development to locations which are accessible to a range of services where the need to travel is limited.

Situation with the Local Plan

15.15 The sustainability objective for housing is concerned with providing sufficient development to meet identified needs, including affordable housing and specialist groups. A sub-objective relates to building to Lifetime Homes standard, which should help to ensure that the housing stock can adapt to the needs of the ageing population. Providing for new housing development is a key element of the Local Plan Part One, and it should achieve a strongly positive score in relation to this objective. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

15.16 Policies STRAT 2 - 8 set out the overall housing target and spatial strategy for housing growth. The level of development proposed would enable the key issues of an ageing population and affordable housing needs to be addressed although this is not explicitly expressed in the policy. Development is directed to the four main towns and key service centres. There would be limited, small scale development in smaller rural local service centres. The aim is to meet housing needs across the borough, in locations which are accessible to local services and jobs.

15.17 Policy SOC 1 aims to provide for the borough's affordable housing needs, as identified in the most up to date Strategic Housing Market Assessment (SHMA). The location of new affordable housing will reflect the overall spatial strategy set out in policies STRAT 2-8. In this way the distribution of new affordable housing should be directed to areas where it is most needed, although the extent to which need is actually met will depend on the implementation of the policy and the viability of proposed development schemes.

15.18 Policy SOC 2 makes provision for affordable housing in rural areas through 'exception sites'. The policy takes a flexible approach by allowing for limited market housing to cross subsidise affordable units where schemes would otherwise not be viable. Working in partnership with landowners, community

land trusts, parish councils and registered providers should help to increase the amount of affordable housing which can be provided. However, it is acknowledged that the scale of housing provision provided through the policy may still be insufficient to meet identified needs in all areas.

15.19 Policy SOC 3 requires that proposals for housing development include a range of housing types, including family homes, student accommodation and elderly persons' housing. The findings of the most up to date SHMA should inform the mix. This requirement should assist in meeting a wide range of identified needs. Policy SOC 4 supports the provision of sites for Gypsies, Travellers and Travelling Showpersons to meet identified needs, subject to criteria. These policies should help ensure that a range of accommodation types are provided in areas where they are needed, and as such score positively in terms of the housing objective.

15.20 In terms of the construction and design of new housing, the Local Plan aims for high standards of design. Policy ENV 6 - High quality design and sustainable construction seeks to ensure that homes are built to recognised national standards such as Lifetime Homes Standards, which will help to ensure that the housing stock can adapt to the needs of the ageing population.

15.21 Overall the draft plan policies reflect the sustainability objective well and score positively against it.

Summary of impacts

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

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium/long term	The Plan should help to meet the identified housing requirement for different groups in the community over the short, medium and long term. Impacts will increase over time as more development schemes come forward through the planning process. Impacts will vary geographically over time, probably reflecting the locations which are most favourable to development and the market, rather than those where needs are greatest.	Combined with the pro development approach in the National Planning Policy Framework, the Local Plan should help to meet the identified housing needs for different groups. The NPPF may have the effect of encouraging development where the market would prefer to provide it, which may not always coincide with meeting identified needs. Combined with tighter building regulations, the plan should assist in encouraging higher quality design and

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
	The Plan encourages the provision of homes built to nationally recognised standards, such as Lifetime Homes, an impact which is likely to be felt most strongly in the medium to long term.	sustainable construction over the medium to long term.
Areas likely to be significantly affected	Housing need is spread across the borough and the Plan reflects this through the proposed spatial strategy, and policies STRAT 2-8.	
Permanent or temporary effects	Effects will be permanent.	
Secondary or indirect effects	Secondary effects should include economic benefits of housing construction, improvements to health and wellbeing resulting from improved housing and reduced overcrowding. More housing provided specifically to meet the needs of the elderly should enable people to stay in their own homes and live independently for longer.	
Synergistic effects	None identified.	
Cumulative effects	The development of a number of schemes, of a range of sizes, house types and tenures, in different locations, should start to address the overall housing need, across the sub region as well as within the borough.	

Mitigation and enhancement

15.23 The Plan policies have been assessed as having a positive impact on the sustainability objective for housing.

15.24 It is acknowledged that the Plan may not fully meet all the identified needs for affordable and other specialist housing. However, achieving a higher level would require a significant increase in the overall housing requirement, which could have negative implications for other sustainability objectives.

15.25 The extent to which the Plan actually achieves the aim of meeting identified needs depends on implementation. Maintaining an up to date assessment of need will be essential as this provides the evidence which underpins the policy approach. Additional certainty should be provided through identification of specific sites for housing in an allocations plan or through Neighbourhood Development Plans.

Monitoring

15.26 A well established monitoring framework exists already for monitoring housing provision and the success of Local Plan housing policies. This includes the following indicators:

- Number of new homes completed each year (net and gross)
- Number of housing completions by type, including number of bedrooms
- Number of affordable units completed each year
- Number of additional gypsy and traveller pitches provided

16 Community safety

Introduction

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

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

SA objective for community safety identified in the SA Scoping Report

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

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

Situation now

16.4 Crime in the borough is represented by statistics on the number of domestic burglaries per 1000 households, and the number of violent crimes per 1000 population. Both statistics here are represented in the Scoping Report Update 2012, and are only available for the former district authority areas. They show that there is a mixed picture across the borough for both indicators, with comparisons difficult with the national average. It can be shown, however, that while crime is not a significant problem within the borough, it is unclear as to whether it is improving. It should be stated that the latest figures available at the time of the Scoping Report production were for 2010.

16.5 The Fear of Crime Survey 2010 showed that almost a quarter of residents felt unsafe to some degree in their local area after dark. The fact that crime levels are comparatively low shows that work needs to be done to improve confidence in communities.

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

16 Community safety

The effect of existing policies on the current situation

16.7 Each of the 3 previous district authorities had policies covering community safety within their Local Plans. At present, it is difficult to assess how well existing policies are performing. There is currently no specific monitoring in place with regards to how developments deal with security, and perceptions of security issues.

Situation without the Local Plan

16.8 Without the adoption of a new Local Plan for Cheshire West and Chester, the existing Local Plans for the former district authorities of Chester City, Ellesmere Port and Neston, and Vale Royal would continue to be used, in conjunction with the National Planning Policy Framework (NPPF). The weight given to the policies in the former districts' Local Plans would be dependent on the degree of consistency with those in the NPPF, with policies at a greater degree of consistency being given greater weight in the decision making process.

16.9 The former district Local Plans were all adopted under a prior national planning guidance system, and, whilst there is a high degree of conformity with the new NPPF, this is not total.

16.10 Crime figures are comparatively low. However, it is difficult to state how much impact planning has had here. Good design will help to reduce crime, however the monitoring systems are not in place to be able to demonstrate this. The absence of a Local Plan would not dilute the potential for secure design practices, however an appropriately strong Local Plan policy could help to improve the consideration of security and safety in determining planning applications.

16.11 Perception of crime is high in the borough. Many of the design principles that help to reduce actual crime also help residents to feel safer. Without a new Local Plan, secure design practises would still be relevant to the decision making process. However, a strong Plan could help to increase the likelihood of these practises being adopted.

16.12 Road safety figures are improving, however it is unclear how important the role of the Local Plans have been in this. Whilst, in the absence of a new Local Plan, this trend may well continue, there is also a possibility that the this will have a detrimental effect.

Situation with the Local Plan

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

16.14 Overall the appraisal shows that the Plan is likely to have a positive impact when assessed against the sustainability objectives for community safety. STRAT 10 Transport and accessibility, ENV 1 Flood risk and water management, and ENV 6 High quality design and sustainable management

should all have a very positive impact. Both STRAT 10, STRAT 11 and ENV 6 promote safe and secure environments and access routes, whilst ENV 1 reduces the potential flood risk.

16.15 ECON 2 Town centres, and SOC 5 Health and well-being have both been assessed as slightly positive, primarily as they are compatible with the sustainability objectives for community safety, and reinforce the very positive policies.

16.16 STRAT 1 Sustainable development has been assessed as slightly negative, as there is no reference to safety, although this may be mitigated by the requirements of STRAT 10, STRAT 11 and ENV 6. STRAT 1.

Summary of impacts

16.17 This table draws out the overall impact dimensions of the Publication Draft Local Plan including the short, medium and long term impacts and the temporal, secondary, indirect, temporary, permanent and synergistic effects.

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium term	The Plan seek to meet the sustainability objectives for community safety. Overall they are likely to have a positive impact on the design and safety of developments.	Legislation, targets and guidance at all spatial scales will strengthen the impact of the Plan on climate change and energy issues and emphasise the importance of these topics. Examples include various design guidance documents, and the National Planning Policy Framework.
Long term	The effects of most of the policies on community safety are likely to be more prominent in the long term, due to the cumulative build up of appropriate development.	
Areas likely to be significantly affected	Any proposed development within the borough should be potentially affected by this. However, urban and built up areas are more likely to have a greater impact.	
Permanent or temporary effects	The majority of impacts arising from the Plan in relation to community safety have the potential to be permanent. Crime levels are dependent on many other factors, however, the appropriate design of developments should see them continually be unattractive places to commit crimes, and attractive places to spend time.	
Secondary or indirect effects	Safer developments and access routes should see more people happier to spend more time within them. This could lead to greater community spirit, and so less	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
	social isolation; greater use of open areas with the potential health improvements, both physical and mental; and a more attractive area for residents and potential residents to enjoy.	
Synergistic effects	None identified	
Cumulative effects	It is considered that there would be a cumulative effect of greater safety, and perception of safety, as more and more developments designed appropriately are built.	

Mitigation and enhancement

16.18 It was considered that Policy STRAT 1 Sustainable development could refer directly to the need to create a safe environment to live in and reduce the fear of crime. However, this is effectively covered by the existing ENV 6 High quality design and sustainable development. There is scope for future design guidance to help inform developments.

Monitoring

16.19 At this stage it is difficult to monitor the impact of the Plan on community safety. In general, impacts will depend on the detailed implementation of specific schemes. As such, no monitoring framework is proposed for this topic.

17 Economic development

Introduction

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

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

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

SA objectives for economic development identified in the SA Scoping Report

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

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

Situation now

17.4 The Local Economic Assessment (2012) identifies that in the borough there is a strong labour force and well paid resident population. However, there are pockets of deprivation; Blacon and Lache in Chester, and Winsford Over are within the worst 1% in England for some measures of deprivation. On average the borough has a highly skilled population.

17.5 The Employment Land Study Update (2013) assesses the supply, need and demand for employment land and premises for new office/industrial/warehousing use. The Borough has a good portfolio of employment land and premises, but it notes that there are likely to be some losses of land to alternative uses (e.g. Housing). The property market analysis shows an increase in vacant premises over recent years. Employment in the Borough is projected to increase approximately 5.7% 2010-2025. Sectoral analysis suggests that the primary and manufacturing sectors are likely to decline, and growth areas are likely to be in warehousing and primarily in service industries. However the latest property market report (2013) concludes that Cheshire West and Chester has experienced significantly above-average growth in a number of sectors. Regeneration schemes in the Borough continue to support specific employment proposals which could lead to future job creation and economic output. Some new employment land allocations will be required to ensure that the employment land portfolio provides a sufficient quantity and quality of employment land during the Local Plan period.

17.6 The borough is an important tourism destination. Chester has a sub-regional visitor economy, generating £1.78bn a year, supporting 27,041 jobs, or 15% of all employment. In the borough 14,300 jobs are tourism related which accounts for 9.7% of the jobs within the borough. These are in a wide range of different sectors.

17.7 Business start-up rates are a general indicator of the health of the local economy. The Scoping Report (Jan 2012) identifies that the borough is performing well when compared against regional and national averages over the past three years, however there has been a steady fall in the number of new enterprises and those that have closed.

Situation without the Local Plan

17.8 Without a new Local Plan, the existing policies from the Chester District Local Plan, Ellesmere Port and Neston Borough Local Plan and the Vale Royal Borough Local Plan would continue to be used to determine planning applications. As these are Plans from the former District Authorities, they may not sufficiently address the economic aspirations of Cheshire West and Chester or take account of local policies in either the Sustainable Community Strategy or the local Regeneration Plans.

17.9 Since 2009, the evidence base has been updated to give a more robust analysis of predicted future economic trends and the implications for the Borough. The existing plan policies do not take account of this evidence and over time they are likely to become out-of-date. The allocated sites within existing plans should be reviewed to ensure they remain fit for purpose. Some of the allocated sites have already been developed and as such, the employment land resource in the borough would continue to decline. In the absence of a new borough-wide Local Plan, the portfolio of employment may not be of a sufficient type, scale or location to meet future economic development needs. It would not address the changes in employment distribution, and may limit future opportunities for diversifying the borough's economic base. In addition, where employment land allocations have failed to come forward for development, they may be developed for other uses. The NPPF states that only sites with a reasonable prospect of coming forward for development should be identified in the employment land resource. A continuation of existing plans may mean that some allocated employment sites are not realistic or deliverable. The consequence of this would be a reduction in the attractiveness of the borough to potential new investors. Likewise, there may not be sufficient opportunities for the expansion or

development of new businesses. This could ultimately lead to lower levels of job creation in the borough, less support for regeneration schemes and increased out-commuting as people increasingly travel to neighbouring areas for work.

17.10 Without a new Local Plan and accompanying Infrastructure Delivery Plan, the future infrastructure needs of the borough may not be met . This could also act as a barrier to future inward investment and economic development. Existing Local Plans also promote the vitality and viability of city, town and local centres. However, this was done on a former district authority basis and may not comprehensively consider the settlement/retail hierarchy within the borough as a whole.

Situation with the Local Plan

17.11 The Local Plan Part One policies are predicted to have a positive or strongly positive impact on the sustainability objective for economic growth. No negative impacts have been identified in relation to this objective. Table 6.1 (Chapter 6) sets out the policies screened as likely to have a significant effect on this topic and a full assessment was undertaken of these impacts as described below.

17.12 The Plan policies support sustainable economic growth and the visitor economy, with a particular focus on the four key towns. A overall figure for employment development is identified, split in accordance with the spatial strategy for the borough. The area-based policies identify a number of key sites, some of which will be allocated for employment use and others will be safeguarded for employment use. Additional sites will also be identified in a more detailed site allocation document.

17.13 The Plan policies aim to attract investment and allow local companies to develop and expand. They support competitive town centre environments through the town centre first approach. Provision of new leisure and entertainment facilities will also support the borough's economy and improve the visitor economy. Regeneration initiatives could further improve the image of the borough. The transport strategy should support economic recovery, improving links between the labour supply and businesses. Through the use of Community Infrastructure Levy (CIL), there are very positive benefits identified for co-ordinating new development to meet the infrastructure requirements of the borough in the future.

17.14 New housing development will be located in existing centres, to support the local retail and leisure sector and to provide access to local job opportunities. The promotion of high quality sustainable design and green infrastructure should have a positive effect, improving attractiveness and image, to encourage regeneration and create an attractive environment for business. The policies also support new investment in low carbon/renewable technologies in the borough. There is provision for an adequate and steady supply of minerals to support ongoing investment. Existing and future waste management facilities will be safeguarded, this will allow for new jobs to be created in the waste processing and recycling industries. Historic assets could help assist regeneration objectives, and the borough's unique heritage is also identified as important for the tourism industry.

Summary of impacts

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

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
Short/medium/long term	The Plan policies support future sustainable economic growth through the allocation of land for employment development, supporting competitive town centre environments and the visitor economy. Impacts are likely to be more strongly felt in the medium to long term rather than the short term, reflecting the time it takes for development to come forward. Impacts will depend on wider economic trends, which are difficult to predict in the long term. The Plan includes a plan, monitor, manage approach to future employment land requirements and distribution, to minimise any negative impacts and ensure there is sufficient employment land available to support continued economic growth. The town centre first approach will have a beneficial long term impact in terms of economic growth.	The Plan will have a positive effect in the short term as they support the regeneration strategies within the borough. There is a difficulty in predicting long term economic trends, therefore impacts of the Plan plus other policies, plans and programmes is uncertain.
Areas likely to be significantly affected	The areas where the Plan proposes new growth and development are most likely to be significantly affected. Specifically this will be in the main towns of Chester, Northwich, Ellesmere Port and Winsford and, to a lesser extent, key service centres in the rural area. Areas which are important for the visitor economy may also be affected. In rural areas outside of key service centres, impacts are likely to be more limited although the policy is supportive of rural diversification. In terms of the economic development theme, these effects are likely to be positive.	
Permanent or temporary effects	The majority of the effects arising from the Plan are likely to be permanent as they set the context for future land use change and development in the borough. There is a degree of uncertainty, however, because impacts will be linked to the wider economic climate, so although physical development will be permanent, the impact in terms of jobs and GVA created may not be.	
Secondary or indirect effects	Investment and regeneration within the four main towns and other parts of the borough, could in itself increase attractiveness and stimulate further growth. There may also be displacement effects whereby firms relocate from other areas, within or outside the borough, to take up new opportunities.	
Synergistic and cumulative effects	However, in the long term there could be an opportunity for positive cumulative and synergistic effects arising from the Plan. The Plan will provide positive support for continued economic growth and investment. If new companies relocate to the	

Type of impact	Local Plan Part One	Local Plan Part One plus other policies, plans and programmes
	borough, or indigenous companies are retained and provided with expansion opportunities, this would have a multiplier effect raising the profile of the borough as a place to invest and work. Coupled with support for town centre retail and the enhancement of tourism, culture, leisure and entertainment facilities, the commercial attractiveness of the borough or key centres could increase.	

Mitigation and enhancement

17.16 Overall the proposed Plan policies score positively in respect of the economic development objective. Impacts will of course relate to how the policies are implemented as well as wider economic trends.

17.17 To help maximise the potential benefits arising from development, positive design guidance can be valuable. This can help support rural/urban renaissance and improve attractiveness, perceptions and consequently the likelihood of future investment. Major developments may benefit from design guidance on specific schemes.

17.18 Policy STRAT 4 Northwich could be improved by referring to the need to safeguard and enhance the existing retail offer in the town centre, and also enhance opportunities for leisure and as a destination for visitors.

Monitoring

17.19 It is proposed that a monitoring framework be established for economic development which includes the following indicators:

- Completed additional employment floorspace by type each year
- Completed additional retail floorspace and other town centre uses, each year
- Change in the number of vacant units in town centres
- Unemployment rates in the borough
- Average earnings within the borough
- Number of day and overnight visitors
- Tourism related employment
- Percentage of area covered by superfast broadband
- GVA per head of population

18 Overview of policy effects

18.1 Tables 18.1 and 18.2 provide an overview of the effects of the policies in the Local Plan Part One.

Table 18.1 Overview of policy impacts

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
SA objectives	1, 2	3	4, 5	6	7, 8, 9	10	11, 12	13	14	15	16, 17, 18, 19
STRAT 1											
STRAT 2											
STRAT 3											
STRAT 4											
STRAT 5											
STRAT 6											
STRAT 7											
STRAT 8											
STRAT 9											
STRAT 10											
STRAT 11											
ECON 1											
ECON 2											
ECON 3											
SOC 1											
SOC2											
SOC 3											
SOC 4											
SOC 5											
SOC 6											
ENV 1											

Topic Chapters	Climate change and energy	Biodiversity, flora and fauna	Water	Air	Land and resources	Waste	Cultural heritage and landscape	Population and human health	Housing	Community safety	Economic development
SA objectives	1, 2	3	4, 5	6	7, 8, 9	10	11, 12	13	14	15	16, 17, 18, 19
ENV 2											
ENV 3											
ENV 4											
ENV 5											
ENV 6											
ENV 7											
ENV 8											
ENV 9											

Key	
	Very negative
	Negative
	No impact/screened out
	Positive
	Very positive

Table 18.2 Overview of site assessments

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
Chester Business Park											
Chester Business Quarter											
Chester West Employment Park											
Northgate											
Chester theatre											
Wrexham Road											
Upton Triangle and south of Dale Barracks											
Land to south of Whitchurch Road											
New Bridge Road											
Hooton Park											
Stanlow											
Ledsham Road											
Waterfront / Ellesmere Quays											
Barons Quay											
Gadbrook Park											
Wincham Urban Village											
Winnington Urban Village											
Station Quarter Urban Extension											
Winsford Industrial Estate											
Woodford Park Industrial Estate											
Land to north of Woodford											

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
Land at Beech Farm and south of Moors Lane											
Kinderton Lodge											
Lostock Works											
Ince Park											

Key	
	Very negative
	Negative
	No impact
	Positive
	Very positive

19 Situation with reasonable alternatives

19.1 This section summarises the results of the Sustainability Appraisal for the alternative reasonable options put forward during the development of the Plan.

19.2 The alternative policy options were presented and considered in detail at the Preferred Policy Directions stage of the Plan in August 2012. No additional, relevant, reasonable policy alternatives have been put forward at the Publication Stage. Table 18.1 lists the policies that were appraised at the Preferred Policy Directions stage and summaries the findings of the appraisal. The audit of how policies have evolved is set out at Appendix D. This sets out how policies have developed and also includes the results of the sustainability assessments the alternatives were subject to at the Publication Draft stage. This comprises a republication of the tables published in the Interim Sustainability report in July 2012 at the Preferred Policy Directions stage.

19.3 The key sites included in the Publication Draft Local Plan (Part One) policies and any alternatives to them have been assessed during the Sustainability Appraisal process. The site assessments are set out in Appendix B. Table 18.2 lists the sites assessed and the alternatives to them and the reasons for inclusion or not in the Publication Draft Local Plan.

Table 19.1 Alternative policy options

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
Sustainable development	1. Locally Specific Sustainable Development Policy (PD01) 2. Planning Inspectorate Model Sustainable Development Policy	PD01	Model policy provides a generic policy that does not reflect the priorities of the Council in as much detail as the locally specific policy. The alternative to PD01 Sustainable development was identified to have a positive effect on climate change and biodiversity, flora and fauna, but less certain in comparison to the Preferred Policy Direction. Both PD01 and its alternative option scored positively for the water, air and community safety objectives. The alternative option to PD01 was assessed as having a positive impact on land and resources, but not as positive as PD01.	STRAT 1
Strategic development requirements	1. Natural change 2. Household Projections 3. Historic Past Completions (PD02) 4. Regional Spatial Strategy	PD02	Natural change and household projections would just follow existing trends and would not address an ageing population, potential declining labour supply, affordable housing needs or support future economic growth. Higher growth options of Regional Spatial Strategy, Growth Point and Unleashing the Potential would require significantly	STRAT 2

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	5. Growth Point 6. Unleashing the Potential		higher levels of delivery than previously achieved, significant greenfield development and high jobs growth to avoid out-commuting. Highest levels also have potential to undermine regeneration in neighbouring areas. The options for the overall scale of development will each have a slightly different impact on climate change. Higher levels of development have the potential to have a greater impact on climate change, but this depends upon the location and design of the development. The proposed publication policy level of development is in the middle of the options proposed at Preferred Policy Directions stage and is slightly higher than PD02. The alternatives which propose a lower figure for housing development than PD02 were considered very positive in relation to the SA objective for land and resources as they would protect greenfield land as new development could primarily be accommodated on brownfield land. The option to use RSS housing targets was considered to have a positive impact on land and resources. The final two alternatives propose	

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			significantly higher levels of housing growth and in comparison to the other options there would be a significant negative impact on land and resources. Both would require large areas of greenfield land to reach the target and would not provide the mechanisms to balance brownfield and greenfield development. Higher levels of development have the potential to have a greater impact on cultural heritage and landscape, but this depends upon the location and design of the development. The alternatives which propose a lower figure for housing development than PD02 would not to provide for the full housing needs, in particular affordable housing and specialist groups. As such, these alternatives scored negatively in terms of the housing objective. The other alternatives have higher figures and would help to meet identified needs and all scored positively. Very significant negative effects in terms of economic development were identified for growth options based on natural change and household projections alone.	

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			These would limit future economic growth and contribute to a falling labour supply. The options based on higher levels of development than PD02 have the potential to boost labour supply and aid economic recovery. However, whilst they may score very positively in terms of economic growth, they scored negatively in terms of other sustainability objectives such as land and resources and biodiversity.	
Level and location of development	1. Regeneration based development 2. Chester based development 3. Weaver Valley based development 4. Balanced development (PD03) 5. No Green Belt change - redistribution of Chester's need to Ellesmere Port 6. No Green Belt change - redistribution of	PD03	For regeneration based development there was concern about the deliverability of meeting between 40 - 60% of housing needs in this location. Focusing on one specific area (such as Chester or Weaver Valley) would reduce the opportunity to address issues in the other areas. The options of no Green Belt change would not meet housing needs directly in Chester and could increase car-based commuting into Chester. The options for the split between the main centres and rural area will each have a slightly different impact on climate change. The options that focus on the main settlements (such as the	STRAT 3 STRAT 4 STRAT 5 STRAT 6 STRAT 9

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	Chester's need to rest of the borough		regeneration based development option) are likely to have a reduced impact on climate change due to lower transport requirements and emissions. The proposed publication policies direct approximately 84% of all development to the main urban areas and as such, this should help to reduce the impact on climate change. The options for no Green Belt change were considered to have a positive impact on land and resources as they would promote a brownfield first development strategy. The options that focus on Chester could have a greater negative impact on culture and heritage due to the cultural and heritage importance of Chester. The options that direct greater levels of development to the rural area could have a greater negative impact on landscape. The appraisal at the Core Strategy Issues and Options stage found that the 'balanced approach' scored most positively in terms of housing. The options for no Green Belt change would not meet the housing needs of Chester, and therefore score negatively in terms	

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			of the housing objective. In economic terms, these options would support the regeneration strategies for the borough in particular the role for Ellesmere Port, although there is the potential that the sub regional role of Chester could be detrimentally effected.	
Rural areas	1. 20% of total housing requirements for rural areas with specific housing provision in rural areas (PD04) 2. Lower level of development in key service centres and redistribute remaining requirement to other settlements outside Green Belt	PD04	Option of lower level of development in key service centres would potentially require high levels of development in settlements that had few services and facilities and would increase the need to travel and increase the dependency on the private car. The alternative to PD04 could result in levels of development that are out of scale with the size and character of smaller rural settlements in the borough, with the potential to affect local distinctiveness and sense of place. The alternative option scored negatively in terms of housing as it may not meet the identified needs of the larger rural settlements.	STRAT 8
Transport and accessibility	1. Directing new development to	PD05	PD05 closely reflects that contained in the Local Transport Plan and the	STRAT 10

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	sustainable locations to minimise the need to travel, promoting improvements to transport networks, improving accessibility and transport integration. 2. No reasonable alternative options at PPD stage		National Planning Policy Framework, as such, there are no reasonable alternative options.	
Infrastructure	1. Contribution to Infrastructure Provision through CIL (PD06) 2. Not introduce CIL and rely on Section 106 contributions	PD06	Not to become a CIL charging authority would mean that contributions to infrastructure would only be secured through planning obligations relating to specific planning applications and any contribution would have to demonstrate that it relates directly to the impact resulting from the granting of planning permission for a specific development. The CIL is the Government's preferred mechanism for the collection of pooled contributions to fund infrastructure. Relying on planning obligations would mean that if a planned development is considered acceptable in planning terms there would be less opportunity to secure any contributions towards additional,	STRAT 11

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			longer term or wider infrastructure needs of the area. The alternative option to PD06 was appraised as having a negative impact on biodiversity, flora and fauna. PD06 scores positively in terms of water and the alternative option scores negatively. The alternative option to PD06 was considered to be have a negative impact on air and land and resources. The alternative of not becoming a CIL charging authority would have a significant negative effect on employment objectives as infrastructure funding would only be secured through planning obligations relating to specific planning applications. There would be no mechanism to secure any contributions towards additional, longer term or wider infrastructure needs of an area.	
Economic growth, employment and enterprise	1. Support sustainable economic growth and the delivery of major regeneration programmes. Enhance	PD07	PD07 provides general aims that reflect the National Planning Policy Framework. As such, there are no reasonable alternative options.	ECON 1 STRAT2 STRAT3 STRAT4 STRAT5

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	the existing strengths and support diversification. Provide a flexible supply of employment land 2. No reasonable alternative options at PPD stage			STRAT6 STRAT8
Employment land requirement and distribution	1. 280ha employment land requirement (66ha additional land) (PD08) 2. 449ha employment land requirement (79ha additional land) 3. 501ha employment land requirement (131ha additional land) 4. 558ha employment land requirement (188ha additional land)	PD08	All alternative options would require Green Belt release around Chester, which could undermine the development of brownfield sites in the city centre. The 79ha option includes a reduced requirement for Northwich, Winsford and the rural area which would not necessarily achieve the same levels of growth or investment or allow for the expansion of local firms. The higher employment levels have the potential to increase labour supply and address the ageing population, but could result in significant traffic congestion and lead to an increase in pollution. They would also require significant new infrastructure. The alternatives to PD08 Employment land requirements and distribution all perform negatively for biodiversity in the	ECON 1

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			appraisal. They also perform negatively for air given their potential to increase car borne travel. The alternatives to PD08 were assessed as having a negative impact on land and resources.	
Retail and town centre hierarchy	1. Town centre first/retail hierarchy/define boundaries and primary/secondary streets (PD09) 2. Designate Cheshire Oaks / Coliseum Retail Park as a town centre 3. Apply a different retail hierarchy to that proposed in preferred policy direction	PD09	Designating Cheshire Oaks / Coliseum Retail Park as a town centre is unlikely to address identified local issues such as the need to strengthen existing town and city centres. It does not have the necessary range of uses which make up a vibrant town centre and is heavily reliant on access by car. The options would also fail to comply with the National Planning Policy Framework. Applying a different retail hierarchy is not supported by the evidence base. The first alternative option for PD09 was considered to have a neutral impact on land and resources as the change of designation would not have an effect on any of the indicators for this theme.	ECON 2

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			The impact of the second alternative option could not be appraised in detail without the specific alternative hierarchy being set out. Alternative options for retailing could have a negative effect on economic growth. For example, the option of designating Cheshire Oaks/Coliseum Retail Park as a town centre is likely to drain investment from Ellesmere Port and Chester, impacting negatively on the viability of these centres. However, it is accepted that there would likely be an increase in investment in the Cheshire Oaks/Coliseum Retail Park area, which could help to enhance the visitor attractions.	
Local centres and community facilities	1. Seek to protect shops and facilities in local centres (PD10) 2. No policy to protect local shops and centres	PD10	Without a policy to protect local shopping and other facilities the market would determine the most appropriate land use. This has the risk of losing shopping and other local facilities in local centres. The alternative option to PD10 was considered to have a potentially negative effect on biodiversity, flora and fauna.	STRAT8 ECON 2

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			The alternative option to PD10 was considered to have a negative impact on air. Whilst it is difficult to assess this option directly, it is unlikely that the market would push for a similar level of protection as the Preferred Policy Direction.	
Visitor economy	1. Support and enhance the role of Chester, promote opportunities for the enhancement of tourist attractions, encourage the expansion of tourism opportunities, support the creation of new cultural and leisure facilities and improve access to green corridors 2. No alternative options at PPD stage	PD11	This general policy aims to support and enhance the visitor economy and this reflects the National Planning Policy Framework. As such, there are no reasonable alternatives.	ECON 3
Delivering affordable housing	1. Set affordable housing thresholds, percentages and	PD12	Setting different percentage requirements in different parts of the borough was discounted as this approach is not advocated through the Strategic Housing	SOC 1

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	policy for borough as a whole (PD12) 2. Set different percentage requirements for different areas 3. Set different thresholds for different sites 4. No set tenure split 5. Apply no affordability requirements		Market Assessment (SHMA) and because it would reduce certainty. Setting different thresholds for the rural areas was considered beneficial as sites in these areas tend to be smaller and this has been incorporated into policy SOC 1. The SHMA suggests a tenure split and this will be used as a basis for decisions, along with viability implications. Not giving a specific tenure split or affordability requirements not give enough certainty to developers or communities. The alternative options for affordable housing score more favourably than PD12 in terms of population and human health. Having different percentage requirements for different areas could potentially secure more appropriate, locally identified levels of provision. Applying different thresholds to geographical areas could have the added benefit of being more reflective of local viability and housing needs. However, in practical terms it was considered that a set percentage requirement was more appropriate.	

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			PD12 scored positively in the appraisal in relation to housing. The alternative options that proposed greater flexibility in terms of the percentage of affordable housing required and the site thresholds, depending on area could result in greater flexibility to better meet affordable housing needs in particular areas. As such they were appraised as having a strongly positive score. However, the approach could be overly complex and reduce certainty. The alternative proposing no specified split scored negatively in terms of housing as it could result in a failure to meet needs. The alternative of no affordability requirements would mean reduced certainty and the possibility that identified needs were not met. As such it scored negatively against the sustainability objective.	
Rural exception sites	1. Allow for rural exception sites (PD13) 2. Do not allow rural exception sites	PD13	Not allowing rural exception sites would deliver less affordable housing in rural areas which could adversely affect the sustainability of rural communities. The alternative option for PD13 was appraised to have a more positive impact on land and resources than PD13 as it	SOC 2

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			should result in fewer rural exceptions sites, and so greenfield sites, coming forward for development. However, population and human health and housing scored more positively for PD13 than the alternative. PD13 scored more positively in terms of housing, as allowing rural exception sites is likely to encourage provision of housing.	
Housing mix and type	1. Define housing mix and types (PD14) 2. Allow market to define mix and type 3. Have no policy for Houses in Multiple Occupation and purpose built student accommodation	PD14	Allowing the market to define mix and type would not comply with national policy as it would not ensure that the wide range of house types required are provided. Not having a policy relating to Houses in Multiple Occupation and student accommodation would prevent the opportunity to address some of the negative impacts that can occur from too high a concentration of HMOs in one area or to support the provision of purpose built student accommodation in sustainable and appropriate locations. The alternatives both scored negatively in relation to housing, as they would not provide the types of housing that are specifically needed in the borough.	SOC 3

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			The alternatives also scored negatively in relation to community safety.	
Gypsy and Traveller and Travelling Showpersons accommodation	1. Defined policy for Gypsy and Traveller and Travelling Showpersons accommodation (PD15) 2. Include a rural exceptions policy for Gypsy and Traveller and Travelling Showpersons accommodation	PD15	It was not considered necessary to include a rural exception policy for Gypsy and Travellers as the Council has take a proactive approach to identifying deliverable, sustainable, achievable and affordable sites located within settlements to allow for sustainable and mixed communities. The alternative option scored negatively against the land and resources objective. Both the proposed policy and the alternative approach score positively in terms of housing.	SOC 4
Health and well being	1. Include a health and well being policy in the Plan in line with identified needs (PD16) 2. Provide for health facilities, reduce poverty and deprivation, promote greenspace but	PD16	As some residents are starting from a worse baseline than others, identification of these residents and specific consideration of their position was considered to have the greatest possible impact for health and well being of the borough's population as whole. If no policy on health and well being was provided this would not give sufficient importance to health and well being.	SOC 5

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	with no identification of need 3. No policy on health and well being		Both alternative options to PD16 were considered not to address the impacts of development proposals on health, amenity and well being. Having no policy on health and well being could also undermine the ability of the plan to address health issues and provision, social inclusion and poverty. The alternative with no identification of specific needs would not address the particular needs of the population so scored negatively against the housing objective. The alternative to have no policy relating to this issue had a strongly negative score as it could undermine the ability of plan to ensure health and well being are considered in the provision of new housing. The alternative options for PD16 scored negatively in terms of community safety.	
Leisure and cultural facilities	1. Address identified deficits in leisure and entertainment provision across the borough.	PD17	It is important to address identified deficits in leisure and entertainment provision and as such, there are no reasonable alternatives.	ECON 2

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	2. No reasonable alternative options at PPD stage.			
Flood risk and water management	1. Reduce and manage flood risk from all sources. 2. No reasonable alternative options at PPD stage	PD18	It is important to reduce and manage flood risk from all sources and this reflects the National Planning Policy Framework. As such, there are no reasonable alternatives.	ENV 1
Natural environment	1. The Council will create, protect, manage and enhance an integrated network of green infrastructure, biodiversity and geodiversity sites and the quality, quantity and accessiblity of open space. Also protect landscape character, green spaces and the best agricultural land, promote accessibility and protect key strategic gaps between settlements.	PD19	The alternative options from Issues and Options stage were amended and taken forward collectively as the preferred policy direction. This reflects the National Planning Policy Framework. As such, there are no reasonable alternatives.	ENV 2 ENV 3 ENV 4

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	2. No reasonable alternative options at PPD stage			
Historic environment	1. Include a comprehensive historic environment policy (PD20) 2. Give no special status to built environment over and above required by legislation and government guidance 3. Set aside the preservation and enhancement of architectural land, heritage assets and give priority to the achievement of other objectives	PD20	Giving no special status to the built environment beyond that required by legislation would mean that there would be no focus on heritage as a means of developing a distinctive identity for Cheshire West and Chester. Setting aside the preservation and enhancement of architectural and heritage assets would mean that little attention would be given to such issues in determining how and where regeneration objectives are delivered and this is unacceptable. The alternative options perform negatively in relation to land and resources.	ENV 5
High quality design and sustainable construction	1. Include a comprehensive high quality and sustainable	PD21	Having design requirements for major developments only is not acceptable as all development has the potential to impact on the character of an area.	ENV 6

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	construction policy (PD21) 2. Have design requirements for major developments only 3. Include no design policy and rely solely on NPPF and existing Village Design Statements 4. Use Building Control Regulations only to control the sustainability of developments 5. Set sustainability standards that exceed Building Control Regulations 6. Set different sustainability standards for different developments and areas, using a criteria based approach 7. Require all developments to		Including no design policy was not supported by consultation responses and would not give the appropriate weight to design guidance produced at the local level and may not give sufficient protection to the setting of protected buildings and local distinctiveness. Relying on Building Control Regulations only would not meet the National Planning Policy Framework requirement of including proactive strategies to mitigate and adapt to climate change. Setting standards that exceed Building Control Regulations would add considerable costs to the construction of new buildings. The need to mitigate and adapt to climate change is borough-wide and setting different sustainability standards for different developments and areas was not supported by the evidence base. There are nationally prescribed requirements for site waste management plans and it is not necessary to go beyond these requirements.	

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	submit a site waste management plan as part of their planning application 8. Require all large scale developments to submit a site waste management plan as part of their planning application 9. Require developments over £300,000 to submit a site waste management plan as part of their planning application		The appraisal illustrated that the alternatives to PD21 are unlikely to provide sufficient sustainable design guidance to address the impact of new development on reducing energy consumption, exacerbating greenhouse gas emissions and the overall ability to mitigate and adapt to the effects of climate change. The Publication Draft policy is a slightly amended version of PD21 and therefore has the most positive impact in terms of climate change. The alternative options for PD21 were appraised to have a negative impact on biodiversity, flora and fauna. PD21 and its alternatives all scored negatively in terms of water because of the failure to identify or encourage design measures that would minimise flood risk. The first and second alternative options for PD21 were considered to have a negative impact on air. Having no design guidance for small scale development could have a significant negative impact on the	

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
			protection of historic assets and landscape character, which could be exacerbated further through the location of cumulative proposals. Similarly, having specific policies on design in favour of relying on guidance in the NPPF and community-produced village design statements could undermine the ability to thoroughly recognise and protect local landscapes, townscapes and built heritage. The alternative to set out design standards for major developments scored negatively in terms of housing and community safety as it would not apply to the many small scale developments which come forward each year. The alternative to include no policies on design scored less positively in relation to housing than PD21 and was considered to be neutral in terms of community safety.	
Alternative energy supplies	1. Include a comprehensive renewable energy policy (PD23)	PD23	Local evidence suggests that the borough's resources are likely to be used in smaller, more scattered development and there are few strategic scale opportunities that would necessitate the	ENV 7

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	2. Identify specific areas of search for renewable energy 3. Strongly promote specific local schemes (PD23) 4. Take a cautious approach		need for specific areas of search to secure the energy opportunities they could provide. A more cautious approach is not required as the preferred policy will ensure that the impacts of renewable and low carbon energy developments will be properly assessed. At Preferred Policy Directions stage PD23 Renewable and low carbon energy was found to be the most comprehensive option and therefore identified to have a greater positive effect on climate change than the alternatives. The approach taken in PD23 of ensuring that all proposals are thoroughly assessed against a set of local criteria was felt to provide more certainty than the alternatives that the borough's heritage assets and landscapes will be protected.	
Managing waste	1. Policy to safeguarding existing waste sites and permissions	PD22	Identifying a large number of smaller scale facilities would fail to recognise the need to deal with waste on a borough-wide basis and fail to take account of cross border flows and	ENV 8

Policy area	Preferred Policy Direction options	Option chosen at Preferred Policy Direction	Reasons for discounting other options	Related Local Plan Policy
	but not allocate new sites (PD22) 2. Identify a large number of smaller scale facilities across the borough to meet identified needs 3. Safeguard only existing and planned sites up to capacity to treat Cheshire West and Chester waste only		regionally significant facilities already granted permission. It would also undermine the approach to co-location of facilities and sustainable transport. Safeguarding only existing and planned, but not yet operational, sites up to the capacity in the borough would fail to recognise the need to deal with cross-border flows and would undermine co-location and what has already been granted.	
Minerals supply and safeguarding	1. Make provision for the adequate and steady supply of sand, gravel, salt and brine from within the borough. 2. No reasonable alternative options at PPD stage	PD24	The preferred policy direction incorporates several options which were dealt with individually at the Issues and Options stage. There are no additional, reasonable alternatives.	ENV 9

Table 19.2 Local Plan Key Sites

Site	Approach taken in Sustainability Appraisal	Alternative and reason for discounting
Chester		
Chester Business Park	High level appraisal of the site within the context of emerging policy STRAT 3. The SA assesses the safeguarding of existing employment land and potential small scale new employment development within this area.	Not applicable. Existing site to be safeguarded.
Chester Business Quarter	High level appraisal of the site within the context of emerging policy STRAT 3. The SA assesses the site for office development and associated leisure and residential uses.	Expansion of Chester Business Park - this proposal was discounted following the Employment land review, due to Green Belt and green field location and the very special circumstances were not justified given the availability of land within the Business Quarter area, the Council's regeneration objectives and other areas outside of Green Belt.
Chester West Employment Park	High level appraisal of the site within the context of emerging policy STRAT 3. The SA assesses the safeguarding of existing employment land and potential small scale new employment development within this area.	Not applicable. Existing site to be safeguarded.
Northgate	High level appraisal of the site within the context of emerging policy STRAT 3. The SA assesses the site as a site for leisure and retail uses led mixed use.	Not applicable. This is a scheme to bring about the comprehensive redevelopment of part of Chester city centre.
Chester Theatre	High level appraisal of the site within the context of emerging policy STRAT 3 and	No reasonable alternatives. This is the redevelopment of the City Centre

Site	Approach taken in Sustainability Appraisal	Alternative and reason for discounting
	ECON 2. The SA assesses the site as a redevelopment site for a new theatre.	cinema/theatre site promoted by the Council and identified in the One City Plan.
Wrexham Road	The SA assesses the release of two parcels of land from the Green Belt in this location for new housing during the plan period in policy STRAT 3.	Alternative candidate sites at Upton triangle/Southof Dale Barracks sites or Land to south of Whitchurch Road. Both areas discounted as release in conflict with purposes of Green Belt.
Upton Triangle and South of Dale Barracks (alternative)	The SA assesses the release of two parcels of land from the Green Belt in this location for housing. This was a candidate site for release from Green Belt in the Green Belt Study and an alternative to Wrexham Road and land to south of Whitchurch Road. It has not been taken forward in the Local Plan.	Alternative candidate sites at Wrexham Road (taken forward in plan) or land to south of Whitchurch Road (not taken forward - discounted as release in conflict with purposes of Green Belt).
Land to south of Whitchurch Road (alternative)	The SA assesses the release of land from the Green Belt in this location for housing. This was a candidate site for release from Green Belt in the Green Belt Study and an alternative to Wrexham Road and Upton Triangle/Dale Camp. It has not been taken forward in the Local Plan.	Alternative candidate sites at Wrexham Road (taken forward in plan) or Upton triangle/South of Dale Camp Barracks (not taken forward - discounted as release in conflict with purposes of Green Belt).
Ellesmere Port		
New Bridge Road	High level appraisal of the site within the context of emerging policy STRAT 4. The SA assess the site as a site for employment.	Not applicable. The site is already allocated for employment within the Stanlow Special Policy area and this is to be safeguarded through the Local Plan given that the site is a key part of the regeneration and growth aspirations for Ellesmere Port. The area

Site	Approach taken in Sustainability Appraisal	Alternative and reason for discounting
		brings together several plots of brownfield land in an existing employment area.
Stanlow	High level appraisal of the site within the context of emerging policy STRAT 4. The SA assesses the safeguarding of this land for employment.	Not applicable. Existing site to be safeguarded.
Hooton Park	High level appraisal of the site within the context of emerging policy STRAT 4. The SA assesses the safeguarding of this land for employment.	Not applicable. Existing site to be safeguarded.
Ledsham Road	High level appraisal of the site within the context of emerging policy STRAT4. The SA assesses the allocation of this land for housing.	To ensure the development strategy is met the Local Plan (Part One) has identified that the release of greenfield land will be required. The development potential of the site was recognised in the Ellesmere Port and Neston Borough Local Plan 2002. The site was safeguarded to meet future development needs in the area after 2011. No other reasonable alternatives of this scale are available without looking to release of Green Belt land.
Waterfront / Ellesmere Quays	High level appraisal of the site within the context of emerging policy STRAT 4. The SA assesses the allocation of this land for housing led regeneration.	Identified as a regeneration initiative in the Ellesmere Port Vision and Strategic Regeneration Framework. There are no reasonable alternative sites to provide the equivalent opportunity for large scale regeneration in a waterfront location.
Northwich		

Site	Approach taken in Sustainability Appraisal	Alternative and reason for discounting
Barons Quay	High level appraisal of the site within the context of emerging policy STRAT 5. The SA assesses the site as a site for retail and leisure led mixed use as provided for through the planning commitment.	Not applicable. This is a consented scheme to bring about the comprehensive redevelopment of part of Northwich town centre.
Gadbrook Park	High level appraisal of the site within the context of emerging policy STRAT 5. The SA assesses the safeguarding of this land for employment.	Not applicable. Existing employment site to be safeguarded.
Wincham Urban Village	High level appraisal of the site within the context of emerging policy STRAT 5. The SA assesses the safeguarding of this land for housing led mixed use as provided for through the planning commitment.	Not applicable. Existing consented site to be safeguarded.
Winnington Urban Village	High level appraisal of the site within the context of emerging policy STRAT 5. The SA assesses the safeguarding of this land for housing led mixed use as provided for through the planning commitment.	Not applicable. Existing consented site to be safeguarded.
Winsford		
Woodford Park Industrial Estate	High level appraisal of the site within the context of emerging policy STRAT 6. The SA assesses the safeguarding of the existing employment site.	Not applicable. Existing employment site to be safeguarded.
Station Quarter Urban Extension	High level appraisal of the site within the context of emerging policy STRAT 6. The SA assesses the allocation of this land for an urban extension.	This site has been taken forward in the Local Plan. It is also identified in the emerging Winsford Neighbourhood Development Plan. The site is in a sustainable location, accessible to the town centre, railway station

Site	Approach taken in Sustainability Appraisal	Alternative and reason for discounting
		and existing employment areas. The development of the site provides the opportunity to improve links between the railway station and town centre and to increase public use and access to the flashes. The site is identified as a potential housing allocation in the emerging Winsford Neighbourhood Development Plan. Alternative sites include land at Beech Farm and land to north of Woodford Park Industrial Estate. Land at Beech Farm discounted as in a less sustainable location, less able to deliver associated benefits with the housing development and the physical and social integration of the site with the existing town will be harder to achieve. The land to north of Woodford Park has not been taken forward in the Local Plan (Part One) but is to be assessed more fully at the Local Plan Land Allocations and Detailed Policies stage in relation to extension of Woodford Industrial Estate.
Land at Beech Farm and south of Moors Lane (alternative)	The SA assesses the allocation of this land for an urban extension. Sites not taken forward in the Local Plan (Part One).	These sites have been not taken forward in the Local Plan (Part One). Discounted as in a less sustainable location, less able to deliver associated benefits and more difficult to integrate into the existing town than the Station Quarter site. The sites were also put forward as part of the preparation of the emerging Neighbourhood Development Plan for Winsford but were discounted. Alternative sites include the Station Quarter site and land to north of Woodford Park Industrial

Site	Approach taken in Sustainability Appraisal	Alternative and reason for discounting
		Estate. The land to north of Woodford Park has been discounted at the Local Plan (Part One) stage. The site is to be assessed more fully at the Local Plan Land Allocations and Detailed Policies stage in relation to expansion of Woodford Park Industrial Estate..
Land to North of Woodford (alternative)	The SA assesses the allocation of this land for an urban extension. Site not taken forward in the Local Plan (Part One).	Site discounted at Local Plan (Part One). The potential of the area is to be assessed more fully at the Local Plan (Part Two) Land Allocations and Detailed Policies stage in relation to expansion of Woodford Park Industrial Estate. Alternative sites include land at Beech Farm and south of Moors Lane (not taken forward in the Local Plan Part One) and the Station Quarter Site. See comments above.
Winsford Industrial Estate	High level appraisal of the site within the context of emerging policy STRAT 6. The SA assesses the safeguarding of this land for employment.	Not applicable. Existing employment site to be safeguarded.
Waste		
Kinderton Lodge	High level appraisal of the site within the context of emerging policy ENV 8. The SA assesses the safeguarding of this land with planning permission for waste management.	Not applicable, site with planning permission to be safeguarded. However, no alternatives in Cheshire West and Chester. An alternative site for landfill is identified in The Cheshire Replacement Waste Local Plan at Clayhanger Lane, Crewe in Cheshire East under policy 9. However, planning permission was refused for landfill on this

Site	Approach taken in Sustainability Appraisal	Alternative and reason for discounting
		site by the Secretary of State following an appeal.
Lostock Works	High level appraisal of the site within the context of emerging policy ENV 8. The SA assesses the safeguarding of this land with planning permission for waste management.	Not applicable. Waste Need Assessment Update 2012 identifies sufficient waste management capacity to meet borough's needs through existing and permitted sites for waste management. No requirement for new sites if existing and permitted waste are safeguarded for waste uses. In view of extant planning permissions on this site for waste and waste related uses it is proposed to be safeguarded.
Ince Park	High level appraisal of the site within the context of emerging policy ENV 8. The SA assesses the safeguarding of this land with planning permission for waste management.	Not applicable. Waste Need Assessment Update 2012 identifies sufficient waste management capacity to meet borough's needs through existing and permitted sites for waste management. No requirement for new sites if existing and permitted waste are safeguarded for waste uses. In view of extant planning permissions on this site for waste and waste related uses it is proposed to be safeguarded

20 Conclusion

Significant effects of the Plan

20.1 The STRAT policies in the Local Plan Part One should bring about positive social and economic change in line with the sustainability objectives of the Sustainabilty Appraisal, although in achieving this there is potential to have negative impacts on the environmental sustainability objectives. However, the ECON, SOC and ENV policies in the Publication Draft Local Plan ,along with the planning policies to be retained in the extant Local Plans, will provide a framework to ensure that the impacts of proposed new development are assessed fully at the planning application stage and where appropriate mitigate any negative impacts. The sustainability topics against which the potential for negative impacts is greatest include climate change and energy; biodiverisity, flora and fauna; water; air and land and resources. However, positive impacts are likely for population and human health; housing and economic development.

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

- Potential to exacerbate the causes of climate change through new development and increased transport. However, the policy framework includes provisions to reduce and mitigate these potential impacts such as promotion of sustainable transport; provision of Green Infrastructure and sustainable construction and the delivery of renewable energy
- Loss of greenfield and agricultural land to new development
- The delivery of sustainable waste management for the borough
- New housing including affordable housing to meet the needs of the borough
- Economic and jobs growth
- Social inclusion and community cohesion
- Protection and enhancement of the borough's historic and cultural assets
- Protection and enhancement of the borough's statutory and non statutory habitats and species
- Delivery of new and enhanced Green Infrastructure
- Protection of existing and creation of new community facilities.

Areas likely to be affected

20.3 The Local Plan (Part One) is a borough wide plan and therefore to an extent it has the potential to affect all parts of the borough. The Spatial Strategy of the Local Plan Part One focuses of the four main settlements of Chester, Ellesmere Port, Northwich and Winsford and key settlements in rural areas. The findings of the Sustainability Appraisal demonstrate that these are the areas where the effects will be seen more prominently as new development is being directed to these areas.

20.4 The Sustainability Appraisal has assessed any impacts on neighbouring areas. The areas most likely to be affected are the neighbouring authorities of Wirral, Warrington, Halton, Cheshire East, Flintshire and Wrexham.

Final comments

20.5 This appraisal of the Local Plan Part One demonstrates that there are no major sustainability concerns at this stage in the plan making process. There are no significant reasons to not proceed with the Local Plan Part One as prepared. Whilst some significant effects of the policies have been identified, including negative impacts, 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. It will be important that once adopted the topic based policies in the Local Plan Part One are applied at the development management stage alongside extant policies in the current Local Plans.

20.6 Some of impacts predicted are not as a direct result of the Local Plan (Part One) polices or a result of short comings in the policies. The Local Plan will not be working is isolation. This is a challenging time for developing planning policy and there is an expectation to deliver solutions to serious long term issues such as climate change, energy resources, housing need and transport. The Local Plan needs to be clear about the other policy drivers and mechanisms that are required to deliver the specified outcomes for the borough.

20.7 The Local Plan is a high-level document that sets a strategic direction for development. As such, the overall impact will be determined by the combination of final policies from the Local Plan and other planning policy documents. However, the Sustainability Appraisal has demonstrated that the Local Plan Part One generally addresses the sustainability objectives of the Sustainabilty Appraisal and on balance provides a policy framework to bring out new development borough sustainably.

A Publication Draft Local Plan Policy appraisals

	Effect
	Very positive
	Positive
	Negative
	Very negative
	Screened out

SA topic	STRAT 1 Sustainable development
Climate change and energy	Policy requires that proposals should mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation, unless material considerations indicate otherwise. It also requires that proposals should ensure the prudent use of out natural finite resources whilst promoting the re-use, recovery and recycling of all materials.
Biodiversity flora and fauna	The policy requires that proposals protect, enhance and improve the natural environment and seek opportunities for habitat creation; and encourage and prioritise development in locations that are not of high environmental value and minimise loss of greenfield land. These requirements should help to protect and enhance biodiversity. However, biodiversity is not mentioned specifically in the policy.
Water	The policy does not specifically refer to flooding or maintaining and improving water resources / efficiency. However, it does require that proposals should mitigate and adapt to the effects of climate change (which would include flooding) and ensure the prudent use of natural finite resources.
Air	The policy does not specifically refer to protecting and improving air quality. However, it does require that proposals mitigate and adapt to the effects of climate change, encourage and prioritise development in sustainable locations and ensure the prudent use of natural resources, all of which would contribute to this objective.
Land and resources	The policy requires that proposals ensure the prudent use of natural finite resources, restore degraded and despoiled land and encourage and priorities the use and redevelopment of previously developed land and buildings in sustainable locations that is not of high environmental or agricultural value. It does not specifically require the protection of soil quality.
Waste	The policy requires that proposals promote the re-use, recovery and recycling of materials. As such, this should reduce the production of waste. It does not specifically refer to sustainable waste management.
Cultural heritage and landscape	The policy requires that proposals protect, enhance and improve the natural and historic environment. It does not specifically refer to cultural heritage or the character and appearance of the landscape and townscape or local distinctiveness and sense of place.

SA topic	STRAT 1 Sustainable development
Population and human health	The policy requires that proposals provide for mixed use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities promoting healthy and inclusive communities. It does not specifically refer to reducing inequality or valuing diversity and equality.
Housing	The policy requires that proposals provide for mixed use developments which seek to provide access to homes, promoting healthy and inclusive communities. It does not set out the level of housing as this is covered by other policies. It does not set requirements about types of housing, affordable housing or housing for specific groups.
Community safety	The policy does not refer to safety or fear of crime. As such, it will not have a significant impact on these issues.
Economic development	The policy requires that proposals provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities. It also refers to the need to restore degraded and despoiled land and encourage and prioritise the use and redevelopment of previously developed land and buildings. It also states that proposals should support regeneration in the most deprived areas of the borough. It does not specifically refer to sustainable economic growth and competitiveness, private sector investment, the visitor economy / tourism, improved image or the viability of retail centres.

SA topic	STRAT 2 Strategic development
Climate change and energy	The policy looks to promote strong, prosperous, and sustainable communities. This will require communities to mitigate and adapt to climate change, although the policy does not explicitly state this. The policy proposes that new development will be located within or on the edge of the major centres and seeks to maximise the use of existing infrastructure and resources and to in locations close to public transport. However, higher levels of development have the potential to negatively impacts upon climate change and energy supply, exacerbating current trends without mitigation measures.
Biodiversity flora and fauna	The policy states that the high quality environment will be protected but does not explicitly seeks the protection and or enhancement of biodiversity and wildlife habitats. The policy has the potential to impact negatively on this SA objective through losses resulting from new development. However, new development could also include new Green Infrastructure, which would have a positive impact. It is not clear within the policy if there is a preference for previously developed land or greenfield land. There is the potential to enhance green infrastructure but this is not explicit.
Water	The policy looks to promote strong, prosperous, and sustainable communities, however, the policy does not explicitly state how it will be ensure that new development will not have an adverse affect on water supply, pollution and flooding. It is stated that development should be located within or on the edge of existing settlements to maximise use of existing infrastructure. Therefore the policy in isolation presents potential issues in relation to water supply, pollution and the risk of flooding due to new development.
Air	The policy states that the high quality environment will be protected, however, the policy does not explicitly state how air quality will be protected and enhanced. The policy has the potential to negatively impact upon air quality depending on exact location of new proposed development which is not known at this stage and the level of additional traffic generated from new development. Transport emissions are a key contributor to air quality changes. There are two AQMAs in the borough in Chester and Ellesmere Port both as a result of nitrogen oxide emissions from transport. Increased transportation as a result of development could exacerbate this without appropriate mitigation measures. The HRA (which looks at air quality impacts) indicates that whilst this policy has the potential to have a significant effect in relation to European protected sites this has been mitigated through amendments to the plan policies.

SA topic	STRAT 2 Strategic development
Land and resources	New development will require the use of land and resources. The policy itself does not set out how development will protect the use of land and resources. Building on the edge of settlements, particularly in the rural area has the potential to impact upon agricultural land and soil quality. Given the nature of the policy there is no indication in the policy that previously developed land would be preferred for development or that recycled materials would be promoted in construction of new development.
Waste	Screened out. New development (households, commerce and industry) has the potential to increase volumes of waste generated in the borough although waste minimisation campaigns, reductions in packaging waste and the rising cost of waste management are likely to counteract the rise. Therefore, the level of proposed development is not likely to impact significantly on this SA objective. However, other policies in plan will which set out how waste produced by the borough will be managed to 2030.
Cultural heritage and landscape	The policy states that the high quality environment will be protected. However, there is no indication that sites, features, areas and settings of archaeological, historical, and cultural heritage importance would be protected or enhanced. In addition, the location of new development within and on the edge of existing settlements has the potential to have a significant negative impact on the character and appearance of landscape and townscape.
Population and human health	The plan promotes strong, prosperous and sustainable communities. The policy is not specific about how it will improve access to services including health facilities and improve social inclusion. There is no indication of how the poverty gap would be reduced by this policy. However, the policy supports communities in bringing forward development to meet their needs and ensuring new development is supported by the necessary services and infrastructure.
Housing	The level of proposed housing development will meet identified needs. This policy does not directly make reference to affordable housing and specialist groups, although it assumes that a higher figure is more likely to help address these issues.
Community safety	Screened out. Given nature of policy it will not have a significant impact upon community safety.

SA topic	STRAT 2 Strategic development
Economic development	The policy will provide sufficient land to help to support sustainable economic growth, and to maintain and improve the viability of city, town and local centres. However, the policy does not explicitly state how the policy supports the regeneration in the borough, particularly in the more deprived areas or how it will enhance the visitor economy.

SA topic	STRAT 3 Chester
Climate change and energy	Higher levels of development have the potential to negatively impact upon climate change and energy supply and to exacerbate current trends. However, this is dependent on the exact nature of the proposals as they come forward at the planning application stage. The proposed approach directs development to the main urban area, although there will be extensions to this through Green Belt release. Concentrating new housing in the city has the potential to reduce car borne travel by bringing employment and housing levels closer in line and reducing the need to car borne travel within and into the borough. New development will contribute to predicted rising energy consumption in the borough and the policy does not indicate how these demands will be met. The policy does not include how green and blue infrastructure will be accommodated as part of new development in Chester, which can counteract the impacts on climate change.
Biodiversity flora and fauna	The policy would allow development on greenfield and brownfield land. Both previously developed and greenfield have biodiversity value. However, the policy itself does not address how the development will ensure that biodiversity, flora and fauna will be protected and enhanced, given that the policy only sets out the levels and location of development for Chester. Whilst the Habitats Regulation Assessment has screened in this policy as having a potential significant effect on the integrity of European sites in and surrounding the borough, these have been mitigated through amendment to the policies of the Local Plan.
Water	The proposed level of development is not expected to cause any particular issues for waster supply as identified by the water cycle study. It will however require upgrading to existing water treatment works. The policy itself does not address how pollution risk from new development will be minimised or water efficiency measures will be incorporated or flood risk assessed and managed.
Air	The main policy text does not discuss air quality and how the plan will ensure new development does not have adverse air quality impacts. The supporting text identifies that there is one Air Quality Management Area in Chester in Boughton and that the policy takes account of the need to mitigate any adverse impacts on air quality arising from development proposals, in line with the policies on sustainable development and health and well-being. The specified Chester sites could impact on air quality and the Air Quality Management Area. The Habitats Regulation Assessment has assessed that the plan including its mitigation

SA topic	STRAT 3 Chester
	measures will not have a significant effects on European sites both within and outside the borough both in Wales and England.
Land and resources	The plan seeks growth and this will require a higher use of resources both to build in the first place and in longer term due the higher levels of population living and working in Chester. The strategy involves the release of new greenfield sites and an associated loss of agricultural land. The proposed level of housing and employment development includes the requirement for potential Green Belt release.
Waste	Screened out. New development (households, commerce and industry) has the potential to increase volumes of waste generated in the borough although waste minimisation campaigns, reductions in packaging waste and the rising cost of waste management are likely to counteract the rise. Therefore, the level of proposed development is not likely to impact significantly on this SA objective. However, other policies in plan will which set out how waste produced by the borough will be managed to 2030.
Cultural heritage and landscape	The policy seeks to support the enhancement of the city's role as a sub regional shopping and leisure destination and support its role as an international tourism destination, whilst recognising that new development should be compatible with the conservation and enhancement of the city centre and the setting of the city. For Chester, new development is not necessarily a risk to the city's heritage and culture but a way to enhance and support the city's special characteristics and attractions through its regeneration and growth. The release of Green Belt could have impact upon landscape and on the setting and character of Chester. However, the location for Green Belt release has been subject to review against factors such as statutory designations, land use and built environment, access / connectivity / accessibility, topography, landscape character and visual amenity, historic environment, biodiversity and natural environment as part of the Green Belt study. This has been considered in the individual assessments.
Population and human health	The policy seeks to strengthen the economic and social function of Chester to support the needs of both the local population and those working and visiting the City. As such the policy does not specifically mention particular population groups and meeting their needs. However, stimulating economic growth, the provision of new housing and enhancing shopping and leisure facilities should have a positive impact upon health and well being.

SA topic	STRAT 3 Chester
Housing	Policy approach would provide additional opportunities for the release of sites for housing development in Chester. The level of proposed housing would assist in meeting the housing needs of existing residents whilst allowing for growth to accommodate some in migration. The ability to meet the affordable and specialist needs will depend upon how the mix of housing in relation to occupancy and type of housing is delivered a part of the overall housing growth.
Community safety	Screened out. Given the strategic nature of the policy which sets out level and location of development for Chester it will not have a significant impact upon the creation of safe environments or impact upon people's fear of crime.
Economic development	The policy supports the continuation of Chester as a sub regional centre. Its seeks to allow the strengthening of the key economic drivers for the city including commerce, retail, leisure and tourism. It identifies land for specific purposes that will drive the economic growth of the city and its regeneration.

SA topic	STRAT 4 Ellesmere Port
Climate change and energy	Through the level and type of development proposed in Ellesmere Port, the policy will exacerbate current trends in terms of CO2 emissions. The specified allocations would contribute to CO2 emissions. Ellesmere Port already has the highest CO2 emissions in the borough and as such the policy will have a negative impact on the ability of the borough to mitigate climate change. The policy does look to increase the use of canals, waterways and rail for employment development, particularly freight, and this should help reduce potential emissions, however car and road freight travel is still likely to increase.
Biodiversity flora and fauna	The policy supports the use of waterways for freight transport. There is no consideration of biodiversity across the wider area within this policy. Many of the sites identified for development are previously developed, but these sites could have wildlife value. The Habitats Regulations Assessment (HRA) has identified that development close to the Mersey Estuary Special Protection Area (SPA)/Ramsar site could have the potential to disturb waterfowl. The sites at Ellesmere Port Waterfront, Stanlow and Hooton Park are all close to the estuary. The specified sites at Ledsham Road and Ince Park are greenfield sites and development could impact on biodiversity.
Water	Development in Ellesmere Port is not likely to be significantly affected by flood risk, although the development alongside the ship canal could be at risk if the canal structure were to fail. There are areas of flood risk around Stanlow and Ince. Parts of the sites at New Bridge Road and Stanlow are subject to flood risk. Water quality in the area is poor, the aim is to raise this to good ecological quality by 2027. Drainage from new development could jeopardise these targets without appropriate mitigation. The Water Cycle Study identifies that there is capacity in the Ellesmere Port wastewater treatment facility to 2015 but further modelling will be required to assess the impact of future development. Appropriate infrastructure improvements should be put in place before development commences to avoid adversely affecting water quality.
Air	The main policy text does not directly cover air quality, however, the supporting text refers to the existing Air Quality Management Area (AQMA) on the A5032 Whitby Rd/Station Rd which has been designated because of vehicular emissions of nitrogen dioxide. Increased transportation as a result of development could exacerbate this without appropriate mitigation measures and several of the specified sites are close to the AQMA, particularly Ellesmere Port Waterfront and New Bridge Road. The level and form of development could have some

SA topic	STRAT 4 Ellesmere Port
	negative impact on the overall air quality within the area. The policy supports further industrial development. Whilst industry is subject to strict controls to ensure emissions are not a danger to public health, this is unlikely to improve existing air quality. Appropriate mitigation measures will be required as part of development proposals to minimise impacts.
Land and resources	The plan seeks growth and this will require a higher use of resources, both to build in the first place in in the longer term due to the higher levels of people living and working in Ellesmere Port. The policy allows for a level of development on greenfield land, notably the large site at Ledsham Road. Much of the proposed employment development is directed to previously developed land but this is not prioritised over greenfield. Development will use natural resources, and could negatively impact on soil quality
Waste	The policy identifies areas for development, including an area for recycling, recovery and reprocessing of waste materials. The policy itself does not encourage recycling, but does encourage the development of recycling businesses.
Cultural heritage and landscape	The policy supports development which would complement the conservation area at the historic canal port. It does not identify the other conservation areas within the area, and so the policy cannot be said to ensure their continued protection, especially in light of the level of development proposed. Several of the specified development sites (such as Ledsham Road) are greenfield sites and as such, development would impact on landscape. Some sites also include heritage features, such as the listed building within the Ledsham Road site.
Population and human health	The policy does not specifically address health, access to services, poverty, or social inclusion. These are significant problems within the Ellesmere Port area. However, the aim to provide additional employment opportunities and support other sectors such as education should provide positive benefits, provided that these can be easily accessed by the local population, particularly those in areas of deprivation.
Housing	The level of proposed housing would assist in meeting the housing needs of existing residents whilst allowing for growth to accommodate some in-migration. The explanation highlights the need to provide a range of good quality homes including family homes and older people's accommodation to meet local needs and attract new residents to the area.

SA topic	STRAT 4 Ellesmere Port
Community safety	Given the strategic nature of the policy, which sets out level and location of development for Ellesmere Port it will not have a significant impact upon the creation of safe environments or impact upon people's fear of crime.
Economic development	The policy will help to provide and maintain a range of employment land and premises, and states the intention to maintain this. The policy also sets out a number of sites around the area, with their proposed uses and identifies the canal port as a major tourist facility. This should see local jobs being created, and should help to improve economic conditions in deprived areas.

SA topic	STRAT 5 Northwich
Climate change and energy	Proposed development in Northwich is predominately residential and commercial, so resultant increases in CO2 emissions will be limited. There would be traffic generation as a result of development which would also contribute to increased emissions. Proposed development is generally in relatively accessible locations which will limit the need for car borne travel. Development proposed in the town centre is within an area at risk of flooding although the policy requires flood mitigation measures to manage the flood risk and prevention of increases to flood risk elsewhere.
Biodiversity flora and fauna	This policy does not specifically refer to biodiversity, although it does promote development which could have adverse impacts on species and habitats, on both greenfield and previously developed land. It should be possible to minimise adverse impacts through appropriate protection and mitigation.
Water	Development in Northwich town centre would be within an area of flood risk; this is recognised in the policy. Several of the specified sites are at risk of flooding (or part of these sites), including Winnington and Wincham Urban Villages, Baron's Quay and Gadbrook Park. Mitigation measures would be required as part of development proposals but this may not entirely remove the risk. Development in the Northwich area may require upgrading of wastewater treatment works, this may also be required to improve water quality. Water quality in existing water courses upstream of Northwich is currently poor and care must be taken to avoid exacerbating this situation through proposed development. The policy itself does not address how development will minimise pollution risks or improve water efficiency, but this should be covered in other policies.
Air	The policy does not specifically refer to air quality, but does promote development which could increase emissions from traffic generation and industry. There are currently no designated Air Quality Management Areas in Northwich, but care must be taken to ensure that development does not result in levels of emissions exceeding acceptable limits. It should be possible to avoid significant negative impacts through appropriate mitigation.
Land and resources	The plan seeks growth and this will require a higher use of resources both to build in the first place and in longer term due the higher levels of people living and working in Northwich. The strategy involves the release of new greenfield sites (particularly for employment) as well as previously developed land (particularly for residential). There is no attempt to prioritise

SA topic	STRAT 5 Northwich
	use of previously developed land for employment use. Development of greenfield land will adversely affect soil quality, however redevelopment of former industrial sites, in particular Winnington Urban Village, will necessitate remediation of contaminated land with an associated improvement in soil quality.
Waste	Screened out. New development (households, commerce and industry) has the potential to increase volumes of waste generated in the borough although waste minimisation campaigns, reductions in packaging waste and the rising cost of waste management are likely to counteract the rise. Therefore, the level of proposed development is not likely to impact significantly on this SA objective. However, other policies in plan will which set out how waste produced by the borough will be managed to 2030.
Cultural heritage and landscape	The policy could enhance the character and distinctiveness of Northwich town centre through regeneration of the riverside area. Redevelopment of former industrial sites such as Winnington Urban village could have a positive impact on the local townscape. Development of greenfield sites will impact on landscape, the nature of the impact is currently unknown as this will depend upon the design and layout of the proposals.
Population and human health	The policy aims to provide additional homes, services and employment opportunities to meet identified needs. Access to employment facilities and services should help to reduce inequality and poverty.
Housing	The level of proposed housing would assist in meeting the housing needs of existing residents whilst allowing for growth to accommodate some in-migration.
Community safety	Given the strategic nature of the policy which sets out level and location of development for Northwich it will not have a significant impact upon the creation of safe environments or impact upon people's fear of crime.
Economic development	The policy provides for employment land for a range of uses. This should help to provide opportunities for the creation of new business. The policy promotes the regeneration of Northwich town centre which will enhance the role of the town as a shopping and leisure destination.

SA topic	STRAT 6 Winsford
Climate change and energy	Higher levels of development have the potential to negatively impact upon climate change and energy supply and to exacerbate current trends. However, this is dependent on the exact nature of the proposals as they come forward at the planning application stage. As Winsford will provide a key focus for development in the east of the borough, it may reduce energy consumption as it is a relatively accessible location, however the overall long term impact will be influenced by other policies in the plan, such as those on design and transport, working together with this policy to reduce and where necessary mitigate the impacts on climate change. This should include ensuring new development in Winsford supports sustainable modes of transport, energy efficient design and is resilient to climate change. The proposed sites in Winsford have been appraised separately, but are relatively accessible locations. The energy efficiency of new developments is dealt with through other policies.
Biodiversity flora and fauna	Both previously developed and greenfield have biodiversity value. The Habitats Regulation Assessment has screened out this policy as having significant effects on European sites both within and outside the borough both in Wales and England. The policy itself does not address how the new development will ensure that biodiversity, flora and fauna will be protected and enhanced and this is particularly important as one of the specified sites will be greenfield land. However, the policy does refer to proposals to improve green space facilities, which could have a positive impact on biodiversity. The policy also refers to enhanced access to the Flashes and River Weaver and additional visitor pressure could have negative impacts if not managed correctly.
Water	The proposed level of development is not expected to cause any particular issues for water supply as identified by the water cycle study. It may however require upgrading to existing water treatment works in Winsford and additional modelling and assessment work is required on this issue. The policy itself does not address how the development will ensure that it minimises pollution risks or will improve water efficiency, given that the policy only sets out the levels and location of development for Winsford. The proposed locations either do not have significant flood risk or the proposal has been designed to take account of flood risk areas and manage the risk of flooding.
Air	Given the nature of the policy it does not in itself discuss air quality and how the plan will ensure new development does not have adverse air quality impacts. As such, there is a risk that new development could have an overall detrimental impact on air quality, but this will

SA topic	STRAT 6 Winsford
	depend upon how new developments are designed and managed. There are no AQMAs in Winsford. The Habitats Regulation Assessment has screened out this policy as having any significant effects on European sites both within and outside the borough both in Wales and England. This looks at air quality impacts on European sites.
Land and resources	The plan seeks growth and this will require a higher use of resources, both to build in the first place and in the longer term due to the higher levels of people living and working in Winsford. Focusing development in Winsford will result in new development on brownfield sites and on some greenfield sites on the edge of the urban area, such as the specified site at Winsford Station Quarter. As such, it will generally optimise the re-use of previously developed land and buildings, but there will be some limited use of greenfield land and associated impact on land and soil quality.
Waste	New development (households, commerce and industry) has the potential to increase volumes of waste generated in the borough although waste minimisation campaigns, reductions in packaging waste and the rising cost of waste management are likely to counteract the rise. Therefore, the level of proposed development is not likely to impact significantly on this SA objective. However, other policies in plan will which set out how waste produced by the borough will be managed to 2030.
Cultural heritage and landscape	Focusing development in Winsford will help to enhance and manage the character and appearance of the landscape and townscape and strengthen local distinctiveness as long as it is sited and designed correctly.
Population and human health	The policy seeks to provide a key focus for development in the east of the borough and improve the image and attractiveness of the town. As such the policy does not specifically mention particular population groups and meeting their needs. However, stimulating economic growth, the provision of new housing, improving the town centre and leisure facilities and environmental improvements should have a positive impact upon health and well being.
Housing	The level of proposed housing would assist in meeting the housing needs of existing residents whilst allowing for growth to accommodate some in-migration. Affordable housing and housing for specialist groups are covered under other policies.

SA topic	STRAT 6 Winsford
Community Safety	Given the strategic nature of the policy which sets out level and location of development for Winsford it will not have a significant impact upon the creation of safe environments or impact upon people's fear of crime.
Economic development	The policy proposes additional land for business and industrial development. This will support sustainable economic growth, provide opportunities for ongoing private sector investment and promote regeneration. The additional housing and employment development will also help to maintain and improve the viability of Winsford town centre.

SA topic	STRAT 7 Middlewich
Climate change and energy	Screen out - there is insufficient information in this policy to appraise this fully at this stage. Further information on the location, nature and way it will come forward is needed to appraise this fully.
Biodiversity flora and fauna	Screen out - there is insufficient information in this policy to appraise this fully at this stage. Further information on the location, nature and way it will come forward is needed to appraise this fully.
Water	Screen out - there is insufficient information in this policy to appraise this fully at this stage. Further information on the location, nature and way it will come forward is needed to appraise this fully.
Air	Screen out - there is insufficient information in this policy to appraise this fully at this stage. Further information on the location, nature and way it will come forward is needed to appraise this fully.
Land and resources	Development on sites on the edge of Middlewich would require greenfield development.
Waste	Screen out - there is insufficient information in this policy to appraise this fully at this stage. Further information on the location, nature and way it will come forward is needed to appraise this fully.
Cultural heritage and landscape	Proposed locations in the identified in the Cheshire East Middlewich town plan are located to the north east and north west of the town. At this stage without detailed site assessments and boundaries it is difficult to fully assess the impacts upon culture, heritage and landscape. However, development that ties into the existing settlement and strengthens the service role of Middlewich should not significantly impact on the culture, heritage or landscape in the town.
Population and human health	The policy seeks to strengthen the economic and social function of Middlewich and build upon its current role in serving both the populations of Cheshire West and Chester and Cheshire East. As such the policy does not specifically mention particular population groups and meeting their needs. However, stimulating economic growth, the provision of new housing, improving access to good and services and environmental improvements will have a positive impact upon health and well being. This does also depend on the services being

SA topic	STRAT 7 Middlewich
	made available to those living in the area and ensuring they grow in line with any overall population growth or needs of particular groups such as children and young people or the elderly.
Housing	Policy approach would support overall level of housing growth for the borough. It would expand the housing offer to the east of the borough recognising that the town's housing needs are generated by population in both Cheshire East and Cheshire West and Chester area given the Middlewich's location at the border of the two authority areas. The ability to meet the affordable and specialist needs will depend upon how the mix of housing in relation to occupancy and type of housing is delivered a part of the overall housing growth.
Community Safety	Screen out - there is insufficient information in this policy to appraise this fully at this stage. Further information on the location, nature and way it will come forward is needed to appraise this fully.
Economic development	Supports Middlewich's economic growth building upon current strengths and employment sectors. It will support continued inward investment to the local economy bringing benefits to the wider sub region. Level of development proposed has potential to assist in funding infrastructure improvements needed in this area.

SA topic	STRAT 8 Rural area
Climate change and energy	Higher levels of development have the potential to negatively impact upon climate change and energy supply and to exacerbate current trends. However, this is dependent on the exact nature of the proposals as they come forward at the planning application stage. This policy identifies that over half of the proposed new dwellings in the rural area will be accommodated within or adjoining key service centres. However, this still leaves a large number of dwellings to be provided in the rural area. As such, this policy may result in increased energy consumption, particularly through transport. The overall long term impact will be influenced by other policies in the plan, such as those on design and transport, working together with this policy to reduce and where necessary mitigate the impacts on climate change. This should include ensuring new development in the rural area supports sustainable modes of transport, energy efficient design, and is resilient to climate change. The energy efficiency of new developments is dealt with through other policies.
Biodiversity flora and fauna	Both previously developed and greenfield have biodiversity value. The Habitats Regulation Assessment has screened out the policies as having significant effects on European sites both within and outside the borough both in Wales and England. The policy itself does not address how the development will ensure that biodiversity, flora and fauna will be protected and enhanced, given that the policy only sets out the levels and location of development for key service centres and the rural area.
Water	The proposed level of development is not expected to cause any particular issues for water supply as identified by the water cycle study. It may however require upgrading to existing water treatment works in Helsby and Tarvin and additional modelling and assessment work is required on this issue. It was highlighted in the Water Cycle Study that growth near Oakmere or Tarporley waste water treatment works would need to be discussed with United Utilities. The policy itself does not address how the development will ensure that it minimises pollution risks or will improve water efficiency, given that the policy only sets out the levels and location of development for the rural area. The detailed locations of new development have not been identified so the level of flood risk cannot be assessed at this stage.
Air	Given the nature of the policy it does not in itself discuss air quality and how the plan will ensure new development does not have adverse air quality impacts. As such, there is a risk that new development could have an overall detrimental impact on air quality, but this will depend upon how new developments are designed and managed. There are no AQMAs

SA topic	STRAT 8 Rural area
	in the rural area. The Habitats Regulation Assessment has screened out the policies as having any significant effects on European sites both within and outside the borough both in Wales and England. This looks at air quality impacts on European sites.
Land and resources	The plan seeks growth and this will require a higher use of resources, both to build in the first place and in the longer term due to the higher levels of people living and working in the rural area. Focusing development in the key service centres and smaller villages will result in new development on a mix of brownfield and greenfield sites. As such, it will generally enable the re-use of some previously developed land and buildings, but due to the nature of the rural area, there will be significant use of greenfield land and impact on land and soil quality.
Waste	New development (households, commerce and industry) has the potential to increase volumes of waste generated in the borough although waste minimisation campaigns, reductions in packaging waste and the rising cost of waste management are likely to counteract the rise. Therefore, the level of proposed development is not likely to impact significantly on this SA objective. However, other policies in plan will which set out how waste produced by the borough will be managed to 2030.
Cultural heritage and landscape	Focusing development in key service centres and smaller villages has the potential to impact on sites, features, areas and settings of heritage importance and the character and appearance of the landscape and townscape. However, this depends on the siting and design of developments. This will be covered by other policies and therefore should not have a detrimental impact.
Population and human health	The policy seeks to provide additional development in areas with the potential to accommodate development and have an appropriate level of services, facilities and access to public transport. As such the policy does not specifically mention particular population groups and meeting their needs. However, stimulating economic growth and the provision of new housing should have a positive impact upon health and well-being.
Housing	The level of development proposed will help to provide sufficient housing in the rural area. Affordable housing and housing for specialist groups is covered under other policies.

SA topic	STRAT 8 Rural area
Community safety	Given the strategic nature of the policy which sets out level and location of development for Winsford it will not have a significant impact upon the creation of safe environments or impact upon people's fear of crime.
Economic development	The policy proposes additional land for business and industrial development. This will support sustainable economic growth, provide opportunities for ongoing private sector investment and promote regeneration, but a relatively small area of land is proposed. The additional housing and employment development in key service centres and smaller villages will also help to maintain and improve the viability of these centres.

SA topic	STRAT 9 Green Belt and open countryside
Climate change and energy	Screened out. Green Belt protection / designation would not have a direct impact. Restricting development in these areas could reduce energy consumption through transport in less accessible areas, but could increase it in other areas, so there is no identifiable signficant overall effect.
Biodiversity flora and fauna	Screened out. Restricting development in this area will reduce the impact on biodiversity and wildlife habitats here, but could increase the impact in other areas, so no significant overall effect.
Water	Screened out. Because the policy covers such a wide area, restricting development in this area is unlikely to have a significant overall positive or negative effect.
Air	Screened out. Restricting development in this area will reduce air pollution here, but it may increase elsewhere, so no significant overall effect.
Land and resources	The policy looks to restrict development in the open countryside and Green Belt. This should have the benefit of promoting development on sites within the built up area. These sites are usually brownfield, however, there may be some loss of playing fields and other greenfield sites within the built up area.
Waste	Screened out. This policy could reduce the production of waste in this area, but it may increase elsewhere, so no significant overall impact.
Cultural heritage and landscape	One of the key purposes of Green Belt designation is to protect the setting and character of built up areas within this area. As such, protecting land in the Green Belt, and similarly open countryside land, will help to protect cultural heritage. It will also protect the boroughs landscapes, although it is not set up to reinforce them, nor to increase the provision of open space.
Population and human health	Restricting development in this area won't have a direct impact on health / social inclusion issues.
Housing	The policy restricts development in the open countryside to that which requires a rural location. Housing, specifically affordable housing, is a particular need within the rural area.

SA topic	STRAT 9 Green Belt and open countryside
	This policy would support provision of this, and, although it does not identify specific needs, this should be covered elsewhere in the plan.
Community safety	Restricting development in this area won't have a direct impact on safety or fear of crime.
Economic development	The policy restricts development in the open countryside to that which requires a rural location. This will help to support rural diversification, regenerate rural deprived areas, and should help to retain shops and services within the local area.

SA topic	STRAT 10 Transport and accessibility
Climate change and energy	The policy will directs new development to accessible areas and aims to provide reliable, sustainable, and efficient transport networks. This includes provision for pedestrians and cyclists. These requirements should help to reduce energy requirements and emissions from transport. The policy also specifically states the aim to reduce carbon emissions from transport and adapt transport networks to the effects of climate change.
Biodiversity flora and fauna	The policy states that, where appropriate, green infrastructure will be enhanced through development, particularly where they improve links between settlements and services. This should help to enhance the boroughs biodiversity and habitats.
Water	New transport infrastructure and alterations in use have the potential to impact on water, but this depends on the location and design of new development. As such, there is no identifiable significant overall effect.
Air	The policy supports the use of sustainable modes of transport, as well as preventing unacceptable impacts on air quality. This is particularly important where there are potential impacts on Air Quality Management Areas.
Land and resources	The policy promotes minimising the need to travel and maximising the use of sustainable modes of transport. This should help see a reduction in the consumption of natural resources.
Waste	This policy will require sustainable transport, but doesn't specifically refer to waste and will not have a significant effect on waste management.
Cultural heritage and landscape	The policy supports specified strategic improvements to the transport network. Some of these sites are on identified sites that are unlikely to have a significant overall effect on cultural heritage and landscape, while for others, the exact sites have not yet been specified.
Population and human health	The policy requires development and associated transport infrastructure to contribute to safer and secure transport and promote forms of transport that are beneficial to health and also ensure that transport helps to improve quality of life. This, coupled with the commitment to contribute to improved accessibility, should see social inclusion improved. Similarly, the promotion of walking and cycling should have a positive health impact.

SA topic	STRAT 10 Transport and accessibility
Housing	The policy will have an affect on the accessibility of housing, but does not look to provide housing. As such, it will not have a significant effect on the objective.
Community safety	The policy sets out the expectation of new development and transport infrastructure to contribute to safer and secure transport and to make appropriate provision for access to public transport and other alternative means of transport to the car.
Economic development	The policy sets out the intent to provide and develop reliable and efficient transport networks that support sustainable economic growth.

SA topic	STRAT 11 Infrastructure
Climate change and energy	The policy supports the provision of infrastructure to mitigate and adapt to climate change.
Biodiversity flora and fauna	The policy states the importance of preventing significant adverse impacts on recognised environmental assets in the development of new infrastructure. Whilst this will have a beneficial impact, biodiversity impacts can be wider than just recognised assets. The policy looks to prevent significant adverse impacts only.
Water	The policy definition of infrastructure includes utilities, surface water drainage and flood alleviation. As such, the policy facilitates the timely provision of additional infrastructure to meet identified needs.
Air	The policy definition of infrastructure includes highways improvements, parking facilities and public transport. As such, the policy facilitates the timely provision of additional infrastructure to meet identified needs. Whilst there is some benefit potentially accrued by the appropriate delivery of sustainable transport and facilities that replace the need to travel, the policy is also open to new roads and an increase in car travel. This is partly reduced by the commitment to secure the future of sustainable communities and meet wider sustainability objectives.
Land and resources	Whilst the policy does support the provision of infrastructure to mitigate and adapt to climate change, and that for sustainable transport methods, it also includes provision of utilities, roads, services, and many other types of infrastructure. The policy does not indicate the likely scale or level of land and resource this provision will require.
Waste	The definition of infrastructure within the policy includes that for waste management. The policy supports the appropriate and timely provision of additional facilities, services and infrastructure to meet identified needs.
Cultural heritage and landscape	The policy does not consider the potential impacts on sites of cultural, historical, or archaeological importance, nor on the character and appearance of the landscape or townscape.
Population and human health	Health and wellbeing facilities, as well as other relevant infrastructure such as Green Infrastructure and community facilities including village halls, community centres, cultural and youth facilities are included in the definition of infrastructure in this policy. The policy itself both protects existing

SA topic	STRAT 11 Infrastructure
	infrastructure, as well as facilitating the provision of new infrastructure and improving access to existing facilities, to meet identified needs.
Housing	The policy includes affordable housing as part of the definition of infrastructure. It does not include general market housing, nor any residential aimed at specific identifiable groups, e.g. extra care. It is accepted that the definition of infrastructure included within the policy is clear that it is not an exhaustive list, but it is not clear that special housing needs and special groups would be included.
Community safety	The definition of infrastructure includes public realm improvements and safety and security improvements, so this should help to improve community safety.
Economic development	The provision of some forms of infrastructure, particularly transport and communications, will help to attract economic growth and private sector investment. Similarly, the likely identification of deprived areas as lacking in certain facilities and services should help to see some level of urban/rural renaissance, as well as improving the viability of city, town and local centres. Regeneration, however, is not explicit in this policy.

SA topic	ECON 1 Economic growth, employment and enterprise
Climate change and energy	Screened out - New economic development has the potential to increase energy consumption, but the policy states that it should be sustainable economic growth and promotes the use of accessible locations and schemes providing sustainability benefit. So there is no identifiable significant overall effect. The key employment locations have been assessed separately.
Biodiversity flora and fauna	This policy does not specifically refer to biodiversity, although it does promote development which could have adverse impacts on species and habitats, on both greenfield and previously developed land. It should be possible to minimise adverse impacts through appropriate protection and mitigation.
Water	Screened out - New economic development has the potential to impact on water, but this depends on the location and design of new development. As such, there is no identifiable significant overall effect. The key employment locations have been assessed separately.
Air	Screened out - New economic development has the potential to impact on air, but this depends on the location and design of new development. As such, there is no identifiable significant overall effect. The key employment locations have been assessed separately.
Land and resources	The policy strongly promotes economic development and this will inevitably involve use of natural resources. The extent of likely land take should be limited by promoting development in town centres and existing employment locations. However, there is provision for development on greenfield sites with no prioritisation for use of previously developed land in preference.
Waste	Screened out - The policy does not specifically refer to waste uses as part of economic growth. Additional economic development will result in additional waste, but the management of this waste will be dealt with through other policies.
Cultural heritage and landscape	Screened out - No significant impact identified. The policy does not mention this issue. There could be some impact on landscape character and appearance, although this will be limited by the focus on existing employment areas.
Population and human health	The policy aims to provide a range of employment opportunities across the borough, which could have positive impacts in terms of reducing poverty and improving social inclusion. Promoting access to training and education establishments could also have positive impacts on health and

SA topic	ECON 1 Economic growth, employment and enterprise
	well being. There is no specific focus on targeting areas of deprivation or improving accessibility to these areas.
Housing	Screened out - The policy will provide new job opportunities for existing and future residents, but does not specifically refer to provision of housing. As such, it will not have a significant effect on housing.
Community safety	Screened out - New economic development has the potential to impact on community safety, but this depends on the location and design of new development. As such, there is no identifiable significant overall effect. The key employment locations have been assessed separately.
Economic development	This policy strongly promotes economic development and scores positively in terms of the SA objectives for this topic.

SA topic	ECON 2 Town Centres
Climate change and energy	Screened out. New retail, cultural and leisure development has the potential to increase energy consumption, but the policy sets out a hierarchy of centres, and promotes more sustainable locations. So there is no identifiable significant overall effect.
Biodiversity flora and fauna	Screened out. New retail, cultural and leisure development has the potential to impact on biodiversity, but this depends on the location of sites. The policy sets out a hierarchy of centres and promotes more sustainable locations, so the impact on biodiversity should be reduced, but cannot be quantified. This includes the potential impact of any development on the River Dee SAC, which runs through Chester. As such, there is no identifiable significant overall effect.
Water	Screened out. New retail, cultural and leisure development has the potential to impact on water, but this depends on the location and design of new development. As such, there is no identifiable significant overall effect.
Air	Screened out. New retail, cultural and leisure development has the potential to impact on air, but this depends on the location and design of new development. As such, there is no identifiable significant overall effect.
Land and resources	The policy suggests that a brownfield land strategy will be encouraged, as well as a town centres first approach, which should help to optimise the reuse of previously development land and buildings and minimise the need for development of greenfield land.
Waste	The policy does not specifically refer to waste uses. Additional development will result in additional waste, but the management of this waste will be dealt with through other policies.
Cultural heritage and landscape	The concentration of development within town centres, and the limited space available, should help to promote the reuse of buildings of heritage importance and value. This outcome would be reliant on guidance from other policies within the local plan, to ensure that redevelopment is sympathetic to the building itself, as well as to the wider townscape. If not, then there would be the potential for significant impacts.
Population and human health	There is the potential for retail and leisure provision to impact on health, but this depends on the nature of detailed proposals (for example providing healthy food or takeaways). As such, it will not have an identifiable significant effect on population and human health.

SA topic	ECON 2 Town Centres
Housing	The policy will provide new retail, leisure and community facilities for existing and future residents, but does not specifically refer to provision of housing. As such, it will not have a significant effect on housing.
Community safety	The concentration of development within town centres, especially by diversifying the evening economy, should help retain a level of public interaction for longer than at present. As such, individuals are less likely to become isolated and less likely to become, or feel they may become, a victim of crime.
Economic development	The concentration of development in town centres should help to support the existing economy including tourism. This should help to maintain the viability of city, town and local centres.

SA topic	ECON 3 Visitor Economy
Climate change and energy	Screened out. Some of the borough's existing tourist attractions are major generators of car borne traffic with resultant CO2 emissions. This policy could result in further tourism development in locations which are relatively unsustainable, particularly rural areas, which could exacerbate this trend. The policy does however support development which can be accessed by sustainable transport modes, and does promote access improvements to green corridors. Overall, the policy would not have a significant impact on climate change.
Biodiversity flora and fauna	The policy seeks to ensure that there would be no detrimental impact on nature conservation interests as a result of new tourism development. Improvements to biodiversity and green corridors would be supported. The Habitats Regulations Assessment has suggested wording to other policies to ensure the protection of internationally designated sites.
Water	The policy does not specifically refer to avoiding flood risk, protecting water quality or promoting water efficiency, although this should be covered by other policies. The policy aim of protecting and improving river and canal corridors, as well as enhancing green infrastructure generally, should have positive benefits for the water environment.
Air	Screened out. New tourism development has the potential to impact on air, but this depends on the location and design of new tourism development. As such, there is no identifiable significant overall effect.
Land and resources	There is potential for significant land use as a result of tourist development, particularly in rural areas and through expansion of existing tourist facilities. However, the policy states that development should be of a scale appropriate to its location, and supports the use of previously developed land, particularly where this has positive regeneration benefits. These requirements should help reduce land take associated with tourist development.
Waste	Screened out. The policy does not specifically refer to waste uses. New development will result in additional waste, but the management of this waste will be dealt with through other policies.
Cultural heritage and landscape	The policy seeks to maintain or enhance cultural heritage and landscape features.
Population and human health	Tourist attractions can be major employers and as such can provide opportunities to improve social inclusion and reduce poverty through employment generation. Opportunities to visit the

SA topic	ECON 3 Visitor Economy
	countryside and green infrastructure networks which can be enjoyed by all groups can help to improve health and well being. Both benefits are dependent on attractions being accessible by a range of travel modes.
Housing	Screened out. This policy relates to tourism facilities for existing and future residents and visitors, but does not refer to the provision of housing. As such, it will not have a significant effect on housing.
Community safety	Screened out. The policy does not specifically refer to the safety or fear or crime aspects of new tourist development. As such, it will not have a significant effect on community safety.
Economic development	This policy strongly supports economic growth and tourism, including rural diversification. Tourism is a major employer and this policy could further encourage jobs in this area. It promotes the role of Chester as a tourist destination, and this will have positive impacts for urban renaissance and the vitality and viability of the city. The policy could bring out more the potential for tourism to benefit regeneration. The policy does not seek to improve accessibility to tourism jobs.

SA topic	SOC 1 Delivering affordable housing
Climate change and energy	Screened out - New housing has the potential to impact on climate change and energy consumption, but as this policy relates specifically to affordable housing it will not have a significant overall effect.
Biodiversity flora and fauna	Screened out - New housing has the potential to impact on biodiversity, but as this policy relates specifically to affordable housing rather than provision of new housing in general terms, it will not have a significant overall effect.
Water	Screened out - New housing has the potential to impact on water, but as this policy relates specifically to affordable housing rather than provision of new housing in general terms, it will not have a significant overall effect.
Air	Screened out - New housing has the potential to impact on air quality, but as this policy relates specifically to affordable housing rather than provision of new housing in general terms, it will not have a significant overall effect.
Land and resources	Screened out - New housing has the potential to impact on land and resources, but as this policy relates specifically to affordable housing rather than provision of new housing in general terms, it will not have a significant overall effect.
Waste	Screened out - New housing will result in additional waste, but as this policy relates specifically to affordable housing rather than provision of new housing in general terms, it will not have a significant overall effect.
Cultural heritage and landscape	Screened out - New housing has the potential to impact on cultural heritage and landscape, but as this policy relates specifically to affordable housing rather than provision of new housing in general terms, it will not have a significant overall effect.
Population and human health	The proposed policy outlines a realistic approach to providing accommodation that meets the identified needs of households that may not otherwise be able to afford a home. In doing so it could help to maintain balanced and mixed communities, improve social inclusion, address poverty and support the ongoing viability of local services where relevant. It will not meet the extremely high demand for affordable housing, but provides a realistic, deliverable target.

SA topic	SOC 1 Delivering affordable housing
Housing	The proposed policy provides an appropriate and balanced approach to securing the supply of affordable housing, seeking the most achievable level and tenure of affordable housing provision in both urban and rural areas. However, the proposed thresholds and percentages are below existing requirements in some cases. To help create well designed developments the policy sets out that affordable homes should be dispersed throughout a housing site.
Community safety	Screened out - New housing has the potential to impact on community safety, but as this policy relates specifically to affordable housing it will not have a significant overall effect compared to housing development without affordable housing.
Economic development	The proposed policy provides a realistic approach to meeting local housing needs, in doing so contributing to the mix of dwellings necessary to support and create sustainable, prosperous communities. However, in some cases the proposed thresholds and requirements are below existing requirements.

SA topic	SOC 2 Rural exceptions sites
Climate change and energy	Screened out - New housing has the potential to impact on climate change and energy consumption, but as this policy relates specifically to rural exception sites it will not have a significant overall effect.
Biodiversity flora and fauna	Screened out - New housing has the potential to impact on biodiversity, but as this policy relates specifically to rural exception sites it will not have a significant overall effect.
Water	Screened out - New housing has the potential to impact on water, but as this policy relates specifically to rural exception sites it will not have a significant overall effect.
Air	Screened out - New housing has the potential to impact on air quality, but as this policy relates specifically to rural exception sites it will not have a significant overall effect.
Land and resources	Allowing rural exceptions sites could contribute to the loss of open countryside, agricultural land and the use of greenfield sites in some circumstances. Allowing cross subsidising market housing could potentially increase this likelihood. However, the proposed policy accords with national planning guidance.
Waste	Screened out - New housing will result in additional waste, but as this policy relates specifically to rural exception sites it will be of a relatively small scale and will not have a significant overall effect.
Cultural heritage and landscape	The policy includes specific wording to ensure schemes are in keeping with the form and character of a settlement and therefore has a positive effect when assessed against this objective.
Population and human health	Providing rural exceptions sites could further help to secure accommodation to meet the needs of households that may not otherwise be able to afford a home. It could help to create or maintain balanced and mixed communities, improve social inclusion, address poverty issues and support the viability of and access to local services. Allowing an element of market housing to subsidise proposals could increase the contribution the policy could make to achieving this objective.
Housing	The policy provides a realistic and pragmatic approach to securing affordable housing to meet the needs of rural communities through exceptions sites. Allowing a small element of

SA topic	SOC 2 Rural exceptions sites
	market housing to cross subsidise proposals in some limited circumstances could allow otherwise unviable proposals to go ahead. The policy will ensure that proposals reflect identified local needs.
Community safety	Screened out - New housing has the potential to impact on community safety, but as this policy relates specifically to rural exception sites it will not have a significant overall effect compared to general housing development.
Economic development	The proposed policy will help to meet local affordable housing needs, in doing so contributing to the mix of dwellings necessary to support and create sustainable, prosperous communities. Allowing an element of cross-subsiding market housing could increase the likelihood of schemes coming forward.

SA topic	SOC 3 Housing mix and type
Climate change and energy	Screened out - New housing has the potential to impact on climate change and energy consumption, but as this policy relates specifically to housing mix and type it will not have a significant overall effect.
Biodiversity flora and fauna	Screened out - New housing has the potential to impact on biodiversity, but as this policy relates specifically to housing mix and type it will not have a significant overall effect.
Water	Screened out - New housing has the potential to impact on water, but as this policy relates specifically to housing mix and type it will not have a significant overall effect.
Air	Screened out - New housing has the potential to impact on air quality, but as this policy relates specifically to housing mix and type it will not have a significant overall effect.
Land and resources	Screened out - New housing has the potential to impact on land and resources, but as this policy relates specifically to housing mix and type it will not have a significant overall effect.
Waste	Screened out - New housing has the potential to impact on waste, and different types of housing will have slightly different waste requirements. This policy requires housing mix to contribute to providing choice of type and tenure and support mixed, balanced and sustainable communities. It will not have a significant overall effect on the waste objective.
Cultural heritage and landscape	Screened out - New housing has the potential to impact on the character and appearance of streetscapes. However, as this policy requires housing mix to contribute to providing choice of type and tenure and to support mixed, balanced and sustainable communities. As such it will not have a significant overall effect.
Population and human health	The proposed policy could help to secure the mix of accommodation required to maintain and create balanced and mixed, sustainable communities, address social inclusion, address poverty and health related requirements and support local services.
Housing	The proposed policy seeks to deliver the types of accommodation required to meet the identified housing needs of the borough.
Community safety	Screened out - New housing has the potential to impact on community safety, but as this policy relates specifically to mix and type of housing, it will not have a significant overall effect.

SA topic	SOC 3 Housing mix and type
Economic development	Screened out - New housing has the potential to impact on economic development, but as this policy relates specifically to mix and type of housing it will not have a significant overall effect compared to a policy relating to housing provision more generally. The policy refers to scheme viability and as such, should not prevent developments from going ahead or impact on regeneration for that reason.

SA topic	SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation
Climate change and energy	Screened out - New Gypsy and Traveller development has the potential to increase energy consumption, but the policy states that it should not have unacceptable environmental effects and any development will be relatively small-scale. So there is no identifiable significant overall effect.
Biodiversity flora and fauna	Screened out - New Gypsy and Traveller development has the potential to impact on biodiversity, but the policy states that it should not have unacceptable environmental effects. In addition, new Gypsy and Traveller accommodation is likely to be relatively small scale. So there is no identifiable significant overall effect.
Water	In seeking to provide an appropriate living environment for communities the proposed policy contains specific wording highlighting that proposals should not be affected by flooding. It will therefore have a positive effect when assessed against the need to minimise the risk of flooding. Ensuring proposals are adequately served by sewage infrastructure should have a positive effect on water quality and minimising the risk of water pollution.
Air	Screened out - New Gypsy and Traveller development has the potential to impact on air quality, but the policy states that it should not have unacceptable environmental effects and any development will be relatively small-scale. So there is no identifiable significant overall effect.
Land and resources	The proposed policy could potentially result in the loss of greenfield land, open countryside and best and most versatile agricultural land in some circumstances, although this would depend on the assessment of individual proposals and where they come forward. The policy states that proposals should be located outside the Green Belt.
Waste	The proposed policy should make a positive contribution to waste management by including a specific requirement for sites to be supplied with waste disposal facilities.
Cultural heritage and landscape	The proposed policy should make a positive contribution to managing the character of the borough's town's and villages by ensuring proposals are well related and not disproportionate to existing settlements. The policy makes reference to ensuring proposals will not have unacceptable environmental impacts, but it is unclear what these are and whether they apply to this topic. The policy also states that proposals should be located outside the Green Belt.

SA topic	SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation
Population and human health	The criteria of this policy may restrict some proposals and influence its overall effect on this objective, but having a positive framework to guide sites to appropriate locations should have a positive impact on securing accommodation to meet the identified needs of these groups and improving their inclusion in communities.
Housing	The proposed policy will be used to allocate sites to meet future arising needs and to assess planning applications that may come forward. The effect of the policy on meeting the identified needs of these groups will largely be dependant on its implementation, but having a positive framework to guide sites to appropriate locations should make a positive impact on meeting provision.
Community safety	Screened out - The policy refers to the development of new Gypsy and Traveller accommodation, but does not specifically refer to design to create a safe environment and reduce the fear of crime. This should be covered by other policies.
Economic development	Screened out - New Gypsy and Traveller accommodation has the potential to impact on economic development and regeneration, as a type of new development but any development will be relatively small-scale. So there is no identifiable significant overall effect.

SA topic	SOC 5 Health and wellbeing
Climate change and energy	The policy specifies the need for development to avoid giving rise to significant adverse impacts on health and quality of life (e.g. air pollution) and this would therefore reduce the potential for negative impacts on climate change. Promoting high quality green space also has the potential to mitigate and adapt to climate change.
Biodiversity flora and fauna	The policy refers to the promotion of high quality green space. The policy does not specifically mention biodiversity, but the supporting text explains the links between green spaces, trees and health. Other policies in the plan already set out the Council's proposed approach to managing biodiversity, however by recognising the multi functional link between biodiversity, health and well-being this policy offers an opportunity to secure further biodiversity benefits.
Water	In seeking to avoid development that will not have significant adverse effects on health and quality of life by virtue of water pollution the proposed policy is likely to make a positive contribution to this topic. It could protect, maintain and improve the quality of water resources and would help to minimise the risk of water pollution.
Air	In seeking to avoid development that will not have significant adverse effects on health and quality of life by virtue of air pollution the proposed policy is likely to make a positive contribution to this topic. It could help to reduce the likelihood of development having a detrimental impact on air quality.
Land and resources	In seeking to avoid development that will not have significant adverse effects on health and quality of life by virtue of soil pollution the proposed policy is likely to make a positive contribution to this topic. It could reduce the likelihood of development resulting in negative soil quality impacts.
Waste	Provision of hew health facilities and promoting opportunities to improve health and avoid adverse impacts on health would not have a direct impact on achieving sustainable waste management. Due to standard environmental health requirements, new waste proposals should not have significant adverse impacts on health or quality of life and as such, would not be prevented by this policy.
Cultural heritage and landscape	The proposed policy makes reference to supporting opportunities to widen and strengthen the borough's cultural offer, but it is unclear whether this would include cultural heritage. The policy seeks to promote high quality green space, and access to this across the borough,

SA topic	SOC 5 Health and wellbeing
	particularly in areas of identified need, but it is uncertain whether this refers to open space and open space deficits.
Population and human health	The proposed policy is likely to make a significant positive contribution to this topic. Its coverage could secure a range of measures that will help to improve the health and well being of the borough's residents. These include the provision of new health care facilities, particularly in areas of identified need, and opportunities to provide all residents with a healthy standard of living.
Housing	The proposed policy highlights the need to consider the specific requirements of different groups in the community when proposing new development, e.g. families with children, older people and people with disabilities. The policy is not specific as to whether this extends to housing needs. If the policy contained stronger requirements there would be more certainty that it would help to meet the specific accommodation needs of these residents.
Community safety	The proposed policy makes reference to promoting safe and accessible environments and developments. Although the policy is not specific on what this involves there is scope for it to make a positive contribution towards this topic.
Economic development	New and improved health care facilities in the borough will make a positive contribution to the range of services that can maintain the vitality of settlements, and could also support the on-going sustainability of rural communities. The extent to which this policy will be effective in these respects is likely to be determined by how it addresses identified needs and deficits in provision.

SA topic	SOC 6 Open space, sport and recreation
Climate change and energy	The protection, management and enhancement of open space, sport and recreation facilities may help to provide resilience to climate change, through protection of trees, open spaces, flood plains and coastal areas. However, new facilities also have the potential to negatively impact on climate change if not designed and sited correctly. For example it requires travel by car is in a remote location.
Biodiversity flora and fauna	The protection and enhancement of open space, sport and recreation facilities should have positive benefits for biodiversity and networks of wildlife sites. The policy encourages proposals which maximise the biodiversity value of sites and networks. Recreational activity can, however, impact adversely on biodiversity. The Habitats Regulations Assessment has recommended the inclusion of wording in the plan to ensure that internationally designed sites are not damaged as a result of recreational pressure, particularly in relation to the Dee and Mersey Estuaries.
Water	The protection and enhancement of open space, sport and recreation facilities should also have positive benefits for water in terms of retaining flood storage and protecting water quality. Open space can provide opportunities for incorporation of SUDs in developments which can have positive advantages for water resources. However, open space, sport and recreation facilities have the potential to negatively impact on water quality, supply and flooding if not designed and sited correctly.
Air	The protection and enhancement of open space, sport and recreation facilities should also have positive benefits for air quality due to landscaping and trees. However, the management or provision of open space, sport and recreation facilities has the potential to impact negatively on air quality, for example through the generation of additional traffic in order to access the facility.
Land and resources	The protection and enhancement of open spaces, sport and recreation facilities should help to protect land and soil resources. However, the management or provision of open space, sport and recreation facilities has the potential to impact negatively on land and resources, depending on siting and design.
Waste	Screened out - Provision of open space and recreation facilities will have a minimal impact on waste management objectives.

SA topic	SOC 6 Open space, sport and recreation
Cultural heritage and landscape	The policy will protect existing and provide new open space, sport and recreation facilities and should therefore help to maintain and enhance local distinctiveness and the setting and character of towns and villages, including Chester. However, new facilities have the potential to have a detrimental impact if not designed and sited correctly.
Population and human health	Positive benefits should occur in terms of providing access to open space, allotments, natural areas, sports facilities and recreational opportunities, all of which can contribute to general well being and health. The policy also promotes improved access to open space for disabled people, cyclists and pedestrians and youth and childrens play facilities.
Housing	Screened out - Whilst it is important to ensure that new residential development has appropriate provision of high quality open space, this policy does not in itself significantly affect the provision of housing to meet identified needs.
Community safety	Screened out - The protection and enhancement of recreational facilities and open space could impact on safety and fear of crime, but this will depend upon the exact location and design of proposals. As such, there is no identifiable significant effect.
Economic development	Screened out - The provision of high quality open space could increase the overall attractiveness of an area for investment. Conversely, it could restrict opportunities to locate new businesses. But these impacts are likely to be relatively minor and overall, this policy does not have a significant identifiable impact on the ability to provide sustainable economic growth

SA topic	ENV 1 Flood risk and water management
Climate change and energy	Flood risk is one of the most likely effects of climate change, and the requirement of this policy to design development to mitigate against current and future flood risk is fully in line with the sustainability objective. In addition, the policy requires development to incorporate sustainable drainage, and water efficiency. Both will be relevant in adapting to climate change in the long term.
Biodiversity flora and fauna	The policy sets out that new development should protect and enhance water quality, and looks to improve watercourses. In addition, the creation of SUDS can be habitats for biodiversity.
Water	The policy directs development to follow the sequential test, and towards areas of lowest risk of flooding. Similarly, development should be designed to mitigate against current and future flood events, both at the site of the development and caused by the development. This should see new development protected from flooding, as far as possible. In addition, the use of SUDS and the promotion of water efficiency, should see a reduction in the amount of water used, and an increase in the lag time for runoff with a resultant reduction in the severity of flood events. Further, the policy states that the quality of water should not be negatively impacted by new development.
Air	Screened out. This policy will influence the location of new development and could therefore impact on air quality, but there will be no direct, significant effect and the indirect effects cannot be quantified.
Land and resources	The promotion of water efficiency within the policy should see a reduction in the use of natural resources.
Waste	The promotion of water efficiency should help to see a reduction in the production of waste.
Cultural heritage and landscape	Screened out. This policy will influence the location of new development and could therefore impact on cultural heritage and landscape, but there will be no direct, significant effect and the indirect effects cannot be quantified.
Population and human health	Efforts to reduce flooding events, both in number and severity, should see a reduced impact on human health. Flooding events generally also include flooding of wastewater and sewerage systems. This effluent can enter homes and cause a serious health risk.

SA topic	ENV 1 Flood risk and water management
Housing	Screened out. This policy will influence the location of new development, including housing development, but does not have a direct impact on provision of housing.
Community safety	Flood events can pose a serious danger to life and to property. Reducing the likely severity and number of flood events will help to reduce the potential for danger.
Economic development	Screened out. This policy could influence the location and cost of new development, but should not have a significant impact on economic growth or regeneration.

SA topic	ENV 2 Landscape
Climate change and energy	The protection and enhancement of landscape may help to reduce and provide resilience to climate change, through protection of trees, open spaces, flood plains and coastal areas. The policy also requires that development along or affecting coastal areas is in line with the Shoreline Management Plan.
Biodiversity flora and fauna	The protection and enhancement of landscape should have positive benefits for biodiversity and networks of wildlife sites.
Water	The protection and enhancement of landscapes should also have positive benefits for water in terms of retaining flood storage and protecting water quality.
Air	The protection and enhancement of landscapes should also have positive benefits for air quality through vegetation and trees.
Land and resources	The policy seeks to protect landscape character and distinctiveness.
Waste	Screened out - Protecting landscape has the potential to influence the ability to provide waste management facilities, but as few additional facilities are to be provided and it is possible to provide certain facilities in certain locations without a detrimental impact on landscape, this would not have a significant identifiable effect.
Cultural heritage and landscape	The policy will protect and enhance the character, local distinctiveness and accessibility of the rural and urban landscape. It refers to features of landscape quality, which may also be of archaeological, historical or cultural heritage importance. It will help to protect, enhance and manage the character and appearance of the landscape and townscape.
Population and human health	Protecting and enhancing the accessibility of the rural and urban landscape will help to provide opportunities for outdoor recreation and therefore contribute to healthy living.
Housing	Screened out - Protecting landscape has the potential to influence the ability to provide housing, but it is possible to provide housing in certain locations without a detrimental impact on landscape. As such, this would not have a significant identifiable effect.

SA topic	ENV 2 Landscape
Community safety	Screened out - The protection and enhancement of landscape could impact on safety and fear of crime, but this will depend upon the exact location and design of proposals. As such, there is no identifiable significant effect.
Economic development	Screened out - Protecting landscape has the potential to influence the ability to provide new economic development and regeneration, but it is possible to provide economic development and undertake regeneration without a detrimental impact on landscape. As such, this would not have a significant identifiable effect.

SA topic	ENV 3 Green infrastructure
Climate change and energy	This policy seeks to promote, enhance and create green infrastructure. Green Infrastructure can provide opportunities for sustainable travel on off road routes, which could help to reduce the need to travel by car. Green Infrastructure has the potential to help to mitigate against some of the effects of climate change such as flooding.
Biodiversity flora and fauna	This policy scores strongly positively for all aspects of the biodiversity objective. The potential for Green Infrastructure to help avoid potential negative impacts on internationally designated sites (such as the Dee Estuary) is recognised in the Habitats Regulations Assessment.
Water	This policy seeks to protect, manage and enhance rivers and canals and their banks and this should have positive benefits for water quality. It should also help to reduce the risk of flooding
Air	This policy does not specifically refer to air quality but certainly would have no adverse impact. Increasing networks of Green Infrastructure could provide additional opportunties for sustainable transport.
Land and resources	The policy should protect soil function and quality through the creation, protection and enhancement of green infrastructure.
Waste	Screened out - There is no direct relationship between Green Infrastructure and waste.
Cultural heritage and landscape	The policy promotes Green Infrastructure which can help to enhance landscapes, features of cultural and historic significance, geological assets and open space
Population and human health	Putting in place networks of Green Infrastructure should have positive impacts on health and well being including access to open space, recreation, and sustainable travel opportunities.
Housing	Screened out - The policy should enhance the provision of Green infrastructure for existing and new residents, but does not have a direct impact on provision of housing.
Community safety	Screened out - This policy does not specifically refer to the design of Green Infrastructure, so does not have a direct effect on community safety.

SA topic	ENV 3 Green infrastructure
Economic development	The policy does not directly contribute to economic development. However, there could be significant indirect benefits in terms of improving image and attractiveness, contributing to regeneration and potentially promoting the visitor economy.

SA topic	ENV 4 Biodiversity and geodiversity
Climate change and energy	Policy states create, protect, enhance, expand and link biodiversity (and links with green infrastructure) could have a secondary effect on mitigating climate change.
Biodiversity, flora and fauna	The policy will create, protect, enhance, expand and link biodiversity and geodiversity. It would prevent development proposals that could have a significant adverse impact on sites of value. However, it is not locally specific.
Water	Many important wildlife sites in the Borough, including the Dee and Mersey Estuaries and the meres and mosses, are wetlands and water features. Protecting and enhancing these habitats requires the protection of water quality and flood plains. As such there is a positive impact on water resources. The policy does not specifically identify the links between flood risk, water quality, biodiversity and green infrastructure. The policy and explanation could be amended to bring out this link more strongly.
Air	The protection and enhancement of biodiversity may also help to improve air quality, but this will depend upon the exact location and design of proposals. As such, there is no identifiable significant effect.
Land and resources	Whilst the expansion and enhancement of biodiversity may have some impact on soil quality, this is a policy specifically about protection and enhancement of existing sites of biodiversity and geodiversity. As such, it is unlikely to have a significant identifiable effect.
Waste	There is no direct relationship between protecting and enhancing biodiversity and waste management.
Cultural heritage and landscape	The policy aims to protect and enhance the borough's geological and geomorphological resource. The policy and supporting text does not specifically identify the links between the protection and enhancement of biodiversity and landscape character, however this may be covered through other policies in the Plan.
Population and human health	The protection and enhancement of biodiversity may also provide opportunities to improve health for example through opportunities for walking and nature trails, but this will depend upon the exact location and design of proposals. As such, there is no identifiable significant effect.

SA topic	ENV 4 Biodiversity and geodiversity
Housing	The policy could prevent new housing development if it would have a significant impact on biodiversity sites. However, the policy does set out exceptional circumstances and as such, it should not have a significant detrimental effect on provision of housing.
Community safety	The protection and enhancement of biodiversity could impact on safety and fear of crime, but this will depend upon the exact location and design of proposals. As such, there is no identifiable significant effect.
Economic development	The policy could prevent new economic development if it would have a significant impact on biodiversity sites. However, the policy does set out exceptional circumstances and as such, it should not have a significant detrimental effect on provision of housing.

SA topic	ENV 5 Historic Environment
Climate change and energy	Design of developments to safeguard and enhance the historic environment could assist with reducing energy consumption and mitigating / adapting to climate change or could conflict with it, depending on the exact proposal and design. As such, there is no identifiable significant effect.
Biodiversity flora and fauna	There is a relationship between biodiversity and the historic environment in relation to historic landscapes, but there is no identifiable significant effect on biodiversity.
Water	Design of developments to safeguard and enhance the historic environment could assist with minimising flooding and protecting water resources or could conflict with it, depending on the exact proposal and design. As such, there is no identifiable significant effect.
Air	Design of developments to safeguard and enhance the historic environment could assist with protecting air quality or could conflict with it, depending on the exact proposal and design. As such, there is no identifiable significant effect.
Land and resources	The policy recognises heritage assets are an irreplaceable resource which must be protected, conserved, managed and enhanced. The policy attempts to secure a future use for these historic assets re-using existing buildings and allowing for a minimal level of enabling development where appropriate and viable.
Waste	There is no direct relationship between waste and the historic environment.
Cultural heritage and landscape	The policy recognises the unique and significant historic legacy within Cheshire West and aims to safeguard or enhance both designated and non designated assets.
Population and human health	There is no direct relationship between health and social inclusion and the historic environment.
Housing	New housing development may be provided within historic buildings or may impact on the historic environment, but the historic environment policy would not have a direct impact on provision of housing.
Community safety	Design of developments to safeguard and enhance the historic environment could assist with community safety or could conflict with it, depending on the exact proposal and design. As such, there is no identifiable significant effect.

SA topic	ENV 5 Historic Environment
Economic development	The policy recognises the regeneration benefits associated with historic assets; historic assets can add value to regeneration initiatives, attract businesses to the borough and act as a stimulus to local economic growth. The policy allows for enabling development.

SA topic	ENV 6 High Quality Design and Sustainable Construction
Climate change and energy	The policy seeks to mitigate and adapt to the predicted effects of climate change. However, the policy provision is not mandatory and only where appropriate.
Biodiversity, flora and fauna	The policy identifies the need to consider a range of issues in the design of new developments, including biodiversity.
Water	Water efficiency and surface run off measures are covered under design standards. However, this is not mandatory. Design measures to specifically minimise flood risk are not covered through this policy, although are covered elsewhere in the Plan.
Air	The policy does not specifically mention how high quality design could protect or improve air quality. However, design standards can cover pollution, therefore the effects on air quality would would be considered to some degree.
Land and resources	Screened out as there is no identifiable significant effect on land and resources.
Waste	The management of construction waste is covered by the policy.
Cultural heritage and landscape	Policy seeks high quality design which respects, reflects and is sympathetic to historic assets. However, reflecting existing character is not necessarily high quality.
Population and human health	The policy supports access to high quality public realm, open spaces and supports development that contributes to a sense of place.
Housing	Supports high quality design through meeting Lifetime Homes standards and the Code for Sustainable Homes.
Community safety	The policy promotes safe, secure environments and access routes.
Economic development	A high quality design and environment could have an indirect effect of improving the attractiveness of the borough as a place to invest. The policy applies to all types of development.

SA topic	ENV 7 Alternative energy supplies
Climate change and energy	This policy should see the replacement of existing energy sources with renewable and low-carbon alternatives. This will help to mitigate carbon emissions, and so climate change. Renewable and low-carbon alternatives will provide a proportion of existing energy generation for the borough. The inclusion of a section on alternative hydrocarbons seeks to widen the energy base and, whilst not forms of renewable or low carbon energy generation themselves, the policy seeks their use in association with combined heat and power generation, which can reduce carbon emissions. Energy from waste is included in this policy as, in relation to greenhouse gas emissions, this is favourable to landfill, subject to the waste being pre-treated. The inclusion of a statement on using allowable solutions may help to promote the development of low carbon and renewable energy generation although the full details of how this will be implemented are still to be confirmed.
Biodiversity flora and fauna	The policy states that developments will be permitted in accordance with national and local policy, particularly where they safeguard the natural environment. This should see habitats and species given some added protection, although it may see this added protection given as a trade off with a reduced area to be protected. Similarly, it is not a requirement of development that the natural environment is safeguarded, although the stated need for a Habitats Regulations Assessment ensures that many schemes will be required to be at least adequately assessed.
Water	The policy sets out that new development will be permitted particularly where they would not result in unacceptable water impacts. This should see the policy contribute to minimising the risk of pollution.
Air	The policy encourages a shift towards clean technologies and working practises. It should also see a general improvement in air quality across the borough. The policy also sets out that new development will be permitted particularly where they would not result in unacceptable air pollution impacts. This should see the policy contribute to minimising the risk of pollution. Energy from waste facilities and use of hydrocarbons will be subject to emission control regimes outside of planning to ensure no overall significant impact on air quality.
Land and resources	The promotion of renewable and low-carbon energy developments will help to reduce the consumption of natural resources, however, the section on exploiting the borough's alternative

SA topic	ENV 7 Alternative energy supplies
	hydrocarbon resources does not. The encouragement to have end uses that reduce the carbon emissions of the extracted fuel will help to reduce this impact.
Waste	The policy may reduce the amount of waste going to landfill by supporting energy from waste generation as a low carbon energy generation source.
Cultural heritage and landscape	The proposed policy aims to both safeguard the built environment, and for renewable and low-carbon infrastructure development to have no detrimental impact on the landscape and visual amenity.
Population and human health	The proposed policy aims for renewable and low-carbon infrastructure development to have no unacceptable impacts. This should help to prevent the development of potential health impacts.
Housing	Screened out. Alternative energy supplies would help to provide energy for additional housing, but the policy will not have a direct impact on provision of housing.
Community safety	Screened out. The design of new alternative energy facilities could impact on community safety, but the detailed design of such facilities is not covered by the policy and as such it has no significant effect.
Economic development	The proposed policy provides opportunity for ongoing private sector investment.

SA topic	ENV 8 Managing Waste
Climate change and energy	Ensures proposals for waste management facilities are consistent with the waste hierarchy, whilst safeguarding existing landfill capacity and waste management facilities in appropriate locations. It promotes energy use from renewable energy sources (EfW and in-vessel composting). However, the explanation highlights that the borough is home to existing waste management facilities that are of a sub-regional, regional and national significance. The planned capacity of waste that could be accommodated significantly exceeds the borough's capacity required. This could lead to additional transport movements into the borough and the policy allows for cross boundary waste movements to the most appropriate installation. Although all traffic increases will have been assessed at planning application stage as most sites are existing or a planning commitment.
Biodiversity flora and fauna	Screened out. New waste facilities have the potential to impact on biodiversity, but this depends on the location and design of development. As such, there is no identifiable significant overall effect. The identified waste sites will be assessed separately.
Water	Screened out. The policy does not cover the sustainable management of waste water, although it is recognised this may be covered through other policies in the plan. Sewage sludge is covered under land and resources.
Air	The borough is home to existing waste management facilities that are of a sub-regional, regional and national significance. The planned capacity of waste that could be accommodated exceeds the borough's capacity required. This will lead to lead to additional transport movements into the borough. Although all traffic increases will have been assessed at planning application stage as most sites are existing or a planning commitment. It is noted that impacts on air quality from development proposals are governed under different regimes.
Land and resources	The policy identifies sites safeguarded - Ince Park and Kinderton Lodge are both greenfield sites and development could have a negative effect on land and soil quality although they are sites with planning permission. However, it encourages consistency with the waste hierarchy which seeks prevention, reuse and recycling, with disposal as a last resort. The explanation notes there is no additional land required for sewage sludge, although there may be a need for qualitative improvements to existing works.
Waste	The policy makes provision for Cheshire West and Chester to deal with all types of waste generated in the borough, in accordance with the waste hierarchy and national planning

SA topic	ENV 8 Managing Waste
	policy. The policy demonstrates there is sufficient proposed capacity to accommodate the borough's required capacity.
Cultural heritage and landscape	New waste facilities have the potential to impact on cultural heritage and landscape, but this depends on the location and design of development. As such, there is no identifiable significant overall effect.
Population and human health	New waste facilities are not considered to have an identifiable significant overall effect on healthcare provision, social integration, and reducing the poverty gap.
Housing	New waste facilities will help to manage waste from additional housing, but the policy will not have a direct impact on provision of housing.
Community safety	The design of new waste facilities could impact on community safety, but the detailed design of such facilities is not covered by the policy and as such it has no significant effect.
Economic development	The policy safeguards specific waste sites at Ince Marshes, Lostock Works and Kinderton Lodge against alternative forms of development. These will provide significant private sector investment, job creation and economic output. The policy needs to be kept under review to ensure a waste use is feasible/viable.

SA topic	ENV 9 Minerals supply and safeguarding
Climate change and energy	The policy will not have a major impact on mitigating and adapting to climate change. However, high quality restoration and aftercare proposals are likely to involve high levels of planting and will therefore help to mitigate climate change. The policy will reduce energy consumption, and promote energy efficiency by supporting the sustainable use of materials, proposals involving the use of secondary and recycled mineral resources, waste recycling sites and use of locally sourced building materials. New minerals sites may have a detrimental impact on climate change and energy consumption, but as the land bank is to be maintained over time, this should not result in an increasingly detrimental impact when compared to the existing situation.
Biodiversity flora and fauna	Maintaining a land bank and adequate supply of minerals could result in negative impacts on biodiversity, flora and fauna whilst the minerals sites are in operation. However, high quality restoration and aftercare proposals should result in biodiversity, flora and fauna which is at least the same quality as before, and should be an improvement on the original situation. The effects of new minerals developments and new waste recycling sites on biodiversity would depend on the location of such developments.
Water	The exact effect on flooding and water quality, particularly groundwater, from minerals working is uncertain as it will depend on the design and exact location of proposals. However, the broad locations include several meres and some areas where the high water table has been an issue for mineral working in the past. Restoration of minerals sites provides an opportunity for a positive impact on water quality and minimising the risk of flooding.
Air	Screened out - New minerals facilities have the potential to impact on air quality, but this depends on the location and design of development. As such, there is no identifiable significant overall effect.
Land and resources	Maintaining a land bank and adequate supply of minerals and the development of new minerals sites and new waste recycling sites will have a negative effect on land and resources. However, this will only be temporary, until the minerals working ends and restoration / aftercare proposals are put into place. The policy also recognises the finite nature of natural resources and supports proposals which would manage minerals resources sustainably and increase recycling.

SA topic	ENV 9 Minerals supply and safeguarding
Waste	The policy should help to achieve sustainable waste management as it will reduce the production of waste and increase opportunities for recycling by supporting proposals which enable the use of secondary and recycled mineral resources (which could become waste products if not used). It also supports the retention of and proposals for fixed construction, demolition and excavation waste recycling sites in appropriate locations.
Cultural heritage and landscape	Screened out - New minerals facilities have the potential to impact on cultural heritage and landscape, but this depends on the location and design of development. As such, there is no identifiable significant overall effect.
Population and human health	Screened out - New minerals facilities have the potential to impact on health, but this depends on the location and design of development. As such, there is no identifiable significant overall effect.
Housing	Screened out - Mineral supplies may be used to provide materials for housebuilding, but the policy will not have a direct impact on provision of housing.
Community safety	Screened out - New minerals facilities have the potential to impact on community safety, but this depends on the location and design of development. As such, there is no identifiable significant overall effect.
Economic development	The policy makes provision for the steady and adequate supply of sand and gravel and encourages the sustainable use of minerals, providing opportunities for ongoing private sector investment. The policy also provides a flexible approach to the location of future minerals development by identifying broad locations for new development and it also protects the Mineral Safeguarding Area from unnecessary and incompatible development. As such, the policy is supportive of new minerals development, but does set out specific requirements such as high quality restoration and aftercare proposals.

B Publication Draft Local Plan Site appraisals

Table B.1 below sets out the appraisal framework for the site assessment in the Sustainability Appraisal. The site pro-formas follow this.

Table B.1 Site assessment criteria

SA objective	Site assessment questions
Climate change and energy	Is it in an accessible location to reduce car travel and/or encourage sustainable forms of transport? Will it provide opportunities to enhance existing or create new green infrastructure?
Biodiversity, flora and fauna	Will it impact on the Borough's sites or features of ecological and nature conservation importance? Will it result in a loss of tree cover? Will it provide opportunities for the enhancement and creation of habitats?
Water	Is it in an area at risk of flooding? If so is the flood risk compatible with the proposed use? Is it likely to have an impact on water courses?
Air	Is it likely to impact on local air quality, in particular in areas where there are already problems?
Land and resources	Is it located on greenfield or previously developed land? Will it impact on soil quality or function - Is it located in an area of high soil quality?
Waste	Will it result in new or enhanced waste management facilities? Will it encourage increased recycling and composting and achieve the diversion targets for waste away from landfill?
Cultural heritage and landscape	Will it impact on sites/areas of landscape, historic or cultural value, including RIGS? Will it impact on the setting/character of Chester? Will it impact on the provision of open space?
Population and human health	Can health facilities be easily accessed from the site? Does the proposal include the provision of new health care facilities? Does it support all to have a healthy standard of living and strengthen ill health prevention? Does it assist in developing social integration and community cohesion?

SA objective	Site assessment questions
Housing	Does it meet identified needs?
Community safety	Will it reduce opportunities for crime and therefore level of crime? Will it affect the fear of crime and feeling of crime? Will it impact upon road safety?
Economic development	Does it provide employment land or a suitable type in a sustainable location? Does it provide opportunities for the creation of new businesses? Will it promote tourism and leisure? Will it contribute to urban regeneration or rural diversification? Will it improve accessibility to jobs? Will it improve and safeguard retail, leisure and service provision in the area? Will it result in improved physical, social and environmental infrastructure in the area? Will it provide access to training and learning opportunities?

Site: Chester Business Park	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is at the edge of the urban area and close to the Park and Ride and a cycle route in a relatively accessible location, although predominantly accessed by car. The existing business park is provided within a parkland setting, and this is mentioned in the policy, so future development should retain this parkland setting. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Intensification of use on the site may lead to an increase traffic and a corresponding increase in emissions.
Biodiversity flora and fauna	The site is not designated as having specific features of ecological or nature conservation importance, although it does make up part of the Chester green network. The existing business park is provided within a parkland setting, and this is mentioned in the policy, so future development should retain this parkland setting. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts.
Water	The site is not identified as a flood risk area, however the edge of the business park is close to the River Dee and runoff could impact on the water course although there are no known current issues in relation to this. The protection of this site as existing employment land should see the continuation of existing uses and therefore there are minimal additional impacts.
Air	The area is not identified as an area with existing air quality issues. This may be impacted by the likely increase in traffic to the area. The protection of this site as existing employment land should see the continuation of existing uses. Therefore, there are minimal additional impacts.
Land and resources	The site is a mix of previously developed land and greenfield land due to the parkland setting of the business park. Additional development on the greenfield parts of the site would impact on soil quality and function. The protection of this site as existing employment land should see the continuation of existing uses.
Waste	No impact on this objective.

Site: Chester Business Park	
Sustainability objective	**Comments and mitigation**
Cultural heritage and landscape	The site will have minimal additional impact on the setting of Chester as it is already an existing employment use, although there may be new built development on the vacant greenfield plots.
Population and human health	New development within the business park is unlikely to include provision of new health care facilities given the nature of the development. Business park is relatively separate from surrounding residential areas, so has little impact on social integration and community cohesion however is a key employment location. The protection of this site as existing employment land should see the continuation of existing uses. Therefore, there are minimal additional impacts.
Housing	No impact on this objective.
Community safety	No impact on this objective.
Economic development	The site provides employment land of a suitable type, in a relatively sustainable location. It provides opportunities for new businesses, but only on additional sites within the existing business park. It may also improve accessibility to jobs. It will not impact on tourism or leisure provision. Physical and environmental infrastructure is already provided for the existing business park. The protection of this site as existing employment land should see the continuation of existing uses. Cumulative impacts with other proposals around Chester.

Site: Chester Business Quarter	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is in a accessible location, as it adjacent to Chester Railway Station. Due to the scale of the project, the impacts are likely to be short, medium and long term, but will increase over time as the site is developed. Cumulative impact with other city centre development.
Biodiversity flora and fauna	The proposal does not affect any sites or features of ecological and nature conservation importance. There is minimal existing tree cover. Some additional tree planting and green infrastructure may be provided as part of the development. Due to the scale of the project, the impacts are likely to be short, medium and long term, but will increase over time as the site is developed. Cumulative impact with other city centre development.
Water	The site is not a flood risk area, although the canal passes through it. There may be some impact on the canal from development, but this is not considered likely. Due to the scale of the project, the impacts are likely to be short, medium and long term, but will increase over time as the site is developed. Cumulative impact with other city centre development.
Air	Site is adjacent to Boughton AQMA. Development in the area has the potential to impact upon local air quality and the AQMA. However, as part of the planning application for a significant part of the site, funding has been secured towards a new control system at the A51/A5115 gyratory junction that will improve the management of traffic flows and therefore aid the improvement of air quality in the AQMA. The Local Plan also includes provisions to ensure that air quality impacts are fully assessed and negative impacts mitigated at the planning applciation stage.
Land and resources	The development will be located on previously developed land. There will be minimal impact on soil quality or function.
Waste	No impact on this objective.
Cultural heritage and landscape	This proposal will impact on the character of Chester, as well as sites and areas of historic and cultural value. There are insufficient design details for the scheme as a whole to be able to assess this fully at this stage. However, the design of initial phases aims to have a positive impact on Chester as a whole and locally important cultural heritage, such as the listed station buildings. The importance of protecting cultural heritage in development

Site: Chester Business Quarter	
Sustainability objective	**Comments and mitigation**
	proposals is covered by policies in the Local Plan. Due to the scale of the project, the impacts are likely to be short, medium and long term, but will increase over time as the site is developed. Cumulative impact with other city centre development.
Population and human health	The proposal will bring about redevelopment of the a key area of the city centre, bringing about employment led regeneration to the city with the potential to improve social integration and community cohesion.
Housing	The wider scheme may include residential units and as such, will contribute to meeting identified needs. The size / tenure of these properties is not known at this stage.
Community safety	No impact on this objective.
Economic development	The development will provide a range of office facilities in a suitable location. This should provide opportunities for new businesses and promote urban regeneration. Due to the scale of the project, the impacts are likely to be short, medium and long term, but will increase over time as the site is developed. The development may attract workers from a wider area than Chester. Cumulative impact with other city centre development.

Site: Chester West Employment Park	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is served by a single bus route, and no rail service. It is also close to a Park and Ride site. It is on the edge of the urban area and relatively close to several residential areas, but it is likely to be predominantly accessed by private car and as such, could increase impacts on climate change. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Cumulative impacts with other proposals around Chester.
Biodiversity flora and fauna	The site is existing employment development. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Cumulative impacts with other proposals around Chester.
Water	The area itself is not at risk of flooding, but is adjacent to flood risk areas and close to water courses. As such, new development in the area could impact on flood risk or water courses if not managed correctly. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Cumulative impacts with other proposals around Chester.
Air	The site is an existing employment use. Any intensification of use or small-scale additional development could impact negatively on local air quality, however, the area is not identified as a problem area. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Cumulative impacts with other proposals around Chester.
Land and resources	The site is an existing employment use, and so is predominantly previously developed land. This will have no impact on soil quality or function. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Cumulative impacts with other proposals around Chester.
Waste	Area to safeguarded includes existing household waste recycling centre and waste collection depot.
Cultural heritage and landscape	The site is an existing employment use. Any new development is likely to be small-scale and would not therefore have a significant impact on the setting / character of Chester. There is no existing provision of open space. The enhancement or creation of Green

Site: Chester West Employment Park	
Sustainability objective	**Comments and mitigation**
	Infrastructure is not mentioned, and if environmental improvements are proposed, they should be mentioned in the policy. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Cumulative impacts with other proposals around Chester.
Population and human health	New development within the industrial estate is unlikely to include provision of new health care facilities. Safeguarding of existing employment area providing job opportunities.
Housing	No impact upon this objective.
Community safety	No impact upon this objective.
Economic development	The site is an existing employment use. As such, it helps to retain employment land, and provide jobs and space for innovation. It also provides for additional small-scale employment development. It does not impact on provision or retail or leisure. The protection of this site as existing employment land should see the continuation of existing uses. As such, there are minimal additional impacts. Cumulative impacts with other proposals around Chester.

Site: Northgate	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is a city centre accessible location accessible. It is not in a flood risk area. The overall vision in the scheme includes new green infrastructure provision. The scheme will not be completed in the short term, so the majority of impacts will be in the medium to long term. The new development may see an increase in traffic in the area. Cumulative impacts with other city centre development.
Biodiversity flora and fauna	The proposal does not affect any sites or features of ecological and nature conservation importance. There is currently minimal tree cover. The majority of impacts will be in the medium to long term. Main impacts on specific site. Cumulative impact with other city centre development.
Water	The site is not in a flood risk area, nor is it likely to have an impact on watercourses.
Air	Whilst this site is accessible, the proposed development includes a replacement multistorey car park. This may increase the traffic around this area, or affect its flow and air quality impacts will need to be assessed fully. This is not an area with a current Air Quality Management Area.
Land and resources	The proposed development will be located on brownfield land. There is no likely impact on soil quality. The majority of impacts will be in the medium to long term.
Waste	No impact on this objective.
Cultural heritage and landscape	This proposal will impact on the character of Chester, as well as sites and areas of historic and cultural value. There are insufficient design details to assess this fully at this stage, however, the scheme intends to bring about positive change and enhancement to the character of Chester. The importance of protecting cultural heritage in development proposals is covered by policies in the Local Plan.
Population and human health	The proposal will bring about redevelopment of the a key area of the city centre, improving the retail and leisure offer for residents and visitors to the city with the potential to improve social integration and community cohesion.
Housing	No impact on this objective.

Site: Northgate	
Sustainability objective	**Comments and mitigation**
Community safety	No impact on this objective.
Economic development	The proposal should improve the retail, leisure and service provision of the city, promoting leisure and tourism, contributing to urban regeneration, and improving accessibility to jobs. It will provide new office space and provide additional retail and leisure jobs. The majority of impacts will be in the medium to long term. Effects will be seen predominantly in the city centre, although positive culmulative effects should also be experencied more widely in the borough.

Site: Chester theatre	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is within the centre of Chester and an accessible location. Due to the nature and size of the site, the scheme is unlikely to provide significant new Green Infrastructure. The majority of impacts will be in the medium to long term. Cumulative impact with other city centre development.
Biodiversity flora and fauna	The proposal does not affect any sites or features of ecological and nature conservation importance. There is little existing tree cover in the area and due to the size of the site, the scheme is unlikely to provide significant new tree planting or habitat creation. The majority of impacts will be in the medium to long term. Cumulative impact with other city centre development.
Water	The site is not in a flood risk area, nor is it likely to have an impact on watercourses. The majority of impacts will be in the medium to long term. Cumulative impact with other city centre development.
Air	This is not an area with a current air quality problem. The site is relatively accessible, but a new theatre could generate additional traffic and could therefore impact on air quality. The majority of impacts will be in the medium to long term. Cumulative impact with other city centre development.
Land and resources	The proposed development will be located on brownfield land, albeit as the existing buildings will be demolished to make way for the development. There is no likely impact on soil quality. The majority of impacts will be in the medium to long term. Cumulative impact with other city centre development.
Waste	No impact on this objective.
Cultural heritage and landscape	This proposal should impact positively on the character of Chester, as well as sites and areas of historic and cultural value although there are insufficient design details to assess this fully at this stage. The majority of impacts will be in the medium to long term. Cumulative impact with other city centre development.

Site: Chester theatre	
Sustainability objective	**Comments and mitigation**
Population and human health	Health facilities are available in Chester city centre. The proposal does not currently include provision of new health care facilities. Providing an additional community facility gives opportunities for developing social integration and community cohesion.
Housing	No direct impact on this objective.
Community safety	No direct impact on this objective.
Economic development	The proposal will not provide additional employment, but would provide additional service jobs in a sustainable location. It would help to promote tourism and leisure and would contribute to the regeneration of that part of the city centre. The majority of impacts will be in the medium to long term. Cumulative impact with other city centre development.

Site: Wrexham Road	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is on the edge of the existing urban area. There are current bus routes either side of the site, along Wrexham Road, Lache Lane and Five Ashes Road and a dedicated bus lane along Wrexham Road going into Chester. There is also a cycle path along Wrexham Road. However, new development of this scale is likely to generate significant levels of car travel. The area is not a recognised flood risk area. The area is currently mainly in agricultural use, with some trees and hedgerows. New proposals on the site would provide an opportunity to enhance existing or create new green infrastructure, but this would depend upon the design and layout of the site. Cumulative impact with other developments in and around Chester. The majority of impacts will be in the medium to long term.
Biodiversity flora and fauna	Whilst the area has no designations for ecological or nature conservation importance, it is predominantly greenfield, with a number of ponds. The farmland includes a number of species rich pastures, as well as hedgerows. These will have some ecological value. Without details of the exact proposed development, it is difficult to assess whether there will be a loss of tree cover, or any enhancement or creation of biodiversity.
Water	The site is not at risk of flooding. There are no major rivers or streams within the site, but there are a number of drainage channels, and several existing ponds. New development could impact on the ponds, depending upon siting and design. The majority of impacts will be in the medium to long term.
Air	An increase in private car use, which would be a likely outcome of development in this area, would have a detrimental impact on local air quality. This is not an area of identified problems. Construction of new buildings and associated infrastructure may also impact on air quality.
Land and resources	The site is greenfield land, predominantly in agricultural use. Development will impact on the soil quality and function and may involve the loss of high quality agricultural land.
Waste	No impact on this objective.
Cultural heritage and landscape	There are identified sites of national and regional importance within the area, including the Scheduled Monument at Fir Tree Farm. There are no designated formal open space assets in this area, however it is likely to serve some informal needs. The majority of impacts will be in the medium to long term.

Site: Wrexham Road	
Sustainability objective	**Comments and mitigation**
Population and human health	There are health facilties in Lache and Handbridge, but the predicted level of development is unlikely to be accommodated by existing facilities. Due to the scale of the site, it is likely that additional health facilities would be provided as part of the new development. The impact on a healthy standard of living, ill health prevention and social integration and community cohesion will depend on the design of new proposals. However, the proximity to existing residential areas and businesses has the potential for assisting social integration and community cohesion.
Housing	The scale of the site means that a significant level of additional housing could be provided, which would assist in meeting local needs. The mix of housing has not yet been decided, so the impact on meeting needs for specific types, sizes and tenures of housing cannot be established at this stage. The majority of impacts will be in the medium to long term.
Community safety	No impact on this objective.
Economic development	The site would not provide for employment facilities directly, but jobs would be created through the construction phase.

Site: Upton Triangle and South of Dale Barracks	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is on the edge of the existing urban area. There are current bus routes along Liverpool Road, Moston Road and Upton Lane and Bache station is accessible from the site. New development on this site is likely to generate additional car travel. The area is not a recognised flood risk area. The area is currently mainly in agricultural use, with some trees and hedgerows. As such, new proposals on the site would provide an opportunity to enhance existing or create new green infrastructure, but this would depend upon the design and layout of the site. The majority of impacts will be in the medium to long term.
Biodiversity flora and fauna	Whilst the area has no designations for ecological or nature conservation importance, it is predominantly greenfield, with some good hedges and mature hedgerow trees. Without details of the exact proposed development, it is difficult to assess whether there will be a loss of tree cover, or any enhancement or creation of biodiversity .The majority of impacts will be in the medium to long term.
Water	The site is not at risk of flooding. There are no major rivers or streams within the site.
Air	An increase in private car use, which would be a likely outcome of development in this area, could have a detrimental impact on local air quality depending on mitigation and this is not an area of identified problems. Construction of new buildings and associated infrastructure may also impact on air quality.
Land and resources	The site is greenfield land, predominantly in agricultural use. Development will impact on the soil quality and function and may involve the loss of high quality agricultural land. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Waste	No impact on this objective.
Cultural heritage and landscape	There are no identified sites of national and regional importance within the area. Development here could impact on the setting of Chester. However, due to the level of nearby development this impact may be limited. There are no designated formal open space assets in this area, however it is likely to serve some informal needs. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.

Site: Upton Triangle and South of Dale Barracks	
Sustainability objective	**Comments and mitigation**
Population and human health	There are health facilties in Upton, but the predicted level of development may not be accommodated by existing facilities. The impact on a healthy standard of living, ill health prevention and social integration and community cohesion will depend on the design of new proposals. However, the proximity to existing residential areas and businesses has the potential for assisting social integration and community cohesion. the majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Housing	The site could provide additional housing, which would assist in meeting local needs. The mix of housing has not yet been decided, so the impact on meeting needs for specific types, sizes and tenures of housing cannot be established at this stage.
Community safety	No impact on this objective.
Economic development	The site would not provide for employment facilities directly, but jobs would be created through the construction phase.

Site: Land to south of Whitchurch Road	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is on the edge of the existing urban area. There are current bus routes along Pepper Street, Christleton Road / Whitchurch Road and Caldy Valley Road. There are also walking / cycling routes along the canal. However, new development of this scale is likely to generate additional car travel. The area is partly greenfield and partly developed. There are some ponds and trees on the site. New proposals on the site would provide an opportunity to enhance existing or create new green infrastructure, but this would depend upon the design and layout of the site. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Biodiversity flora and fauna	Whilst the area has no designations for ecological or nature conservation importance, the developable area is greenfield, containing some hedgerows, mature trees, and a number of ponds. These will have some ecological value. Without details of the exact proposed development, it is difficult to assess whether there will be a loss of tree cover, or any enhancement or creation of biodiversity. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Water	The site is not at risk of flooding. There are no major rivers or streams within the site, but there are several existing ponds. New development could impact on the ponds, depending upon siting and design.
Air	An increase in private car use, which would be a likely outcome of development in this area, would have a detrimental impact on local air quality. There is an Air Quality Management Area in Boughton and proposals on this site could increase traffic and increase air quality issues in the Air Quality Management Area. Construction of new buildings and associated infrastructure may also impact on air quality. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Land and resources	The site is greenfield land and Development will impact on the soil quality and function and may involve the loss of high quality agricultural land.
Waste	No impact on this objective.
Cultural heritage and landscape	There is at least one site of national or regional importance within the area, as well as other archaeological features. Development here could impact on the landscape setting of Chester.

Site: Land to south of Whitchurch Road	
Sustainability objective	**Comments and mitigation**
	However, due to the level of nearby development this impact may be limited. There are no designated formal open space assets in this area and due to the surrounding roads it is unlikely to server informal needs. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Population and human health	There is a doctors surgery on Heath Lane, but the predicted level of development may not be accommodated by existing facilities. The impact on a healthy standard of living, ill health prevention and social integration and community cohesion will depend on the design of new proposals. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Housing	The site could provide additional housing, which would assist in meeting local needs. The mix of housing has not yet been decided, so the impact on meeting needs for specific types, sizes and tenures of housing cannot be established at this stage. The majority of impacts will be in the medium to long term. Cumulative impact with other developments in and around Chester.
Community safety	No impact on this objective.
Economic development	The site would not provide for employment facilities directly, but jobs would be created through the construction phase.

Site: New Bridge Road	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is close to existing employment and residential areas on the edge of Ellesmere Port. However, the motorway currently separates the site from the residential part of the town. Development would result in additional trips by car, although the canal towpath (which bounds the western edge of the site) provides opportunities for travel by sustainable modes. Public transport provision is currently limited, although the development framework seeks to introduce bus services into the site. The development brief for the site proposes a canal park which would involve landscape enhancement along the canal corridor. Impacts would increase over the medium to long term as the aspirations of the site and development framework are realised. Increased traffic could adversely impact on the wider network. Conversely, improved sustainable transport links would also benefit links into other employment areas
Biodiversity flora and fauna	The site is in an industrial area, but it may provide habitats for wildlife. It is close to the Mersey Estuary SPA/Ramsar site. Any proposals for development would need to assess existing wildlife potential in full, including potential impacts on the Estuary. The development framework for the area identifies the potential for creation of wildlife corridors, including along the canal. Improving the environment and attractiveness of the site could enhance the image of the area and its general attractiveness for further investment. Timescale of impacts would depend on mitigation measures and speed of implementation. Care must be taken to ensure that development in this location in combination with other areas close by do not adversely affect the Mersey Estuary SPA/Ramsar site
Water	Most of the area is not at risk of flooding, but small areas to the eastern part of the site may be subject to flooding from the Gowy and other smaller watercourses. Mitigation measures would be required to ensure that development does not result in increased flooding elsewhere and is itself adequately protected. The proposed use of employment development is less sensitive in terms of flooding. The development framework for the area identifies the use of SUDs which would reduce potential drainage problems whilst providing scope for environmental enhancement. timescale of impacts would depend on mitigation measures and speed of implementation. Care must be taken to ensure that development, in combination with development of nearby sites, does not contribute to an increased risk of flooding.

Site: New Bridge Road	
Sustainability objective	**Comments and mitigation**
Air	The site is fairly close (around 1km) away from a designated AQMA at Whitby Road/Station Road. Development of the site would involve additional traffic movements which could adversely impact on air quality. Industrial development could also have an impact on emissions. Assessment of likely impacts would be required as part of any proposed development and appropriate mitigation measures identified. timescale of impacts would depend on mitigation measures and speed of implementation. Care must be taken to ensure that development, in combination with development of nearby sites, does not contribute to a adverse impacts on air quality
Land and resources	The site is previously developed land, which has previously been used for industrial purposes and could be contaminated. Development of the site would not be likely to adversely impact on land and soil, there could be positive benefits as a result of landscaping and mitigation measures. Timescale of impacts would depend on mitigation measures and speed of implementation
Waste	No direct impact on this objective.
Cultural heritage and landscape	Development of the site in accordance with the development framework would enhance the canal corridor, which is of cultural heritage interest. Timescale of impacts would depend on mitigation measures and speed of implementation. Enhancement of the canal corridor in this location could have positive benefits for the wider canal corridor, linking through to the National Waterways Museum and conservation area.
Population and human health	The creation of employment opportunities which can be accessed via sustainable routes to deprived areas, has the potential to benefit positively on social equality and well being. Timescale of impacts would depend on mitigation measures and speed of implementation
Housing	No direct impact on this objective.
Community safety	No direct impact on this objective.
Economic development	The proposed enhancement of the site proposed in the development framework, and redevelopment for high quality employment uses, would have positive benefits for this objective in the short/medium/long term. Impacts over the short to medium term will depend

Site: New Bridge Road	
Sustainability objective	**Comments and mitigation**
	on uptake and implementation rates. job opportunities may be taken from people from a wider than local area. Improving the attractiveness of this site for business could have a positive impact on the image of the wider area, making the town generally more attractive for investment. Development of this site together with sites could have strongly positive impacts which reinforce each other in terms of the attractiveness of the area for business and the ability to attract and retain a skilled workforce.

Site: Stanlow	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is an existing industrial location, the policy encourages further development on unused parts of the site. There are some existing public transport links but additional development is likely to generate some more traffic, both car and lorry. Sustainable transport opportunities do exist - the Manchester Ship Canal and rail lines passing through the site have the potential to be used for freight. The site has been underused for some time and any further development is likely to occur in the medium or long term. Further development of petrochemicals would increase emissions both through processes on the site and wider use of the final product, with implications for climate change. Cumulative impacts could result from development of other sites nearly at Ince Park, which could also increase levels of emissions from traffic and industry.
Biodiversity flora and fauna	The site is an existing industrial area but has unused areas, which could support wildlife. Furthermore, it is adjacent to the Mersey Estuary SPA/Ramsar site. Proposals for development would require assessments of potential impact on biodiversity on the site itself as well as on the Mersey Estuary and appropriate mitigation measures carried out (working is suggested in the HRA to address this). The development framework for NewBridge Road covers part of the Stanlow area, and proposes the creation of an 'island' nature park alongside the River Gowy. the site itself, with potential impacts on the Mersey Estuary SPA,. Care should be taken to ensure that impacts from development in this site, in combination with others along the estuary, do not adversely impact on the SPA/Ramsar site.
Water	Stanlow is protected by a flood alleviation scheme but other sources of flooding still pose a risk to the site, particularly river flooding from the Gowy. The types of development proposed on the site are less vulnerable to flooding. As part of any new development, it will be necessary to ensure that drainage does not exacerbate existing water quality problems and where possible includes measures to improve it. Care should be taken to ensure that impacts from development in this site, in combination with others along the estuary, do not adversely impact on the SPA/Ramsar site.
Air	Development of the site would involve additional traffic movements which could adversely impact on air quality. Industrial development could also have an adverse impact on emissions, although these are strictly controlled under other environmental legislation. Assessment of likely impacts would be required as part of any proposed development and appropriate

Site: Stanlow	
Sustainability objective	**Comments and mitigation**
	mitigation measures identified. the western part of the site is relatively close to the existing AQMA at Station Rd/Whitby road and care must be taken not to exacerbate existing problems through development. Care should be taken to ensure that impacts from development in this site, in combination with others along the estuary, do not adversely impact on the SPA/Ramsar site.
Land and resources	The site as a whole is previously developed land, which has previously been used for industrial purposes and could be contaminated. Parts of the site are greenfield and if these areas were developed there would be an impact on soil quality and function. However, as a whole it is likely that there would be positive benefits as a result of landscaping and mitigation measures.Timescale of impacts would depend on mitigation measures and speed of implementation.
Waste	No direct impacts on this objective.
Cultural heritage and landscape	Development of the site in accordance with the development framework would enhance the canal corridor, which is of cultural heritage interest. Timescale of impacts would depend on mitigation measures and speed of implementation. Enhancement of the canal corridor in this location could have positive benefits for the wider canal corridor, linking through to the National Waterways Museum and conservation area.
Population and human health	The creation of employment opportunities which can be accessed via sustainable routes to deprived areas, has the potential to benefit positively on social equality and well being. However issues around poor air quality (and perceived poor air quality) could have health implications.
Housing	No direct impacts on this objective.
Community safety	No direct impacts on this objective.
Economic development	The site is allocated for the extension of existing employment uses and the generation of new opportunities. The development framework for New Bridge Road (which covers the western part of this site) proposes high quality uses in a relatively accessible location. Benefits in the short/medium/long term. Impacts over the short to medium term will depend

Site: Stanlow	
Sustainability objective	**Comments and mitigation**
	on uptake and implementation rates. Improving the attractiveness of this site for business could have a positive impact on the image of the wider area, making the town generally more attractive for investment. Development of this site together with sites nearby at Ince could have strongly positive impacts which reinforce each other in terms of the attractiveness of the area for business and the ability to attract and retain a skilled workforce.

Site: Ledsham Road	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is located on the edge of the urban area. Whilst the site is in a accessible location, the development would generate additional traffic. Efforts would need to be made to enhance opportunities for public transport use and sustainable travel to mitigate against this. Emissions, when added to those from other developments in the area, will contribute to wider climate change although the impacts from this development alone would be insignificant
Biodiversity flora and fauna	The development would not directly affect any designated sites of nature conservation value. However, development of the site would result in loss of habitat for a wide variety of species through loss of hedgerows, ponds and trees. Mitigation measures will be required to minimise the impact. This would need to include retention of significant features and provision of new areas of habitat . Local impacts on biodiversity, when combined with loss of habitat in other areas and wider changes in land use practices, impacts of climate change etc, to have wider implications for wildlife.
Water	No significant impact identified. The site is not in an area at risk of flooding, although there are watercourses on the site which may flood after significant rainfall. Mitigation will be required to ensure that development does not increase the risk of flooding for existing or new residents. Appropriate drainage measures such as use of SUDs can help to reduce potential flood risk. Ensuring that new properties have water efficiency measures will help to reduce the pressure on water supplies.
Air	The development would have the potential to adversely impact on local air quality during construction and post construction. Post construction impacts would result from additional traffic in and around the site. Mitigation measures would be required during construction phases to minimise impacts. Development is not likely to adversely affect the existing AQMA in Ellesmere Port. The impact of additional traffic could result in more significant impacts on air quality when combined with other developments in the area.
Land and resources	The site is located on greenfield land. The land is high quality agricultural and development would impact negatively on soil quality and function.
Waste	The development would not have a direct impact on this objective.

Site: Ledsham Road	
Sustainability objective	**Comments and mitigation**
Cultural heritage and landscape	The site does potentially have archaeological interest, there is also a grade II listed building immediately to the north of the site (Sutton Hall) and some features on site associated with the second world war. Mitigation measures will be required to ensure that any archeological remains are appropriately protected, and the impact on other features of cultural and historic interest minimised.
Population and human health	The site is within 2km of several practices. There are no proposals for additional health care facilities, but there is a proposal for a primary school and community centre which would provide a focus for community development. The proposal would also require the provision of play space (formal and informal) and allotments which could have positive health benefits for residents.
Housing	Development of this site would play a significant role in meeting identified housing needs. This would require ensuring that the type of housing provided caters for a range of needs, including affordable housing. The development would help meet housing needs in the Ellesmere Port and possibly Chester areas
Community safety	The development would not have a direct impact on this objective.
Economic development	The site would not provide for employment facilities directly, but jobs would be created through the construction phase and, in the longer term, a small number of jobs in the community centre, shop and school. The establishment of good transport links by a range of modes from the site to employment and education/training opportunities would be beneficial.

Site: Waterfront / Ellesmere Quays	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is in walking distance of the town centre and railway station, however the M53 is a significant barrier. Pedestrian links to the site are currently poor and would need upgrading as part of any proposed development. Public transport and cycling links are also currently poor and would require improving. Development of the site would present an opportunity to enhance the Ship Canal corridor in this location.
Biodiversity flora and fauna	No significant impact identified at this stage. The site is adjacent to the Mersey Estuary SPA/Ramsar site and any development proposal would need to ensure that there would be no adverse impacts. Opportunities to enhance biodiversity should be identified as part of any proposals.
Water	Ellesmere Port Waterfront site is not itself identified as being located within a flood zone. However, it is located within the 'Wirral Catchment Flood Watch Area' and the land on the northern boundary of the Manchester Ship Canal is identified as being in Zone 3a (High Probability). A flood risk assessment would be required as part of any development proposal. In advance of any development, it will be necessary to ensure that adequate wastewater treatment capacity is, or can be made, available, to ensure that there is no adverse impact on water quality.
Air	Proposed development for residential use could generate traffic movements which could impact on air quality. However, impacts may be less than that experienced by previous industrial use. Promotion of more sustainable transport modes could help reduce impacts from new development. It may be necessary to ensure that future residents are not exposed to unacceptable levels of pollutants from existing industry and traffic in the area.
Land and resources	The site is previously developed. There could be contamination on the site as a result of previous uses. There may be a need for remediation works - this would need to be assessed as part of any proposals. Redevelopment for residential use could result in an improvement in the soil quality.
Waste	No significant impact identified at this stage.
Cultural heritage and landscape	The site is adjacent to the historic port which is a conservation area. It is also adjacent to the Manchester Ship Canal which has a cultural and historic interest. There is potential for

Site: Waterfront / Ellesmere Quays	
Sustainability objective	**Comments and mitigation**
	development to impact positively on these features and improve the appearance and character of the area. This is subject to detailed proposals.
Population and human health	The site is close to the urban area so, subject to accessibility improvements, existing facilities should be available to future residents. The potential for existing health and community facilities to cater for the level of development proposed would need to be assessed and measures put in place to address any deficiencies.
Housing	Proposed development of houses would contribute to meeting local needs.
Community safety	No significant impact identified at this stage.
Economic development	The redevelopment of this site for housing would lead to a loss of employment land. However, part of the site is currently vacant. Development would in itself provide employment through the construction phase, and would contribute to regeneration and could result in improvements to infrastructure.

Site: Barons Quay	
Sustainability objective	**Comments and mitigation**
Climate change and energy	Development of the scale and nature proposed will result in additional CO2 emissions, during construction stages and through the lifetime of the development. The site is centrally located in the town of Northwich and is accessible by a choice of sustainable transport modes. However, there will inevitably be some additional road traffic associated with the development.
Biodiversity flora and fauna	The site mainly consists of areas of hard standing and buildings and is considered to have low ecological value. There are no significant ecological impacts associated with the proposed development.
Water	The site is located within a flood risk zone and is at risk of fluvial flooding. Significant work has been undertaken on potential flood risk in this area, notably within the Area Flood Risk Assessment for Northwich. The outcomes of that study were taken into account in a further site Flood Risk Assessment which was prepared as part of the planning application for the site. The FRA concluded that if the principles it set out are followed, the effects or consequence of flooding occurring at the site can be considered as a low risk and will not increase the probability of flood risk to other properties within the local catchment area. The Environment Agency raised no objection to the planning application on the grounds of flood risk, subject to conditions.
Air	The proposed development has been assessed as having a minor adverse impact on local air quality resulting from additional traffic during the operational phase.
Land and resources	Development in this location will make efficient use of previously developed land.
Waste	No significant impact in relation to this objective.
Cultural heritage and landscape	The proposals set out in the approved planning application represent a significant change to the town centre, but have been considered to be acceptable, with the potential to complement and enhance the town's heritage assets. There are two conservation areas covering small parts of the site, but the impact on these areas is relatively minor. Potential impacts on archaeological resources can be adequately mitigated through conditions attached to the planning permission. The proposed scheme for the site makes provision for high quality landscaped public space along the River Weaver to provide enhanced and continuous

Site: Barons Quay	
Sustainability objective	**Comments and mitigation**
	access for pedestrians. The actual implementation of the scheme, through reserved matters application through to construction will be of key importance in determining how successful the scheme is in terms of its impact on the townscape.
Population and human health	Development of this site has the potential to provide employment opportunities in an accessible location, which should have positive impacts in relation to relieving inequality and poverty.
Housing	Development of this site would provide a small number of residential units (up to 45) including an element of affordable housing.
Community safety	A more active and better designed centre has the potential to reduce crime and antisocial behaviour in the longer term.
Economic development	Proposals for the site will enhance Northwich's attractiveness as a retail and leisure destination, as well as providing employment opportunities and contributing to the regeneration of the town. Development could act as a catalyst for further regeneration of the town centre in the long term.

Site: Gadbrook Park	
Sustainability objective	**Comments and mitigation**
Climate change and energy	Most of this site is already developed and the policy safeguards the existing uses. However, there are also additional plots which could be developed for office uses. Additional development would inevitably involve additional CO2 emissions during the construction and operational phases. Additional traffic would also contribute to increased emissions, although the site is located on the edge of the Northwich urban area with access by several modes of transport. The implementation of workplace travel plans could help to reduce the level of additional traffic.
Biodiversity flora and fauna	The site is not covered by international, national or local nature designations. The site is a mixture of greenfield and brownfield, and may well support wildlife, including protected species. It should be possible to satisfactorily mitigate any adverse impacts on local wildlife features in accordance with Local Plan policies and statutory obligations. However, there is no information on which to assess this at the present time. There is insufficient detail to assess whether the site will provide opportunities for the enhancement and creation of habitats, although this could be defined in site specific guidance or form part of development proposals.
Water	Part of the southern site falls within flood risk zone 3a. There is insufficient detail to assess whether the development of the site will impact on flood risk or watercourses, but it is likely that this could be satisfactorily managed through other local plan policies or obligations.
Air	There are no known existing local air quality issues in the area, however any additional employment development coming forward on this site would inevitably result in increased traffic movements and associated emissions. The site is located adjacent to the Northwich urban area, which provides options for travelling by public transport, walking and cycling. It would be necessary to identify potential impacts and appropriate mitigation measures at the detailed proposals stage. Workplace travel plans could be used to help to minimise impacts.
Land and resources	The vacant plots on Gadbrook Park which could be developed are a mixture of greenfield and brownfield land. Development of the site is likely to impact on soil quality, but there is insufficient evidence to assess how significant these impacts would be.
Waste	No significant impact upon this objective.

Site: Gadbrook Park	
Sustainability objective	**Comments and mitigation**
Cultural heritage and landscape	The development of the site is likely to have landscape implications, but this would be considered in line with other Local Plan policies on landscape character. Development could have a negative effect on the Trent and Mersey canal conservation area. This would need to be addressed by proposals or could be factored in to site specific proposals. Other Local Plan policies will cover this issue too. The development of this site is unlikely to impact on the provision of open space, and could potentially create new informal greenspaces if this was factored into proposals or site guidance.
Population and human health	Safeguarding the existing uses on the site with the potential for additional development should maintain and increase employment opportunities, in this relatively accessible location. This should have a positive impact in terms of maintaining and enhancing equality and reducing poverty.
Housing	No significant impact upon this objective.
Community safety	No significant impact upon this objective.
Economic development	This is an important employment site in a relatively accessible location. Safeguarding existing uses on the site and providing opportunities for additional development should have a positive impact in terms of this objective.

Site: Wincham Urban Village	
Sustainability objective	**Comments and mitigation**
Climate change and energy	Development of the scale proposed (around 1000 houses) would result in additional CO2 emissions through the construction stages and through the lifetime of the scheme. Additional traffic will also generate emissions. The scheme includes elements which are intended to reduce the need to travel by car, such as local shops and services, subsidised bus service, pedestrian and cycle links. The site has been accepted as being sustainably located within the urban area and close to the town centre.
Biodiversity flora and fauna	A number of sites of national and local importance for nature conservation are located relatively close to the site, although the impact of proposed development on these sites has been assessed as being minimal. The site itself has large areas of semi-improved grassland with scattered areas of marshy grassland, ponds, woodland, scrub, hedgerows, bracken and tall vegetation. Much of this habitat will be lost to development, although the proposals do allow for some compensatory habitat creation/enhancement. Overall, it was considered that the implementation of a 25 year wildlife and landscape management plan could provide appropriate mitigation for potential impacts on biodiversity and habitats.
Water	A flood risk assessment was completed as part of the planning application for this site. A small part of the site falls within a flood risk zone, however this area is woodland which is proposed to be retained. The majority of the site is at low risk of flooding. Wincham Brook is currently failing its Water Framework Directive quality target. Proposed development should have no adverse impact on this watercourse, indeed it could provide opportunities to improve water quality through the removal of existing contamination and potentially polluting uses from the site. The proposed development incorporates SUDs to avoid increased surface water flooding.
Air	The impact of the proposed development on local air quality has been assessed as being acceptable.
Land and resources	The site is a mixture of greenfield and brownfield land. Development would result in a net loss of around 14ha of greenfield land and redevelopment of around 27ha of brownfield land, much of which is in existing employment use. The remediation of contaminated land on site would be a positive benefit of the proposed development.
Waste	No impact upon this objective.

Site: Wincham Urban Village	
Sustainability objective	**Comments and mitigation**
Cultural heritage and landscape	The site is bounded by the Trent and Mersey Canal, which is designated as a conservation area along its length. The final proposal is considered to be acceptable in terms of impact on the conservation area, subject to the preparation of detailed design codes and subsequent design review. A number of archaeological resources are present on the site itself. To enable development to proceed, appropriate archaeological evaluation and watching briefs are required as part of the planning permission. The impacts on heritage assets should be acceptable, provided that these issues are properly addressed through the detailed design and construction stages. The development would have a significant impact on the open, landscape character of the area. The change to this semi rural character would be permanent and difficult to mitigate.
Population and human health	The proposed development includes community facilities including local shops and services. The site is accessible to health care facilities - there are 10 GP surgeries within a 5 mile radius. A significant area of public open space is proposed on the site, which will provide on site informal recreational facilities. There is sufficient space to provide playing pitches on the site to meet the needs of the new development. There are a number of existing industrial uses in close proximity to the site, including facilities with hazardous substance consent. Potential risks to the health of residents have been taken into account and considered to be acceptable.
Housing	The proposed development would provide nearly 1000 new homes, including affordable units. This would make a significant contribution towards meeting local needs.
Community safety	Issues relating to crime and road safety have been dealt with at planning application stage and any negative impacts mitigated where necessary.
Economic development	This site has existing employment uses on it. Redevelopment would involve loss of employment land, and the need for existing facilities to be relocated. The detail of where they would go to is not known at this stage. These negative impacts have been balanced against the potentially positive regeneration benefits for the area. Jobs would be created during construction stages and in the longer term, in the shops and community facilities.

Site: Winnington Urban Village	
Sustainability objective	**Comments and mitigation**
Climate change and energy	Development for 1200 dwellings on this site has outline planning approval, with reserved matters approved for much of the site. Development of this site will inevitably result in increased CO2 emissions through the construction stages and during the lifetime of the development. Further emissions will result from additional traffic. However, the site is located within the Northwich urban area, and should benefit from walking and cycling links to the town and regular local bus services.
Biodiversity flora and fauna	Impacts on biodiversity were assessed as part of the original planning application. There are no known protected species on the site. Conditions were attached to the grant of planning permission to ensure that potential ecological impacts could be satisfactorily addressed.
Water	Winnington Urban Village is located in flood risk zone 3a. The proposals have been assessed as being acceptable in terms of flood risk by avoiding development in incompatible areas and raising floor levels. Care will be needed to ensure that contamination of water courses is avoided during the remediation works and during construction - this would need to be covered in the remediation strategy.
Air	Potential impacts on local air quality arising from development have been assessed as being acceptable.
Land and resources	Winnington Urban Village is located on a previously developed site and will result in the regeneration of large areas of brownfield land. This will result in the remediation of contaminated land and is likely to have a beneficial impact on the quality of soils.
Waste	No impact upon this objective.
Cultural heritage and landscape	Conditions are attached to the planning permission to ensure that archaeological resources on the site are appropriately evaluated. The proposals include appropriate open space and a Landscape Design Guide has been prepared which sets out principles for the landscape treatments of character areas within the site.
Population and human health	The site is located in the Northwich urban area and is likely to benefit from access to the broad range of health care facilities the town provides. Proposals for open and green spaces would help to provide a healthy living environment as well as opportunities for recreation,

Site: Winnington Urban Village	
Sustainability objective	**Comments and mitigation**
	whilst the wider Northwich area offers a broad range of opportunities for physical exercise. Potential risks to human health arising from industrial uses in the vicinity of the site have been assessed as being acceptable and there has been no objection from the HSE.
Housing	The site will provide a significant level of housing to meet the borough's overall housing requirement. The outline consent includes the provision of affordable housing and the provision of a mix of dwelling sizes. Actual implementation of affordable housing depends on ongoing assessments of site viability as the scheme is developed.
Community safety	Issues relating to crime and roa d safety will have been dealt with at planning application stage and any negative impacts mitigated where necessary.
Economic development	The development of the site is likely to make a positive contribution to regeneration in the Northwich area. The site could provide employment, retail and community uses, though this depends on the approval of detailed proposals. Construction of the site will provide job opportunities over an extended period.

Site: Land at Beech Farm and south of Moors Lane	
Sustainability objective	**Comments and mitigation**
Climate change and energy	On the edge of the main urban area of Winsford and close to residential areas but not within easy walking distance of the town centre or train station. Close to bus routes. There are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the sites.
Biodiversity flora and fauna	They are greenfield sites, so may impact on sites or features of ecological and nature conservation importance and tree cover. The exact level of impact will depend upon the siting and design and this could help to prevent significant negative impacts. Any new open space provision would provide opportunities for the enhancement and creation of habitats. Cumulative impacts with other proposals around Winsford. There are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the sites.
Water	Not in flood risk location. No significant impact on water courses.
Air	Construction of new buildings could impact on air quality in short term. Will result in additional transport requirements to serve the new development.
Land and resources	Greenfield land and in agricultural use. Development will impact on soil quality and function and may involve the loss of high quality agricultural land. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Waste	No impact upon this objective.
Cultural heritage and landscape	Sites located in open countryside, beyond settlement boundary. On greenfield sites, so will impact on area of landscape value, but area is adjacent to residential area. No historic or cultural assets on the sites. Could provide additional open space on most important area in landscape terms and will improve access to this open space. However, there are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the sites. Cumulative impacts with other proposals around Winsford.

Site: Land at Beech Farm and south of Moors Lane	
Sustainability objective	**Comments and mitigation**
Population and human health	Health facilities relatively accessible as close to residential areas and bus routes, but not within easy walking distance of the town centre. No new health care facilities proposed. No direct impact on healthy living. Provision of employment close to residential areas could assist with social integration and community cohesion. There are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the sites.
Housing	Would provide for new dwellings and will help to meet existing housing needs in Winsford. However, mix and tenure not identified at this stage so not clear if meets existing needs. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Community safety	No impact upon this objective.
Economic development	The sites would not provide for employment facilities directly, but jobs would be created through the construction phase.

Site: Land to north of Woodford	
Sustainability objective	**Comments and mitigation**
Climate change and energy	On the edge of the main urban area of Winsford and close to residential areas but not within easy walking distance of the town centre or train station. Close to bus routes. Will not significantly enhance existing green infrastructure or create major new green infrastructure. There are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the site.
Biodiversity flora and fauna	The site is a greenfield site, so may impact on sites or features of ecological and nature conservation importance and tree cover. The exact level of impact will depend upon the siting and design and this could help to prevent significant negative impacts.
Water	Not in flood risk location. No significant impact on water courses.
Air	Construction of new buildings could impact on air quality in short term. Will result in additional transport requirements from new businesses.
Land and resources	Greenfield land (high quality agricultural land) and will impact on soil quality and function.
Waste	No impact upon this objective
Cultural heritage and landscape	On greenfield site, so will impact on area of landscape value, but area is adjacent to existing business park and residential area . No major historic or cultural value in this area. There are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the site.
Population and human health	Health facilities relatively accessible as close to residential areas and bus routes, but not within easy walking distance of the town centre. No new health care facilities proposed. No direct impact on healthy living. Provision of employment close to residential areas could assist with social integration and community cohesion. There are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the site.
Housing	Development of the site would provide for new dwellings and will help to meet existing housing needs in Winsford. However, mix and tenure not identified at this stage so not clear

Site: Land to north of Woodford	
Sustainability objective	**Comments and mitigation**
	if meets existing needs. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Community safety	No impact upon this objective
Economic development	Could provides additional employment land and opportunities for the creation of new businesses as well as retail and leisure provision. It could help to contribute to urban regeneration and improve accessiblity to jobs depending on the the proposals for the development and how this integrated into the town. Development of the site could help to safeguard retail, leisure and service provision in the area. No direct link to physical, social and environmental infrastructure. Construction phase would provide jobs. No definite impact on training and learning opportunities but new businesses could include onsite training. However, there are insufficient details at this stage to make a fuller assessment and the exact nature of the impacts will be determined by any detailed proposals for the site.

Site: Station Quarter Urban Extension	
Sustainability objective	**Comments and mitigation**
Climate change and energy	Relatively accessible location. Very close to the station. Adjacent to the main residential area and within walking distance of the town centre. Will provide additional public open space as part of the proposals and improve access to this green infrastructure. Cumulative impacts with other proposals around Winsford.
Biodiversity flora and fauna	It is a greenfield site, so may impact on sites or features of ecological and nature conservation importance and tree cover. The exact level of impact will depend upon the siting and design and this could help to prevent significant negative impacts. The new open space provision will provide opportunities for the enhancement and creation of habitats. Cumulative impacts with other proposals around Winsford.
Water	Small part of the site is at risk of flooding and is within Flood Zone 2, but the proposed use of this part of the site is as open space / recreational use associated with the Flash. Depending on the exact design and layout of the scheme, the flood risk should be compatible with the proposed use and it should not have a detrimental impact on the water courses. If additional planting is proposed it could help to retain water, reduce flooding and have a beneficial impact on the water courses. Cumulative impacts with other proposals around Winsford.
Air	Construction of new buildings could impact on air quality in short term. Will result in additional transport requirements from new businesses / houses, but in an accessible location and will improve access to the station. New public open space could include additional planting that could help to improve air quality. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Land and resources	Greenfield land and in agricultural use. Development will impact on soil quality and function and may involve the loss of high quality agricultural land. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Waste	No impact on this objective.
Cultural heritage and landscape	On greenfield site, so will impact on area of landscape value, but area is adjacent to residential area and not high value area. No major historic or cultural value in this area. Will provide additional open space on most important area in landscape terms and will improve

Site: Station Quarter Urban Extension	
Sustainability objective	**Comments and mitigation**
	access to this open space. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Population and human health	Health facilities relatively accessible as within walking distance of the town centre and close to the station. Will also provide additional opportunities for outdoor recreation and walking and cycling. Will provide a new local centre within the development, but not clear whether this will include health facilities. New open space provides opportunity to support healthy living and ill-health prevention through exercise and accessiblity to green space. Will also provide allotments, so provides an opportunity for exercise and access to fresh fruit and vegetables. Provision of housing, employment and local centre close to existing residential areas could assist with social integration and community cohesion. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Housing	Would provide for new dwellings and will help to meet existing housing needs in Winsford. However, mix and tenure not identified at this stage so not clear if meets existing needs. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.
Community safety	No impact on this objective.
Economic development	Provides land for residential and / or commercial use and including a new neighbourhood centre and leisure, social and community uses. As such, it provides opportunities for the creation of new businesses and will promote leisure. The additional open space, improved access and footbridge will also help to promote tourism and leisure. Development of this area will contribute to improvements to the station area and will therefore help to achieve urban regeneration. The provision of housing close to the town centre and provision of new land for commercial use should improve accessibility to jobs. It also provides the opportunity for new retail, leisure and service provision in the area and the new residential areas will support existing provision. It should help to improve the physical, social and environmental infrastructure in the area. It is not clear whether the proposals will include new training or learning opportunities, but new businesses could include onsite training. Cumulative impacts with other proposals around Winsford. Medium and long term impacts.

Site: Winsford Industrial Estate	
Sustainability objective	**Comments and mitigation**
Climate change and energy	Within walking distance to the station. On the edge of the main urban area of Winsford and close to residential areas but not within easy walking distance of the town centre. Will not significantly enhance existing green infrastructure or create major new green infrastructure. Cumulative impacts with other proposals around Winsford.
Biodiversity flora and fauna	The site is currently in use, so it is unlikely to have a significant additional impact on sites or features of ecological and nature conservation importance and tree cover. The exact level of impact will depend upon the siting and design and this could help to prevent significant negative impacts.
Water	Not in flood risk location. No significant impact on water courses. Cumulative impacts with other proposals around Winsford.
Air	Construction of new buildings could impact on air quality in short term and could result in additional transport requirements from new businesses. However, as this is a continuation of existing use, as such, there are minimal additional impacts.
Land and resources	The site is currently in use, so it is unlikely to have a significant additional impact on soil quality and function and will not impact on agricultural land.
Waste	No impact on this objective.
Cultural heritage and landscape	The site is currently in use and is not of high cultural heritage or landscape value, as such, it will not have a significant additional impact on this objective.
Population and human health	Health facilities relatively accessible as close to the station and bus routes, but not within easy walking distance of the town centre. No new health care facilities proposed. No direct impact on healthy living. Provision of employment close to residential areas could assist with social integration and community cohesion. Cumulative impacts with other proposals around Winsford.
Housing	No impact on provision of housing.
Community safety	No impact on provision of housing.

Site: Winsford Industrial Estate	
Sustainability objective	**Comments and mitigation**
Economic development	Protects existing employment land and provides some limited opportunities for the creation of new businesses. Does not provide new tourism and leisure. It should help to contribute to urban regeneration and will improve accessiblity to jobs. No direct link to physical, social and environmental infrastructure as this is an existing industrial estate. Additional jobs and employees should help to safeguard retail, leisure and service provision in the area. No definite impact on training and learning opportunities but new businesses could include onsite training. Cumulative impacts with other proposals around Winsford.

Site: Woodford Business Park	
Sustainability objective	**Comments and mitigation**
Climate change and energy	On the edge of the main urban area of Winsford and close to residential areas but not within easy walking distance of the town centre or train station. Close to bus routes. Will not significantly enhance existing green infrastructure or create major new green infrastructure.
Biodiversity Flora and Fauna	The site for expansion is s a greenfield site, so may impact on sites or features of ecological and nature conservation importance and tree cover. The exact level of impact will depend upon the siting and design and this could help to prevent significant negative impacts.
Water	Not in flood risk location. No significant impact on water courses.
Air	Construction of new buildings could impact on air quality in short term. Will result in additional transport requirements from new businesses.
Land and resources	Greenfield land (high quality agricultural land) and will impact on soil quality and function.
Waste	No impact upon this objective
Cultural heritage and landscape	On greenfield site, so will impact on area of landscape value, but area is adjacent to existing business park and residential area and not high value area. No major historic or cultural value in this area.
Population and human health	Health facilities relatively accessible as close to residential areas and bus routes, but not within easy walking distance of the town centre. No new health care facilities proposed. No direct impact on healthy living. Provision of employment close to residential areas could assist with social integration and community cohesion.
Housing	No impact on provision of housing.
Economic Development	Provides additional employment land and opportunities for the creation of new businesses. Does not provide new tourism and leisure. It should help to contribute to urban regeneration and will improve accessibility to jobs. Additional jobs and employees should help to safeguard retail, leisure and service provision in the area. No direct link to physical, social and environmental infrastructure as this is an extension to an existing industrial estate. No definite

Site: Woodford Business Park	
Sustainability objective	**Comments and mitigation**
	impact on training and learning opportunities but new businesses could include onsite training.

Site: Ince Park	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The use of the site for waste management facilities would involve emissions of CO2. Development on the site would inevitably involve additional car and heavy vehicle movements, which could come from some distance away depending on where the waste materials arise from. However, the site is well located in terms of sustainable transport options - it is adjacent to the ship canal with rail links nearby. This provides opportunities to reduce the amount of road based transport. The implementation of employee travel plans and freight management plan would assist in meeting this aim. In terms of green infrastructure, the extant planning application includes proposals for a new community woodland/ecology park. Impacts of development must be considered alongside other development proposed and permitted in the area. The viability of increased use of rail and canal for transport could be improved if there is demand from other businesses nearby. The type and level of movement would change through the construction stages to final operation. Sustainable transport options may take time to put in place, there may be more road based traffic in the short to medium term. This is dependent on the detail of the scheme and its implementation.
Biodiversity flora and fauna	The site is adjacent to the Mersey Estuary SPA and is a designated Site of Biological Importance. As part of the determination of the existing planning application, the potential ecological impacts were thoroughly assessed and it was concluded that, with appropriate mitigation measures in place, development would be acceptable in terms of its ecological impact. The extant planning application requires a Habitat Creation and Management plan, which could result in ecological benefits. It is important to ensure that the impacts of development proposals on the Mersey Estuary SPA/Ramsar site are considered in combination with other nearby developments.
Water	The site is low lying and within a floodplain, zone 3a. Some flood protection is provided by Manchester Ship Canal. As part of the planning application process, a flood risk assessment was undertaken. The Inspector concluded that flood risk issues could be adequately addressed through implementation of a scheme of measures including raised buildings in some parts of the site, drainage management and additional surface water storage. mitigation measures incorporated into the approved scheme should ensure no significant impact on flood risk and water resources

Site: Ince Park	
Sustainability objective	**Comments and mitigation**
Air	No significant impact identified. As part of the assessment of the approved development proposals, it was accepted that the Resource Recovery Park could be built and operated without breaching air quality objectives or standards, whether the proposals are assessed individually or together with existing and proposed development in the area. In the same way, any alternative development proposals would need to demonstrate that impacts would be acceptable.
Land and resources	The site is predominately greenfield. The land is reclaimed marshes which has primarily agricultural use. Development of the site would lead to loss of greenfield land, loss of agricultural land and would impact on soils.
Waste	The approved development would provide new waste management facilities to meet the needs of the borough and beyond. The proposal would provide opportunities to increase recycling and assist with diversion of waste from landfill. The proposed policy aims to achieve this. Together with other proposals for waste management facilities, the proposed development could assist in significantly reducing the level of waste sent to landfill and increasing recycling rates
Cultural heritage and landscape	No significant impact identified. The western boundary of the site is around 1.5km away from Ince Village, which is a Conservation Area and contains an Ancient Monument. Impacts on these features were considered to be acceptable. Development would inevitably have some impact on the landscape, but in terms of the approved development this was not felt to be significant. Mitigation measures would be required to reduce the impact. Care is needed to ensure that in combination effects of development on this site and nearby areas would not have an adverse impact on the landscape
Population and human health	No significant impact identified. As part of the assessment of the development proposals, consideration of the potential health impacts was considered. This centred primarily around potential impacts from atmospheric discharges. A Rapid Health Impact Assessment was prepared by the Primary Care Trust which concluded that there would be no direct adverse impacts on health. Atmospheric discharges would be controlled through separate pollution control legislation. The Rapid Health Impact Assessment highlighted that the perception of potential adverse effects on health could in itself affect wellbeing. However this was not felt to be a significant impact.

Site: Ince Park	
Sustainability objective	**Comments and mitigation**
Housing	No impact on this objective.
Community safety	No impact on this objective.
Economic development	The site would provide opportunities for employment generation during construction and operation phases. It would allow for the growth of businesses. Travel plans and measures to enhance public transport, particularly from more deprived areas, could improve accessibility to jobs. Development of this site together with sites nearby at Stanlow could have strongly positive impacts which reinforce each other in terms of the attractiveness of the area for business and the ability to attract and retain a skilled workforce

Site: Kinderton Lodge	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The site is remotely located in relation to alternative modes of transport other than the highway network. A traffic assessment was undertaken as part of the planning application and appropriate conditions are attached to the planning permission. The restoration proposed offers the opportunity for replacement of the green infrastructure in the long term. The local highway network will be effected. Given the location, cross border transport effects are likely in Cheshire East. The planned capacity of waste that could be accommodated significantly exceeds the borough's capacity required. This could lead to additional transport movements into the borough and the policy allows for cross boundary waste movements to the most appropriate installation.
Biodiversity flora and fauna	An ecological assessment has been undertaken as part of the planning application. Would not have an adverse impact on the ecology of the site and surrounding area. The planning application contains appropriate conditions to mitigate any adverse impact on biodiversity, flora and fauna, including protected species. Mitigation measures incorporated into the approved scheme would minimise any adverse effect.
Water	The planning application contains appropriate conditions to mitigate any adverse impact on water resources, inlcuding groundwater, A comprehensive surface water management scheme is provided. Mitigation measures incorporated into the approved scheme would minimise any adverse effect.
Air	The planning application contains appropriate conditions to mitigate any adverse impact on air quality. Mitigation measures incorporated into the approved scheme would minimise any adverse effect.
Land and resources	The use of the site for landfill is dependant on prior mineral extraction. The proposals includes after care measures for woodland, agriculture and wetland. The site is approx 58.9ha, involves the extraction of 1.1m tonnes of clay from 11ha excavation. It is a greenfield site. The restoration will take place progressively as the development proceeds, Mitigation measures are provided in relation to landfill gas production, including monitoring provisions. Strict conditions are attached to the planning permission in relation to soil quality. There will be the temporary loss of grades 3a and 3b.

Site: Kinderton Lodge	
Sustainability objective	**Comments and mitigation**
Waste	The proposal includes clay extraction, importation of non hazardous waste to landfill, waste resource park, materials recovery facility, open windrow composting, energy from waste compound, leachate management compound and restoration. The materials recycling facility would be removed on completion of waste disposal operations. Whilst landfill is at the bottom of the waste hierarchy, there is still a need for the facility alongside other reuse, recycle and recovery facilities. Need to consider alongside other sites included within the policy for waste management facilities. Whilst landfill is at the bottom of the waste hierarchy, there is still a need for the facility to complement other waste management facilities.
Cultural heritage and landscape	The site is located in the open countryside. However, the Inspector noted that on balance there would not be an adverse impact on the landscape character of the application site and the surrounding area. The proposal includes an after-use of woodland, agriculture and wetland. The planning application contains appropriate conditions to mitigate any adverse impact on the historic environment.
Population and human health	The proposed activities are subject to authorisation by the Environment Agency under the Pollution Prevention and Control Regulations. This will ensure there are no significant impacts on health. Effects on health have been considered through the planning application process.
Housing	No impact on this objective.
Community safety	No impact on this objective.
Economic development	The proposal will provide employment for 15-21 people depending on activities at any one time. Midpoint 18 employment site lies approx 300m to the west of the site - need to consider any culmulative effects with the economy/employment policy and strategic policy for Middlewich.

Site: Lostock Works	
Sustainability objective	**Comments and mitigation**
Climate change and energy	The proposal will result in additional lorry and vehicular movements which have been subject of assessment through the planning application and mitigation measures have been proposed. The proposal involves the export of waste via rail. It provides a renewable alternative to landfill. This is dependant on the timescales for the development and operation of sites with planning permission. Effects are therefore more likely in the medium to long term when sites become operational. Local effects on the road transport network. The planned capacity of waste that could be accommodated significantly exceeds the borough's capacity required. This could lead to additional transport movements into the borough and the policy allows for cross boundary waste movements to the most appropriate installation. There are various sub-plots within the overall Lostock Works site for different types of waste facility. There are therefore cumulative effects associated with co-locating waste management facilities. Need to consider alongside other sites included within the policy.
Biodiversity flora and fauna	The proposals include the demolition of buildings that could be habitats for bats. Potential effects are mitigated through conditions attached to the planning permissions. This is dependant on the timescales for the development and operation of sites with planning permission. Effects are therefore more likely in the medium to long term when sites become operational.
Water	The impact on flood risk and water resources has been assessed through the planning application stage. Appropriate conditions are appled in relation to drainage and pollution prevention. Potential effects are mitigated through conditions attached to the planning application. This is dependant on the timescales for the development and operation of sites with planning permission. Effects are therefore more likely in the medium to long term when sites become operational.
Air	The planned capacity of waste that could be accommodated exceeds the borough's capacity required. This could lead to additional transport movements into the borough. Monitoring whether there are any local impacts on air quality once sites become operational. The proposal relates to volumes of waste that could be odorous in nature. Through the planning application assessment suitable mitigation measures are provided. This is dependant on the timescales for the development and operation of sites with planning permission. Effects are therefore more likely in the medium to long term when sites become operational.Local

Site: Lostock Works	
Sustainability objective	**Comments and mitigation**
	transport networks could be affected, particularly at peak times. The planned capacity of waste that could be accommodated significantly exceeds the borough's capacity required. This could lead to additional transport movements into the borough and the policy allows for cross boundary waste movements to the most appropriate installation.
Land and resources	The site is located on previously developed land, therefore scores positively in relation to the land and resources objective. There is evidence of land contamination on the site which has been assessed and mitigated through the planning application process.
Waste	The policy safeguards the sites with planning permission that are not yet operational. Through the sites identified the policy makes provision for all types of waste, it supports the use of waste as a resource in accordance with the waste hierarchy. There are various sub-plots within the overall Lostock Works site for different types of waste facility. There are therefore cumulative effects assocaited with co-locating waste management facilities. Need to consider alongside other sites included within the policy for waste management facilities. Safeguarding of sites will ensure provision of sites for waste use in the short, medium and long term. The sites are not yet operational, so this is dependant on the timescales for delivery of the scheme.
Cultural heritage and landscape	No impact upon this objective.
Population and human health	The proposed activities are subject to authorisation by the Environment Agency under the Pollution Prevention and Control Regulations. This will ensure there are no significant impacts on health. Effects on health have been considered through the planning application process.
Housing	No impact upon this objective.
Community safety	No impact upon this objective.
Economic development	The policy safeguards the sites at Lostock Works and Northwich Tata for waste uses. Once operational, this will provide significant private sector investment and job creation. The policy needs to be kept under review to establish if a waste use is no longer feasible or viable.

Site: Lostock Works	
Sustainability objective	**Comments and mitigation**
	Safeguarding the sites for a specific waste use could limit the employment land available for alternative economic uses, however this is dependant on site specific information. If a waste use is no longer feasible/viable there should be a mechanism to consider whether the land could be developed for alternative employment uses.

C Outcome of Publication Draft Local Plan appraisal

Table C.1

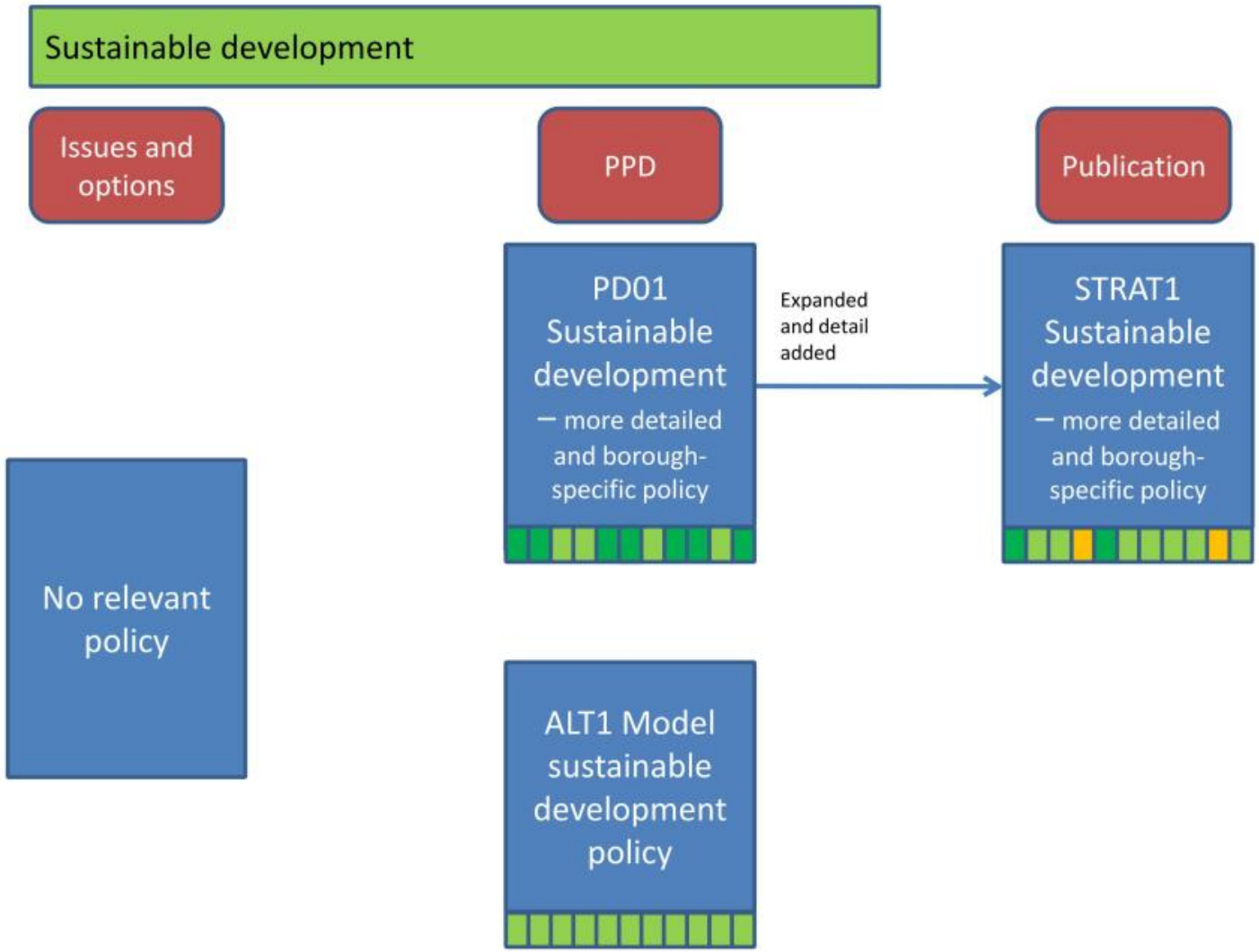
Policy	Changed?	Explanation
STRAT 1 - Sustainable development	No	Detail all covered by other policies in the plan.
STRAT 2 - Strategic development	No	Most suggestions covered by other policies in the plan, but some suggested changes not made.
STRAT 3 - Chester	Yes (in part)	Some suggestions covered by other policies in the plan. Some suggested changes not made. Reference added to the explanation to state that the policy takes account of the need to mitigate any adverse impacts on air quality arising from development proposals.
STRAT 4 - Ellesmere Port	Yes	Text added relating to the need for prevention of unacceptable impacts on the areas environmentally sensitive areas, including safeguarding of supporting habitat for protected bird species and the Mersey Estuary SPA / Ramsar. Text also added to relate to the need for modelling of the Ellesmere Port wastewater treatment facility to assess the impact of future development and appropriate infrastructure improvements where necessary to avoid any adverse impacts on water quality. Text added to the explanation to identify that there is an Air Quality Management Area in Ellesmere Port and state that new development should consider air quality and further industrial development which will be subject to strict controls to ensure that air quality is not a danger to public health under other legislation. Text added to the policy to refer to the need for opportunities for freight transport on the rail network or via the Manchester ship Canal to be maximised and links to these networks to be encouraged where appropriate.
STRAT 5 - Northwich	No	Most suggestions covered by other policies in the plan. Text relating to phasing of sites not included. Text relating to the need for employment opportunities and health facilities to be accessed by a range of transport modes, particularly from more deprived areas not included. Reference to the need to safeguard and enhance the existing retail offer in the town centre, and also enhance opportunities for leisure and as a destination for visitors has not been included.

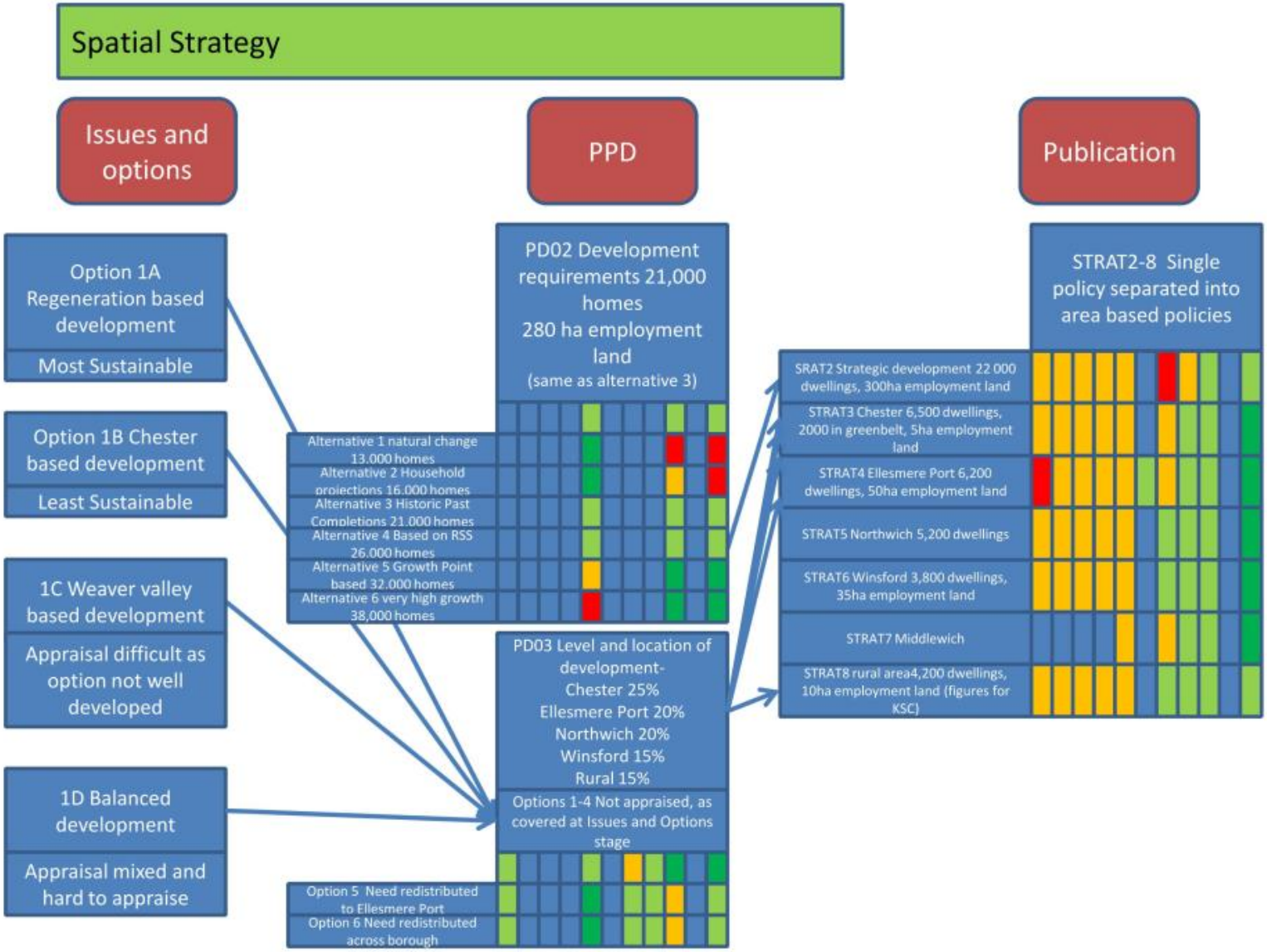
STRAT 6 - Winsford	No	Most suggested changes covered by other policies in the plan. Suggested changes relating to the need to require protection of the highest quality land and referring to siting and design of new development to protect and enhance landscape and distinctiveness not included. .
STRAT 7 - Middlewich	No	Suggested amendments to: ensure the strategy for Middlewich is consistent in the Cheshire West and Chester and Cheshire East Local Plans and the timing of the proposed development during the plan period is set out; ensure policies in both the Cheshire West and Chester and Cheshire East plans work together to deliver the correct mix of housing and services to support growth in Middlewich; and engage with other service providers to ensure that new development is supported by the necessary infrastructure and services going forward not reflected in any changes to the policy or explanation.
STRAT 8 - Rural area	No	Most suggestions covered by other policies in the plan. However, the suggested amendment to the policy to require protection of the highest quality land has not been undertaken.
STRAT 9 - Green Belt and open countryside	No	No changes suggested.
STRAT 10 - Transport and accessibility	No	No changes suggested.
STRAT 11 - Infrastructure	Yes (in part)	Some of the suggested changes are covered by other policies in the plan. Safety and security improvements were added to the list of infrastructure. However, the following suggested amendments have not been made: recognising that the cumulative impacts of development on the area need to be considered; including a stated aim to make best and most efficient use of the existing infrastructure.
ECON 1 - Economic growth, employment and enterprise	Yes	Deleted reference to Lostock Triangle as planning permission granted for residential development. The following suggested amendments have not been made: SA states there is no specific focus on areas of deprivation or improving accessibility to these areas and the transport policy, connect to jobs etc, extent of land take should be limited by promoting development in existing town centres, employment locations and previously developed land
ECON 2 - Town centres	No	

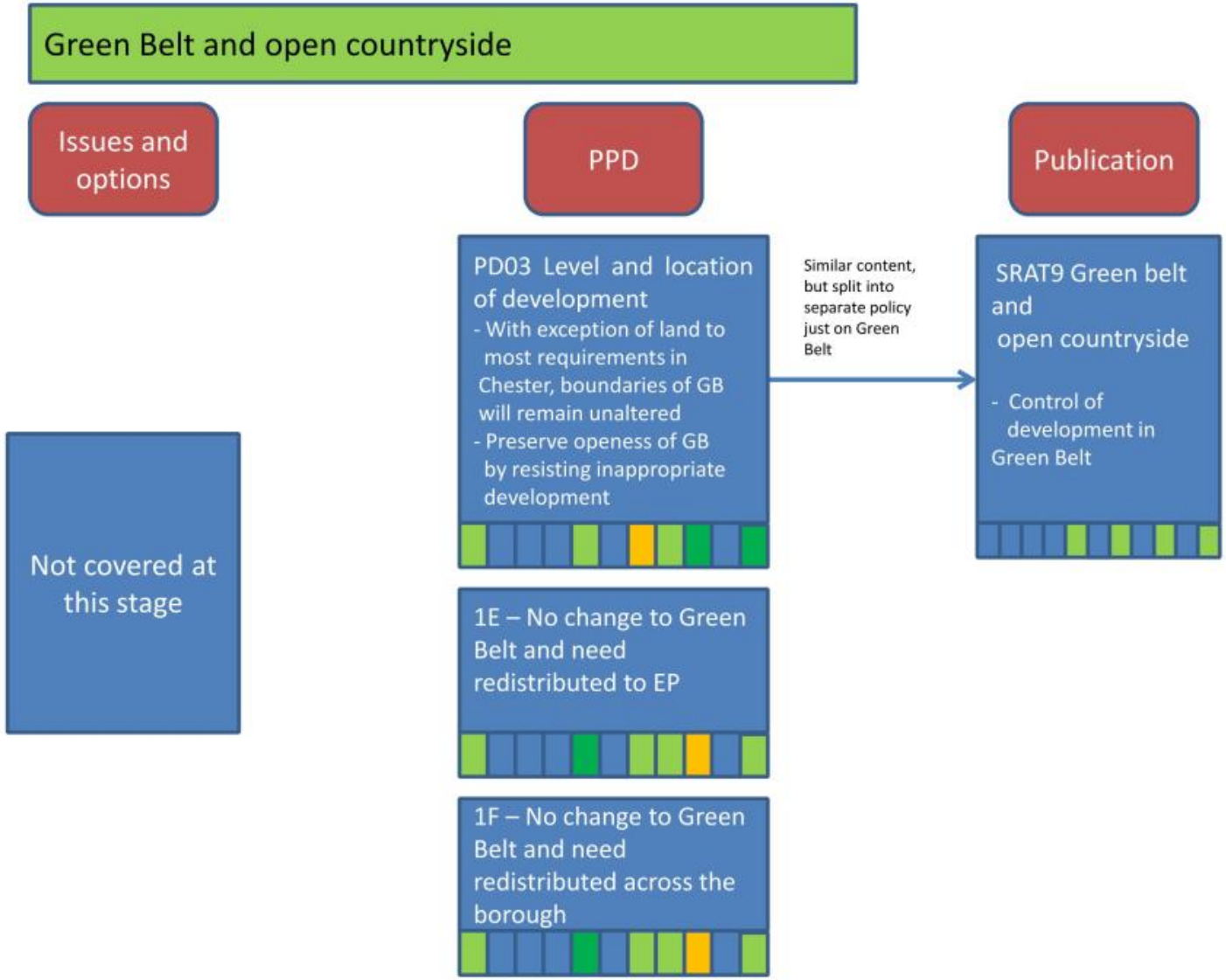
ECON 3 - Visitor economy	yes	Wording amended to encourage access to visitor attractions by sustainable modes of transport and link to the transport policy, recognise that a high quality environment can be beneficial for wildlife and act as a draw for visitors, seek improvements to green and blue corridors, recognising their potential to act as leisure destinations, and encourage the use of PDL for tourism use where opportunities exist.
SOC 1 - Delivering affordable housing	No	
SOC 2 - Rural exception sites	No	
SOC 3 - Housing mix and type	No	As mitigation refers to HMOs and this detail removed from policy.
SOC 4 - Gypsy and Traveller and Travelling Showpersons accommodation	No	Suggested changes not made.
SOC 5 - Health and well-being	Yes	Text added to policy explanation to recognise the links between GI and biodiversity (in terms of access to greenspace and opportunities for recreational exercise) and health - which should provide an opportunity to secure further biodiversity benefits.
SOC 6 - Open space, sport and recreation	No	
ENV 1 - Flood risk and water management	No	
ENV 2 - Landscape	No	
ENV 3 - Green infrastructure	Yes	Text added to policy explanation to refer to the links between GI and flood mitigation, water quality, biodiversity, sustainable transport, LTP priorities and the cycling strategy.
ENV 4 - Biodiversity and geodiversity	Yes	Text added to policy to refer to creating areas of wildlife as well as protecting, enhancing, expanding and linking areas.
ENV 5 - Historic environment	Yes	Policy strengthened in relation to avoiding loss of, or damage to historic assets and - that development that is likely to have a significant adverse impact on designated heritage assets

		and their setting and cannot be avoided or preserved in situ will not be permitted.
ENV 6 - High quality design and sustainable constructure	No	
ENV 7 - Alternative energy supplies	Yes	Policy strengthened to add that a HRA will be required to assess the impacts…for stand alone renewable energy schemes likely to have an unacceptable impact on internationally protected species and habitats.
ENV 8 - Managing waste		
ENV 9 - Minerals supply and safeguarding		

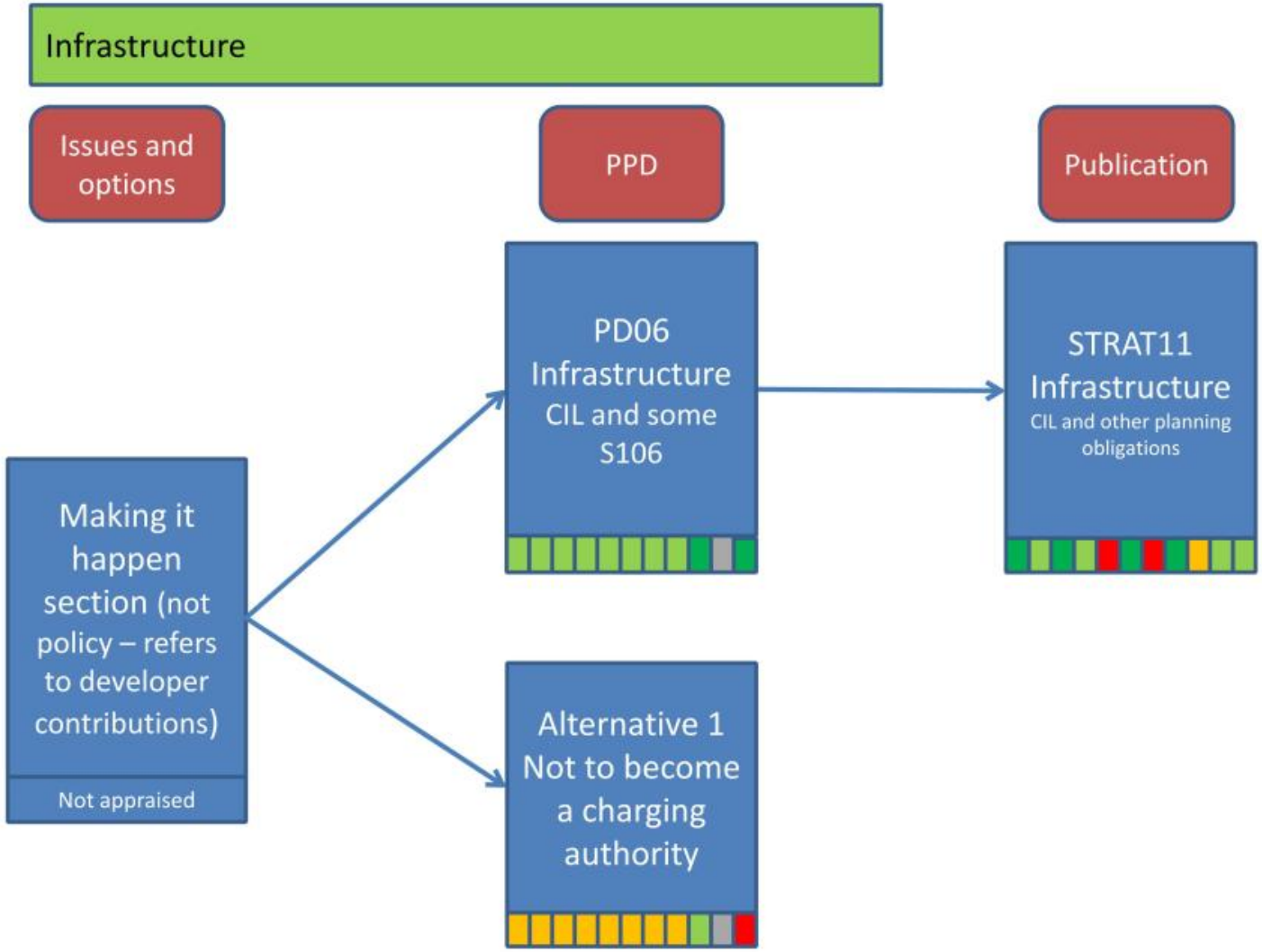
D Audit trail of policy development



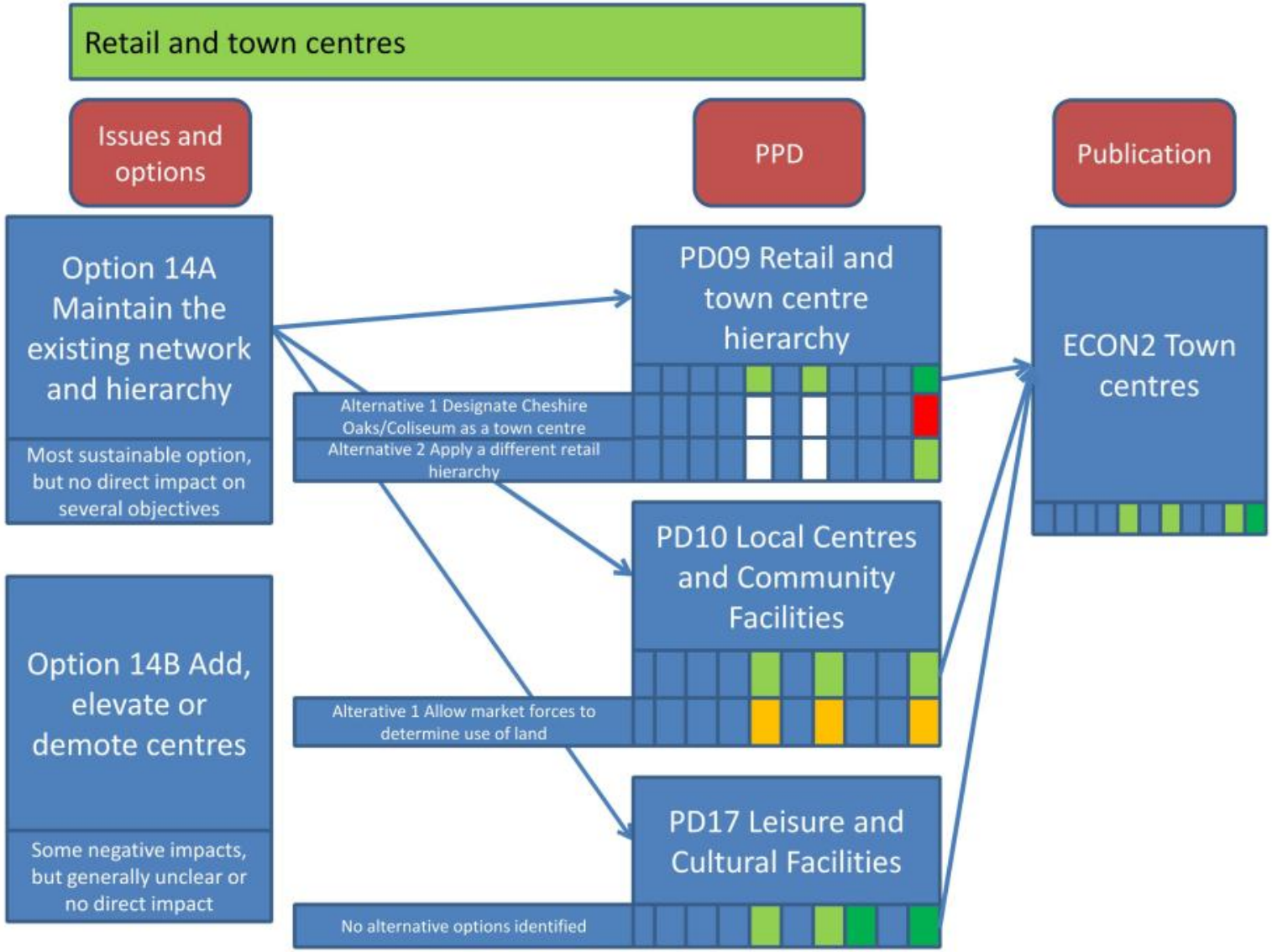

Spatial Strategy
Issues and options
PPD
Publication
Option 1A Regeneration based development
Most Sustainable
Option 1B Chester based development
Least Sustainable
1C Weaver valley based development
Appraisal difficult as option not well developed
1D Balanced development
Appraisal mixed and hard to appraise
PD02 Development requirements 21,000 homes
280 ha employment land
(same as alternative 3)
Alternative 1 natural change 13.000 homes
Alternative 2 Household projections 16.000 homes
Alternative 3 Historic Past Completions 21.000 homes
Alternative 4 Based on RSS 26.000 homes
Alternative 5 Growth Point based 32.000 homes
Alternative 6 very high growth 38,000 homes
PD03 Level and location of development-
Chester 25%
Ellesmere Port 20%
Northwich 20%
Winsford 15%
Rural 15%
Options 1-4 Not appraised, as covered at Issues and Options stage
Option 5 Need redistributed to Ellesmere Port
Option 6 Need redistributed across borough
STRAT2-8 Single policy separated into area based policies
SRAT2 Strategic development 22 000 dwellings, 300ha employment land
STRAT3 Chester 6,500 dwellings, 2000 in greenbelt, 5ha employment land
STRAT4 Ellesmere Port 6,200 dwellings, 50ha employment land
STRAT5 Northwich 5,200 dwellings
STRAT6 Winsford 3,800 dwellings, 35ha employment land
STRAT7 Middlewich
STRAT8 rural area4,200 dwellings, 10ha employment land (figures for KSC)

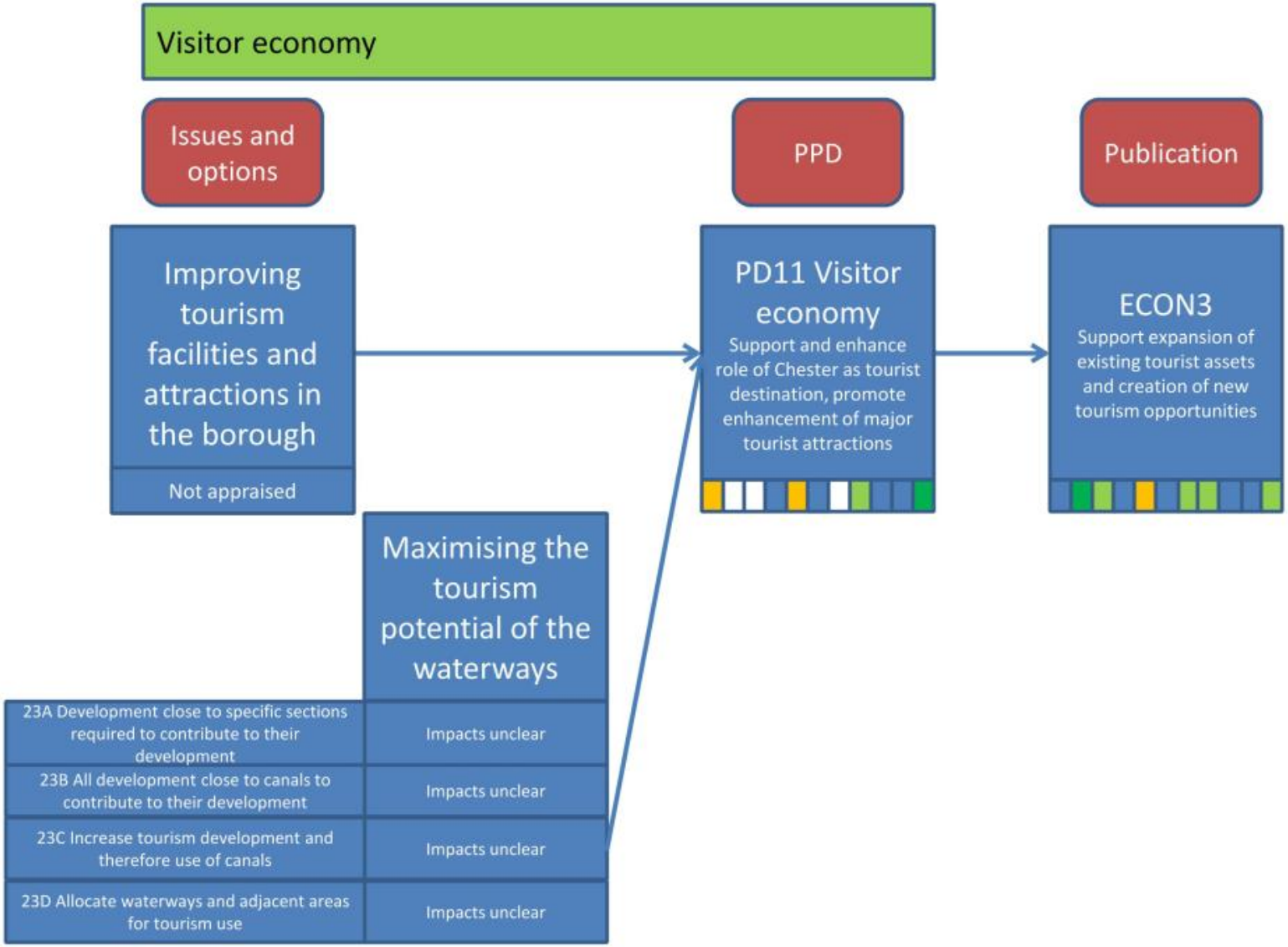

Green Belt and open countryside
Issues and options
PPD
Publication
PD03 Level and location of development
- With exception of land to most requirements in Chester, boundaries of GB will remain unaltered
- Preserve openess of GB by resisting inappropriate development
Similar content, but split into separate policy just on Green Belt
SRAT9 Green belt and open countryside
- Control of development in Green Belt
Not covered at this stage
1E – No change to Green Belt and need redistributed to EP
1F – No change to Green Belt and need redistributed across the borough

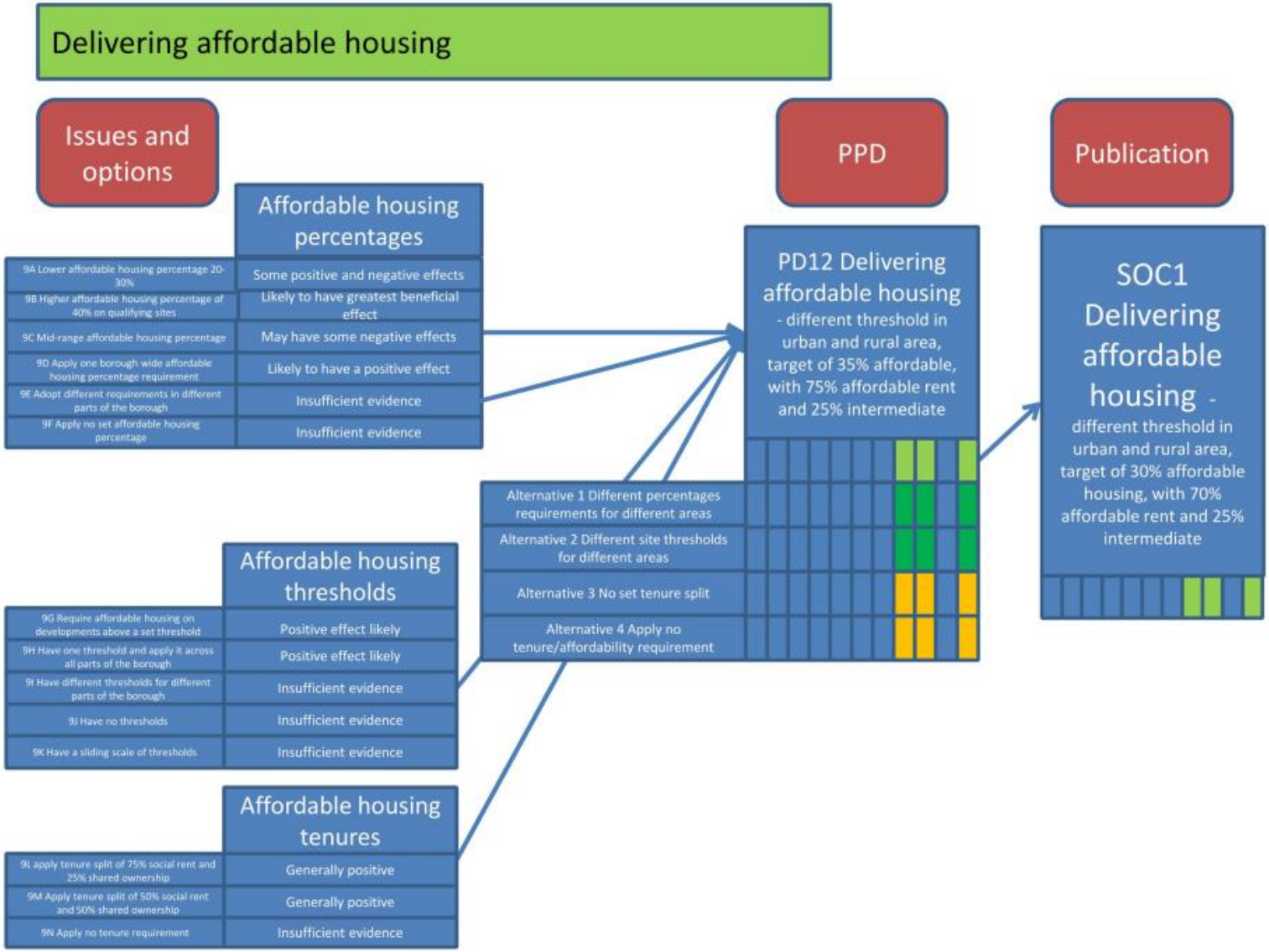
Audit trail of policy development

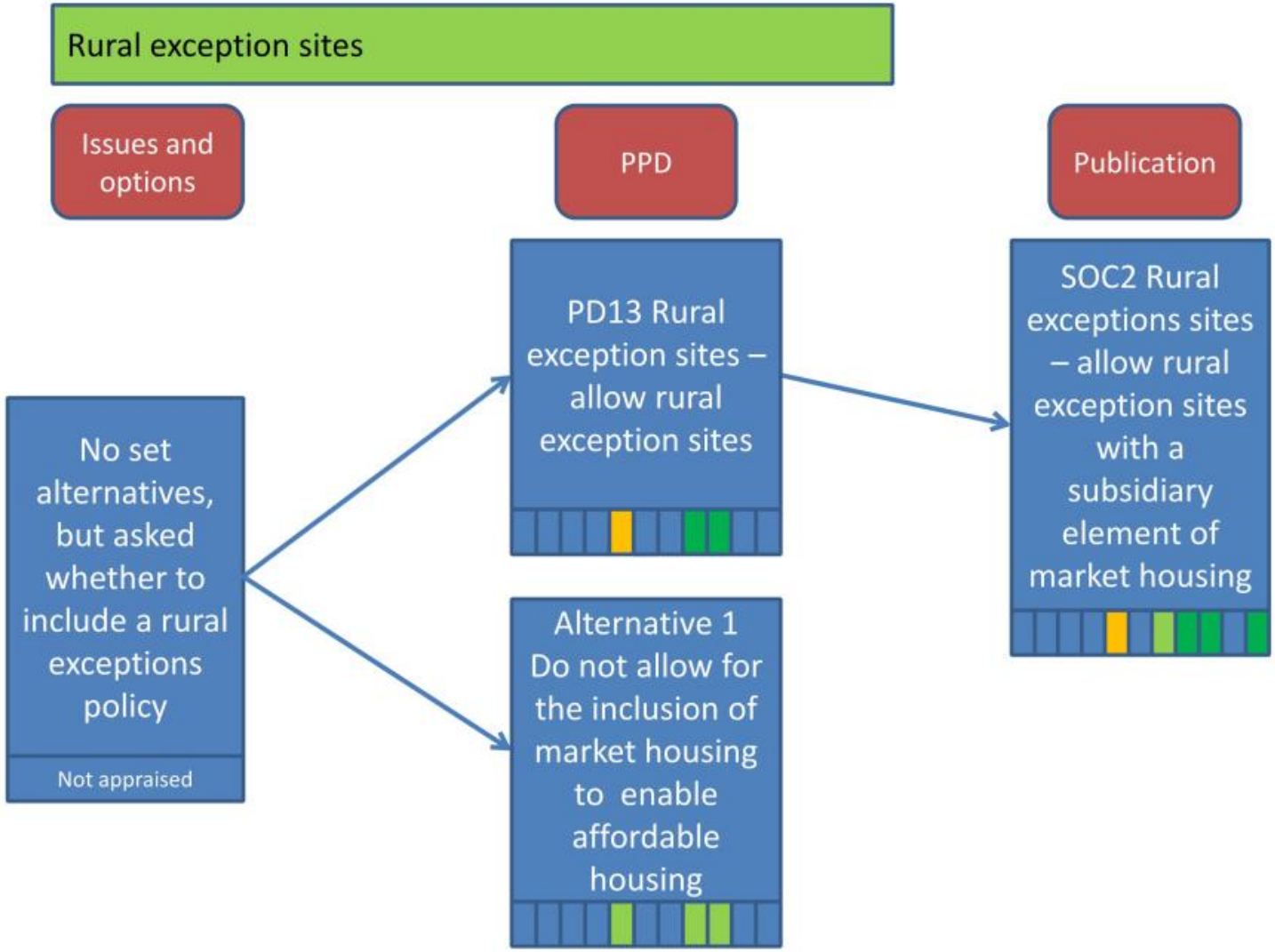

Infrastructure
Issues and options
PPD
Publication
PD06 Infrastructure CIL and some S106
STRAT11 Infrastructure CIL and other planning obligations
Making it happen section (not policy – refers to developer contributions)
Not appraised
Alternative 1 Not to become a charging authority

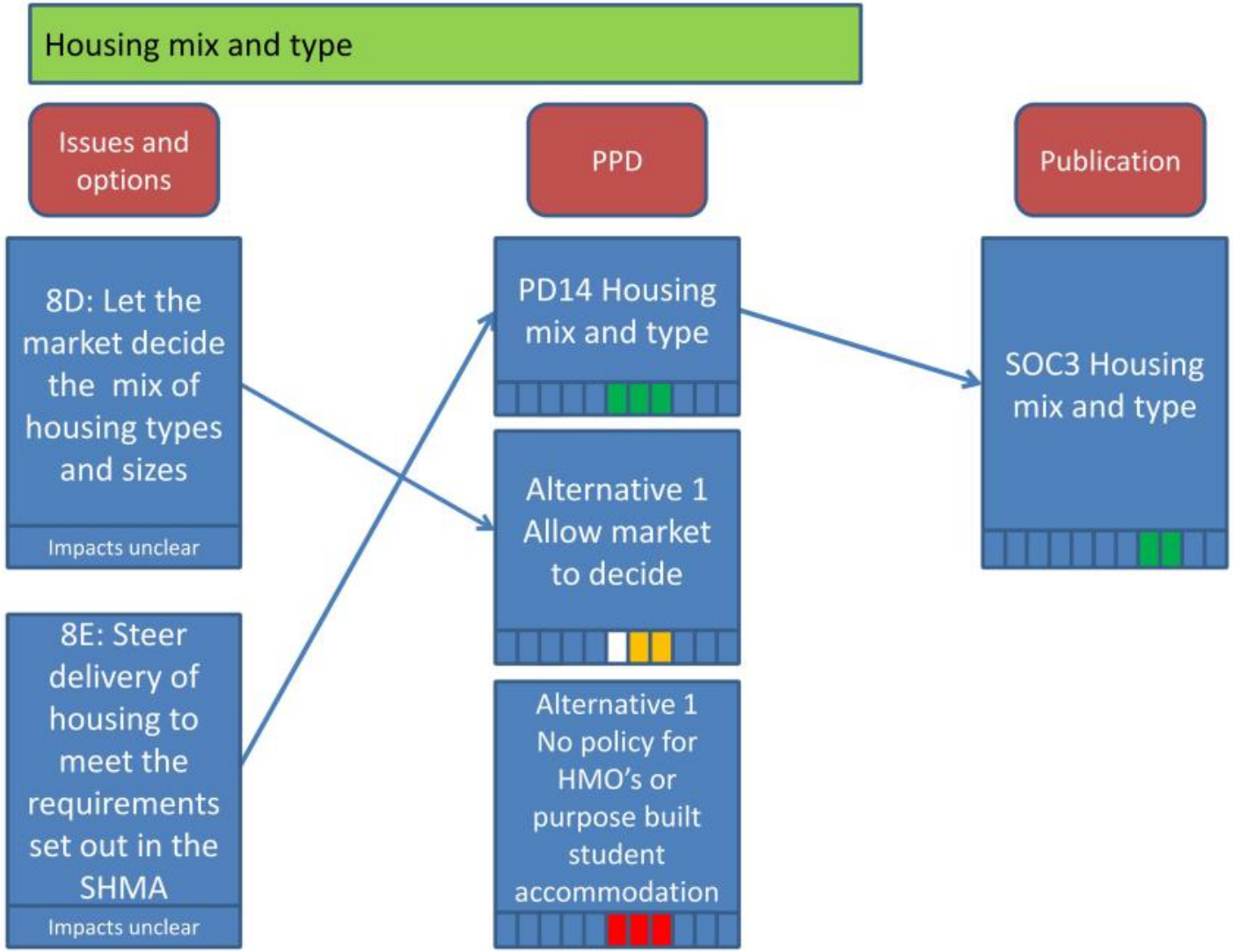
Economic growth, employment and enterprise
Issues and options
PPD
Publication
11A – Let the market direct the supply of employment land based on current role and function of settlements.
Impacts not clear, but likely to be more negative
11B – Take a sectoral approach so that there is a balanced supply of different types of employment land in each of the main towns and rural area.
Impacts not clear, but likely to be more positive
11C – Combination of the above options building on each areas strengths / reputation whilst allowing for balanced distribution of types of employment land
Impacts not clear, but likely to be more positive
PD07 Economic growth, employment and enterprise – Supporting sustainable economic growth , supporting existing role and strengths of areas and providing a flexible supply of employment land
ECON1 economic growth, employment and enterprise

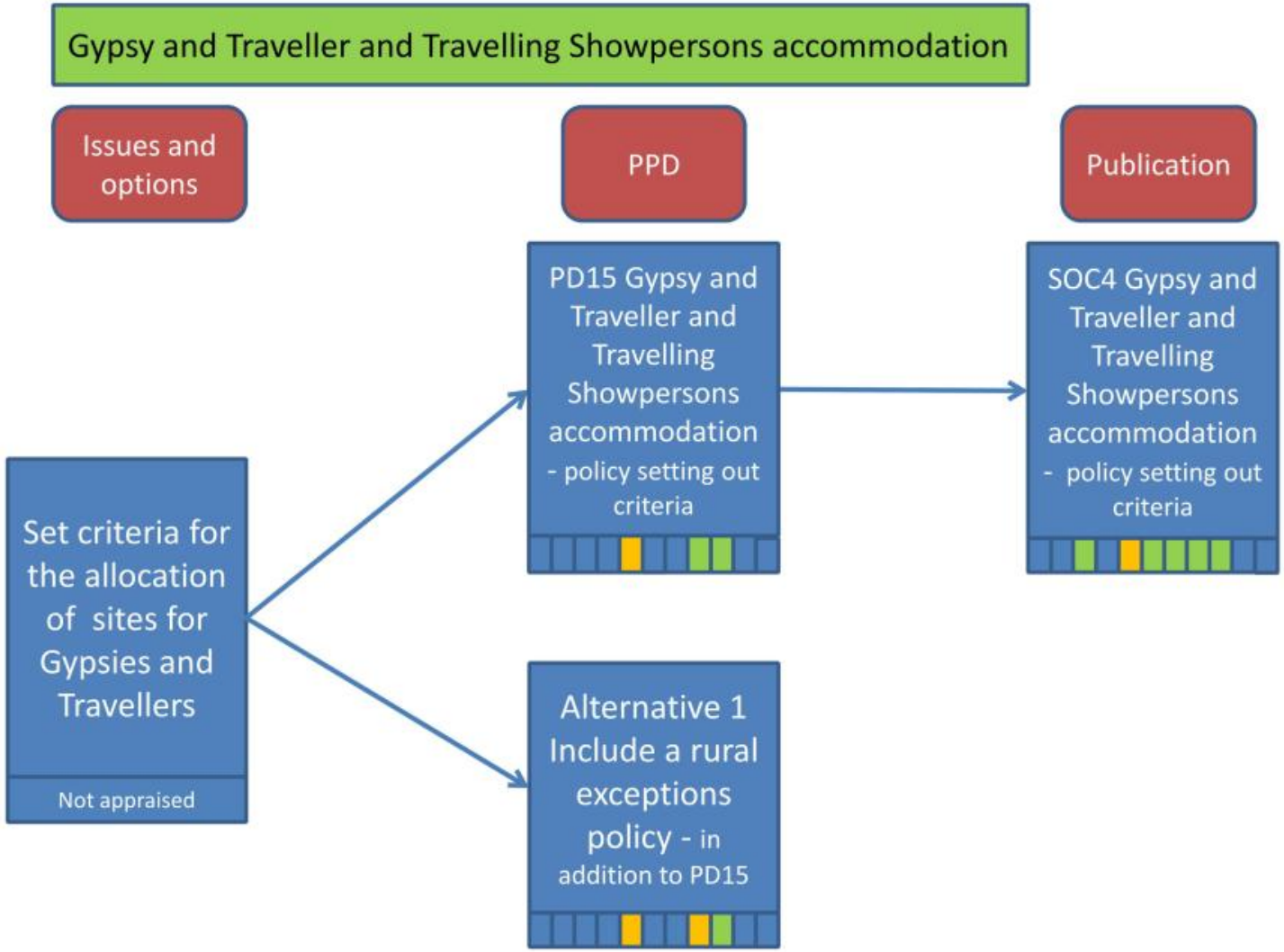

Retail and town centres
Issues and options
PPD
Publication
Option 14A Maintain the existing network and hierarchy
Most sustainable option, but no direct impact on several objectives
Option 14B Add, elevate or demote centres
Some negative impacts, but generally unclear or no direct impact
PD09 Retail and town centre hierarchy
Alternative 1 Designate Cheshire Oaks/Coliseum as a town centre
Alternative 2 Apply a different retail hierarchy
PD10 Local Centres and Community Facilities
Alterative 1 Allow market forces to determine use of land
PD17 Leisure and Cultural Facilities
No alternative options identified
ECON2 Town centres

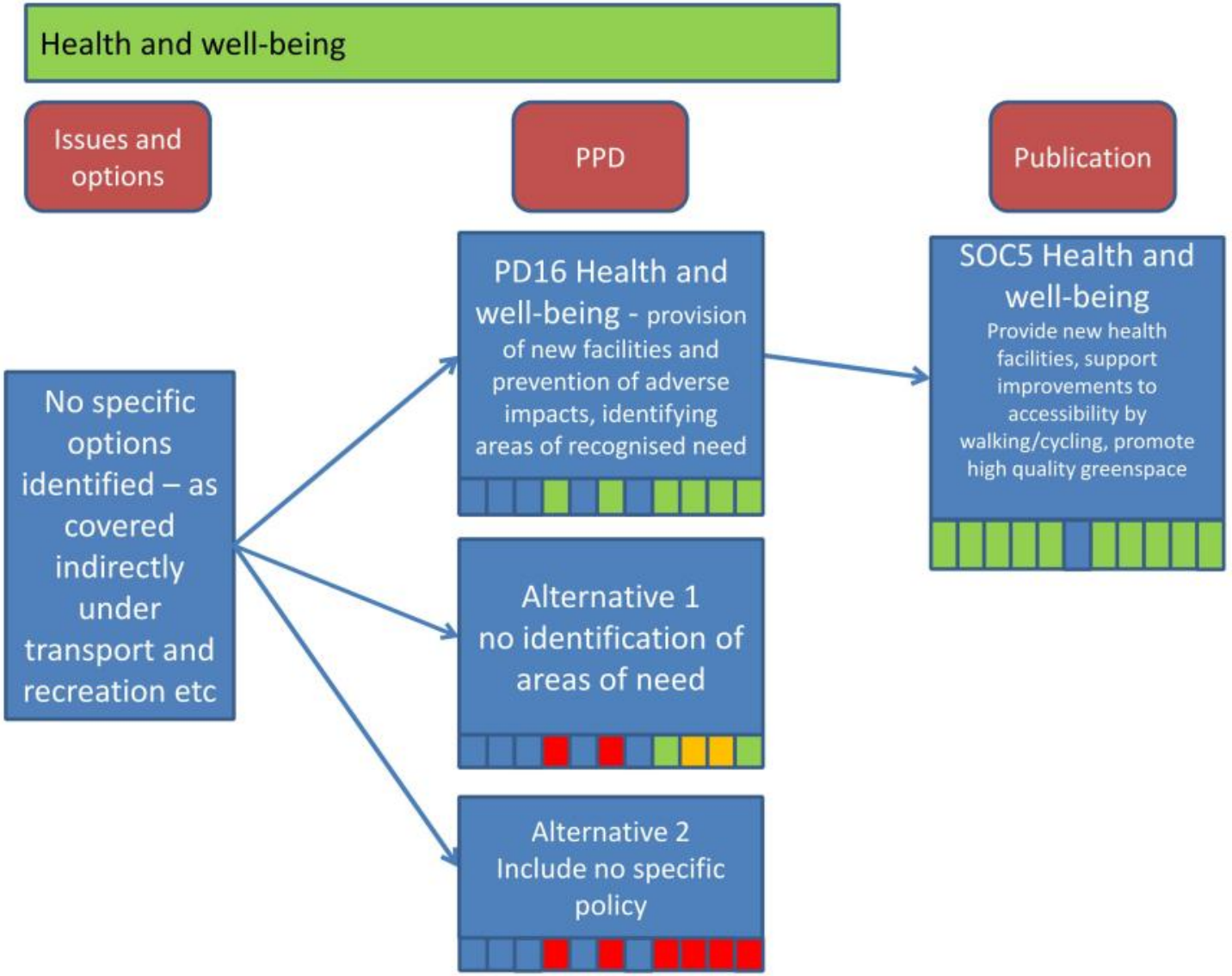

Visitor economy
Issues and options
PPD
Publication
Improving tourism facilities and attractions in the borough
Not appraised
PD11 Visitor economy
Support and enhance role of Chester as tourist destination, promote enhancement of major tourist attractions
ECON3
Support expansion of existing tourist assets and creation of new tourism opportunities
Maximising the tourism potential of the waterways
23A Development close to specific sections required to contribute to their development
Impacts unclear
23B All development close to canals to contribute to their development
Impacts unclear
23C Increase tourism development and therefore use of canals
Impacts unclear
23D Allocate waterways and adjacent areas for tourism use
Impacts unclear


Delivering affordable housing
Issues and options
PPD
Publication
Affordable housing percentages
9A Lower affordable housing percentage 20-30%
Some positive and negative effects
9B Higher affordable housing percentage of 40% on qualifying sites
Likely to have greatest beneficial effect
9C Mid-range affordable housing percentage
May have some negative effects
9D Apply one borough wide affordable housing percentage requirement
Likely to have a positive effect
9E Adopt different requirements in different parts of the borough
Insufficient evidence
9F Apply no set affordable housing percentage
Insufficient evidence
PD12 Delivering affordable housing - different threshold in urban and rural area, target of 35% affordable, with 75% affordable rent and 25% intermediate
SOC1 Delivering affordable housing - different threshold in urban and rural area, target of 30% affordable housing, with 70% affordable rent and 25% intermediate
Alternative 1 Different percentages requirements for different areas
Alternative 2 Different site thresholds for different areas
Alternative 3 No set tenure split
Alternative 4 Apply no tenure/affordability requirement
Affordable housing thresholds
9G Require affordable housing on developments above a set threshold
Positive effect likely
9H Have one threshold and apply it across all parts of the borough
Positive effect likely
9I Have different thresholds for different parts of the borough
Insufficient evidence
9J Have no thresholds
Insufficient evidence
9K Have a sliding scale of thresholds
Insufficient evidence
Affordable housing tenures
9L apply tenure split of 75% social rent and 25% shared ownership
Generally positive
9M Apply tenure split of 50% social rent and 50% shared ownership
Generally positive
9N Apply no tenure requirement
Insufficient evidence

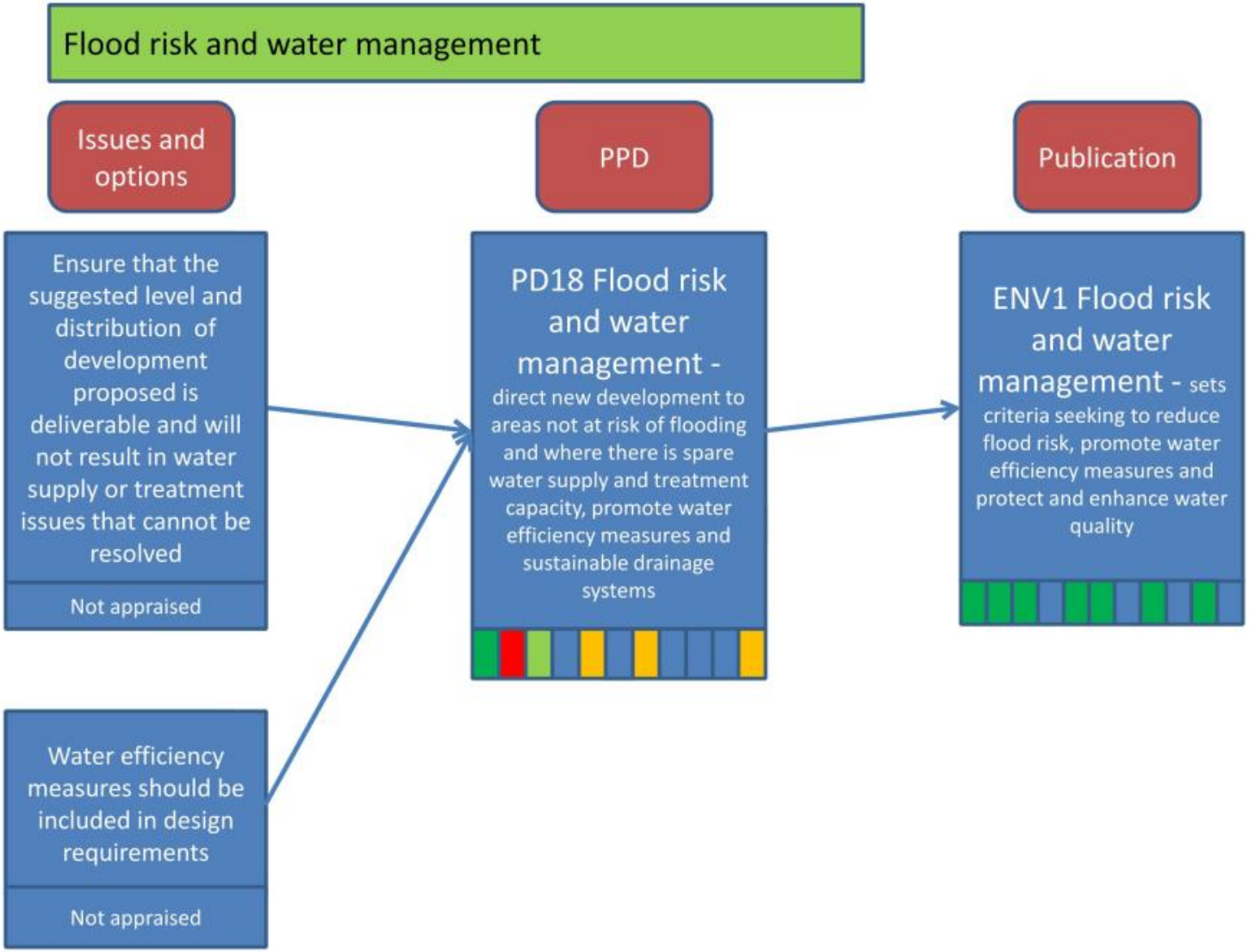

Rural exception sites
Issues and options
PPD
Publication
No set alternatives, but asked whether to include a rural exceptions policy
Not appraised
PD13 Rural exception sites – allow rural exception sites
Alternative 1 Do not allow for the inclusion of market housing to enable affordable housing
SOC2 Rural exceptions sites – allow rural exception sites with a subsidiary element of market housing

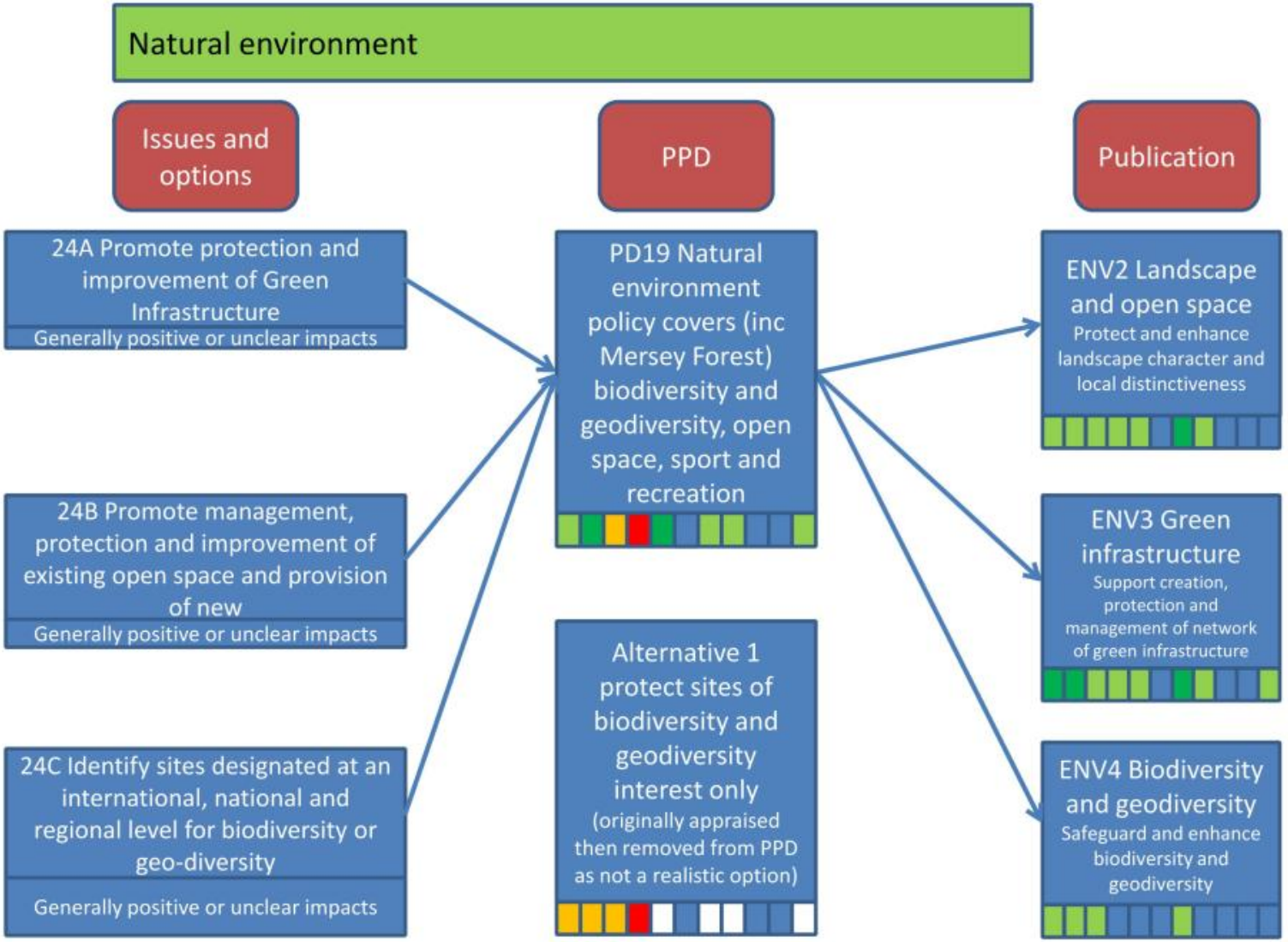

Housing mix and type
Issues and options
PPD
Publication
8D: Let the market decide the mix of housing types and sizes
Impacts unclear
8E: Steer delivery of housing to meet the requirements set out in the SHMA
Impacts unclear
PD14 Housing mix and type
Alternative 1 Allow market to decide
Alternative 1 No policy for HMO's or purpose built student accommodation
SOC3 Housing mix and type

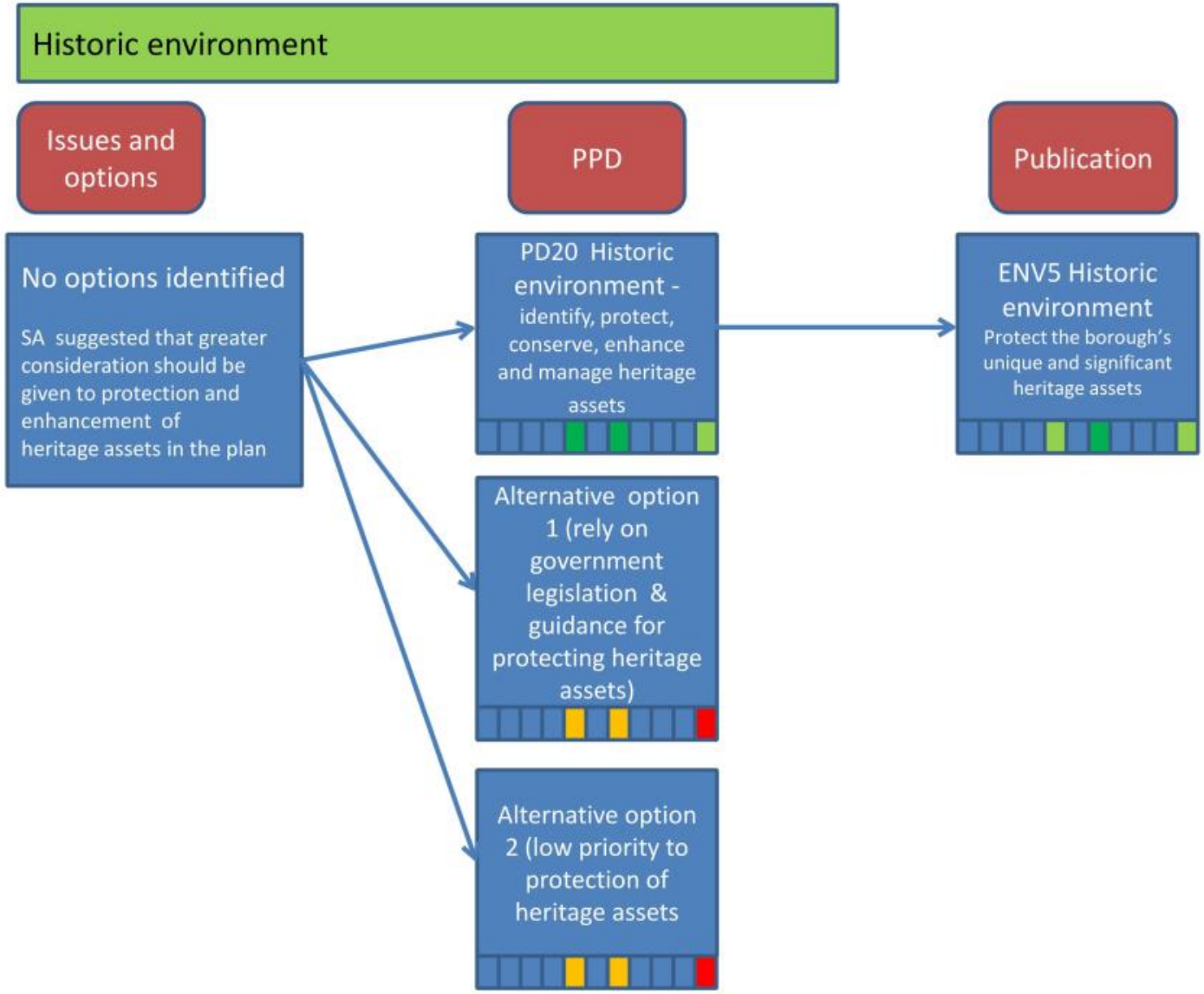

Gypsy and Traveller and Travelling Showpersons accommodation
Issues and options
PPD
Publication
PD15 Gypsy and Traveller and Travelling Showpersons accommodation - policy setting out criteria
SOC4 Gypsy and Traveller and Travelling Showpersons accommodation - policy setting out criteria
Set criteria for the allocation of sites for Gypsies and Travellers
Not appraised
Alternative 1 Include a rural exceptions policy - in addition to PD15

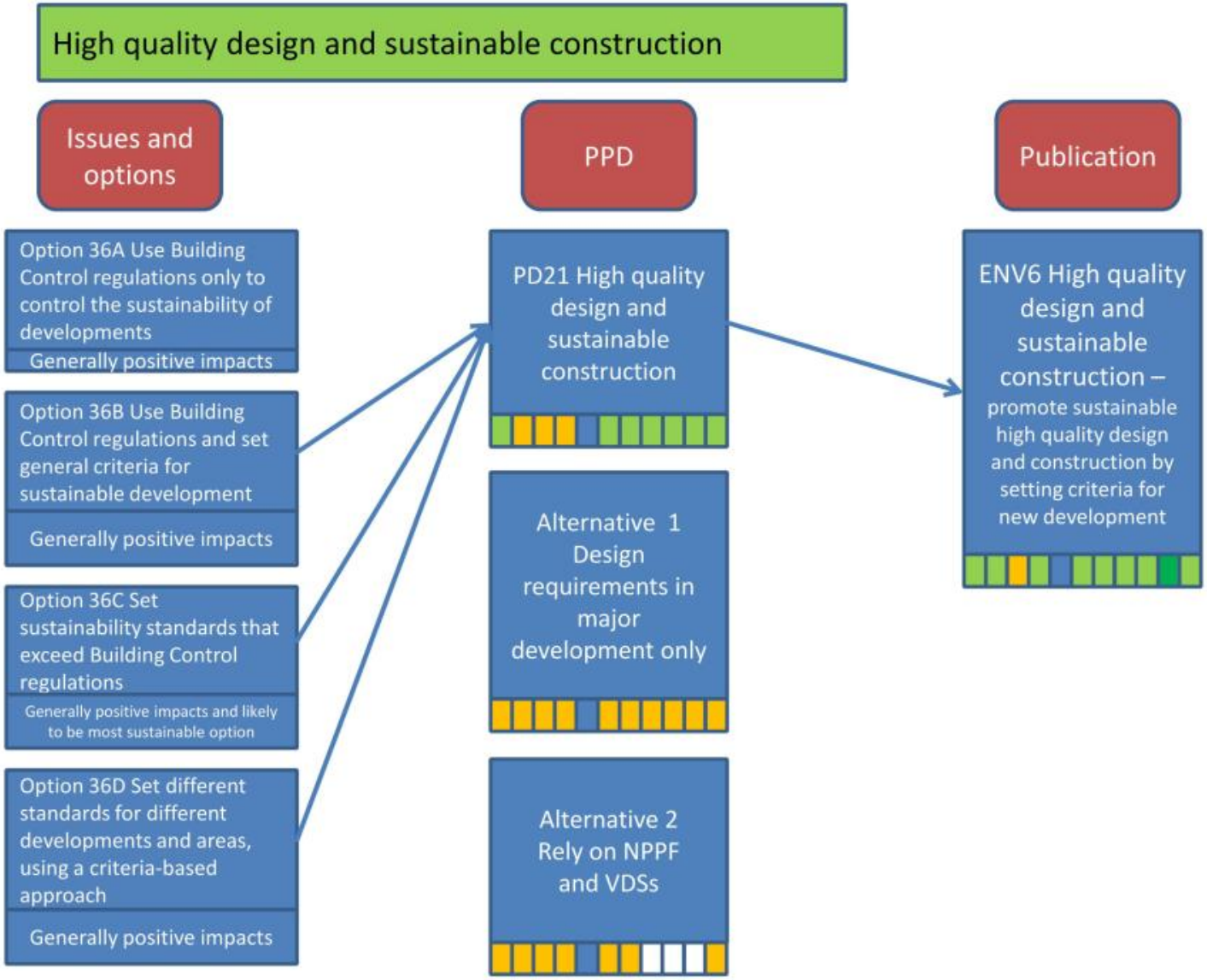

Health and well-being
Issues and options
PPD
Publication
No specific options identified – as covered indirectly under transport and recreation etc
PD16 Health and well-being - provision of new facilities and prevention of adverse impacts, identifying areas of recognised need
Alternative 1 no identification of areas of need
Alternative 2 Include no specific policy
SOC5 Health and well-being
Provide new health facilities, support improvements to accessibility by walking/cycling, promote high quality greenspace

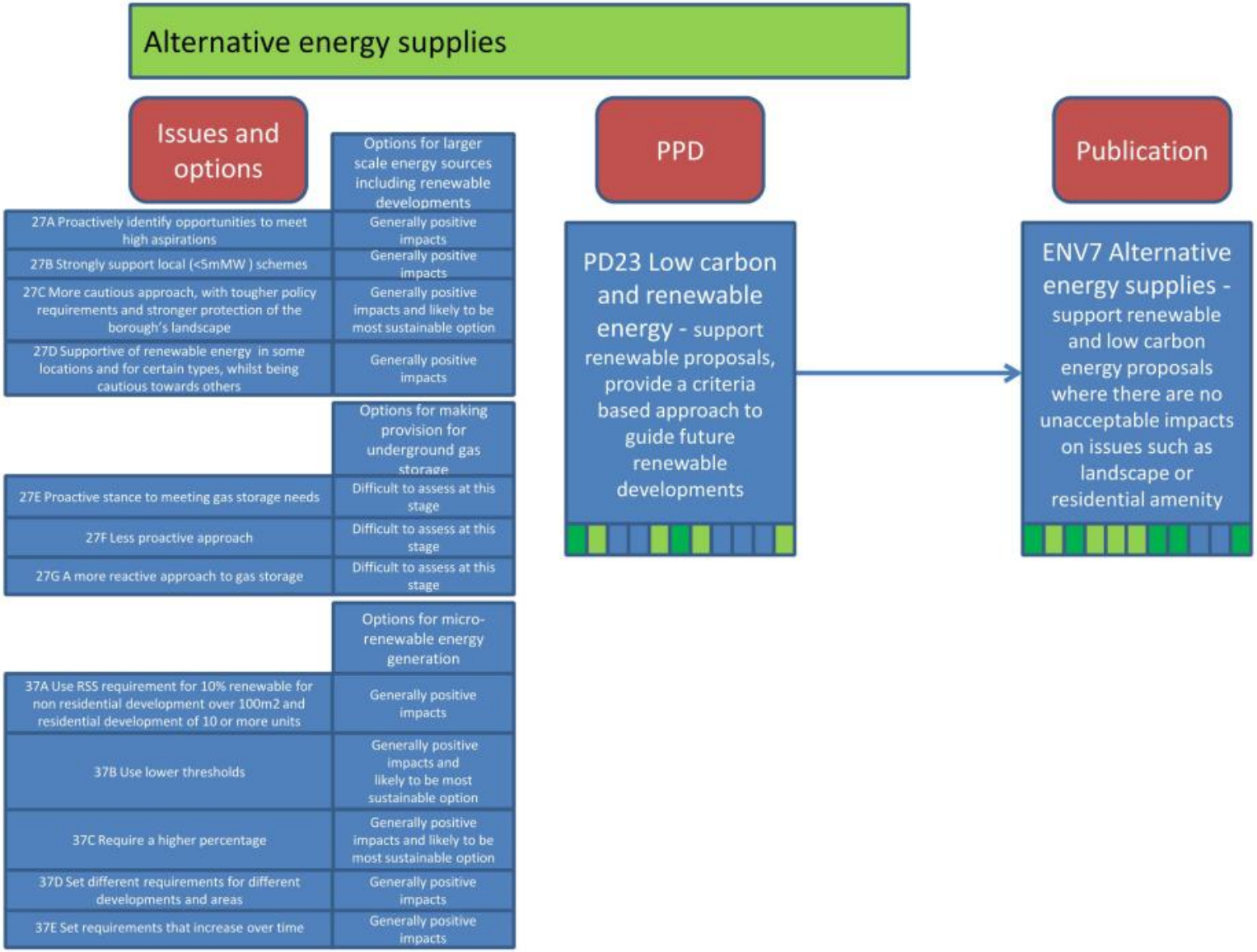
Open space, sport and recreation
Issues and options
PPD
Publication
Promote protection and improvement of Green Infrastructure
Not appraised
Promote management, protection and improvement of existing open space and provision of new
Not appraised
Identify sites designated at an international, national and regional level for biodiversity or geo-diversity
Not appraised
PD19 Natural environment
Create, protect, manage and enhance green infrastructure network, biodiversity, geodiversity and open space
Alternative 1 protect sites of biodiversity and geodiversity interest only (originally appraised then removed from PPD as not a realistic option)
SOC6 Open space, sport and recreation - support for new open space, sport and recreation facilities and to prevent loss of such facilities

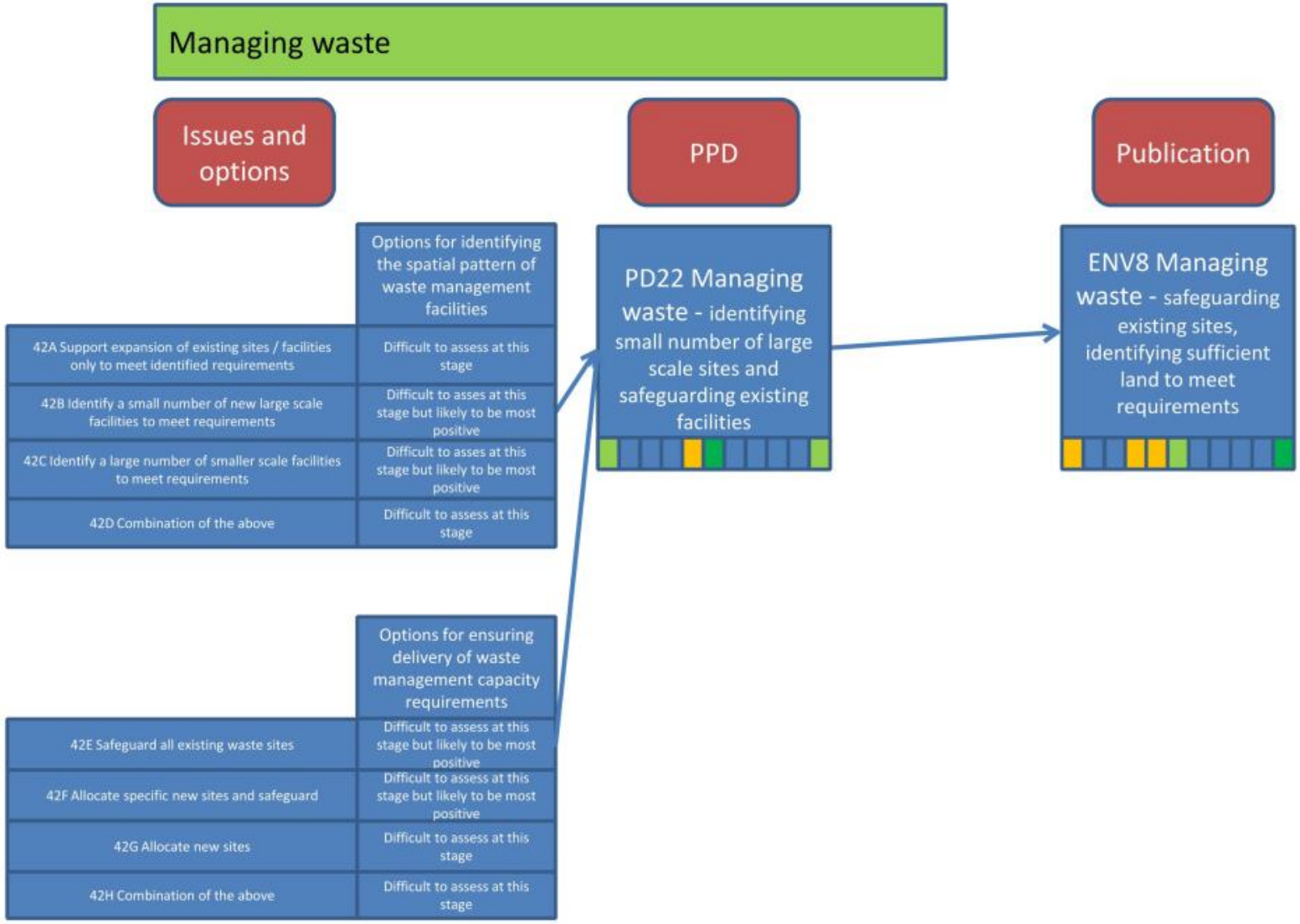

Flood risk and water management
Issues and options
PPD
Publication
Ensure that the suggested level and distribution of development proposed is deliverable and will not result in water supply or treatment issues that cannot be resolved
Not appraised
PD18 Flood risk and water management - direct new development to areas not at risk of flooding and where there is spare water supply and treatment capacity, promote water efficiency measures and sustainable drainage systems
ENV1 Flood risk and water management - sets criteria seeking to reduce flood risk, promote water efficiency measures and protect and enhance water quality
Water efficiency measures should be included in design requirements
Not appraised

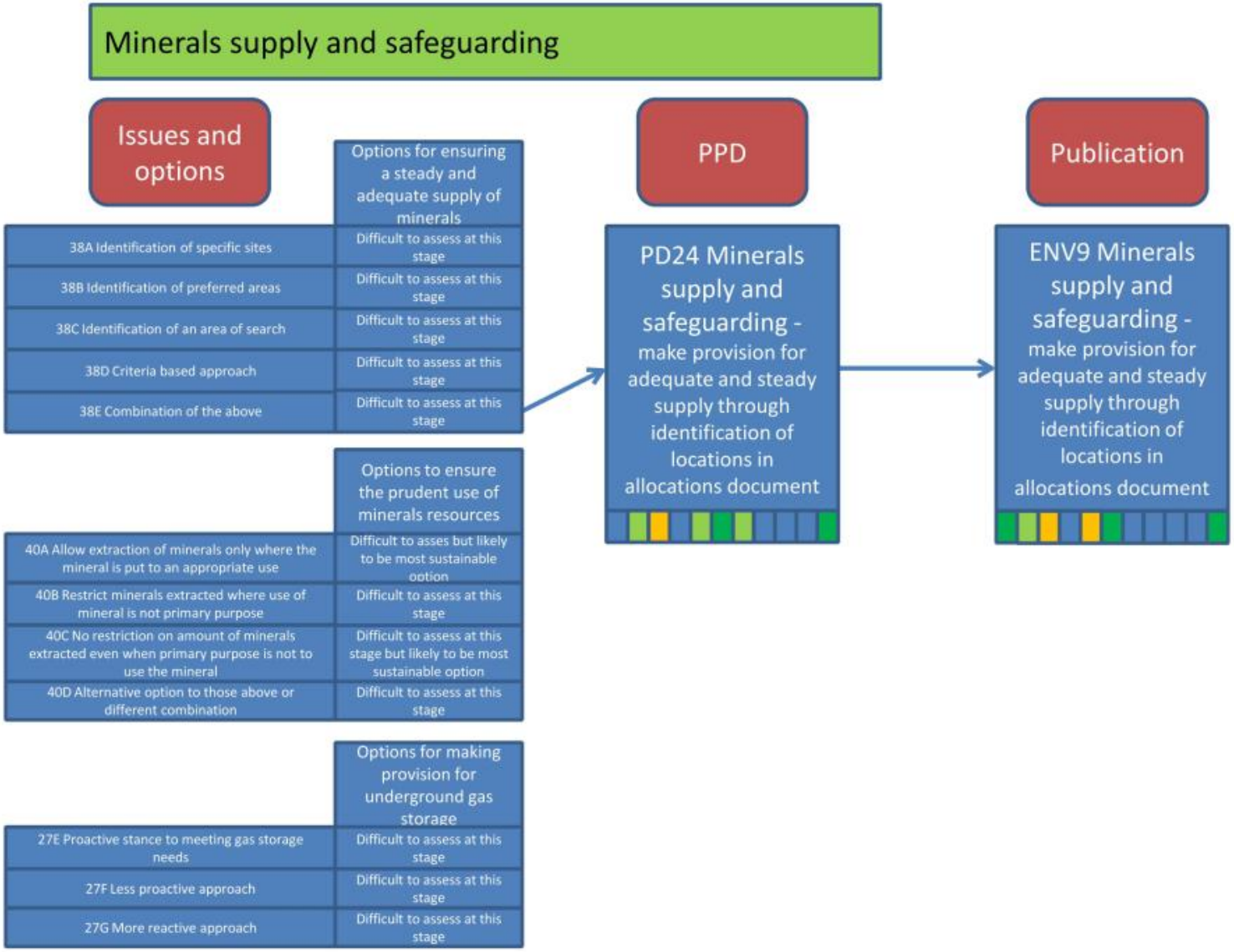

Natural environment
Issues and options
PPD
Publication
24A Promote protection and improvement of Green Infrastructure
Generally positive or unclear impacts
24B Promote management, protection and improvement of existing open space and provision of new
Generally positive or unclear impacts
24C Identify sites designated at an international, national and regional level for biodiversity or geo-diversity
Generally positive or unclear impacts
PD19 Natural environment policy covers (inc Mersey Forest) biodiversity and geodiversity, open space, sport and recreation
Alternative 1 protect sites of biodiversity and geodiversity interest only (originally appraised then removed from PPD as not a realistic option)
ENV2 Landscape and open space
Protect and enhance landscape character and local distinctiveness
ENV3 Green infrastructure
Support creation, protection and management of network of green infrastructure
ENV4 Biodiversity and geodiversity
Safeguard and enhance biodiversity and geodiversity


Historic environment
Issues and options
PPD
Publication
No options identified
SA suggested that greater consideration should be given to protection and enhancement of heritage assets in the plan
PD20 Historic environment - identify, protect, conserve, enhance and manage heritage assets
ENV5 Historic environment
Protect the borough's unique and significant heritage assets
Alternative option 1 (rely on government legislation & guidance for protecting heritage assets)
Alternative option 2 (low priority to protection of heritage assets


High quality design and sustainable construction
Issues and options
PPD
Publication
Option 36A Use Building Control regulations only to control the sustainability of developments
Generally positive impacts
Option 36B Use Building Control regulations and set general criteria for sustainable development
Generally positive impacts
Option 36C Set sustainability standards that exceed Building Control regulations
Generally positive impacts and likely to be most sustainable option
Option 36D Set different standards for different developments and areas, using a criteria-based approach
Generally positive impacts
PD21 High quality design and sustainable construction
Alternative 1 Design requirements in major development only
Alternative 2 Rely on NPPF and VDSs
ENV6 High quality design and sustainable construction – promote sustainable high quality design and construction by setting criteria for new development


Alternative energy supplies
Issues and options
PPD
Publication
Options for larger scale energy sources including renewable developments
27A Proactively identify opportunities to meet high aspirations
Generally positive impacts
27B Strongly support local (<5mMW) schemes
Generally positive impacts
27C More cautious approach, with tougher policy requirements and stronger protection of the borough's landscape
Generally positive impacts and likely to be most sustainable option
27D Supportive of renewable energy in some locations and for certain types, whilst being cautious towards others
Generally positive impacts
Options for making provision for underground gas storage
27E Proactive stance to meeting gas storage needs
Difficult to assess at this stage
27F Less proactive approach
Difficult to assess at this stage
27G A more reactive approach to gas storage
Difficult to assess at this stage
Options for micro-renewable energy generation
37A Use RSS requirement for 10% renewable for non residential development over 100m2 and residential development of 10 or more units
Generally positive impacts
37B Use lower thresholds
Generally positive impacts and likely to be most sustainable option
37C Require a higher percentage
Generally positive impacts and likely to be most sustainable option
37D Set different requirements for different developments and areas
Generally positive impacts
37E Set requirements that increase over time
Generally positive impacts
PD23 Low carbon and renewable energy - support renewable proposals, provide a criteria based approach to guide future renewable developments
ENV7 Alternative energy supplies - support renewable and low carbon energy proposals where there are no unacceptable impacts on issues such as landscape or residential amenity


Managing waste
Issues and options
PPD
Publication
Options for identifying the spatial pattern of waste management facilities
42A Support expansion of existing sites / facilities only to meet identified requirements
Difficult to assess at this stage
42B Identify a small number of new large scale facilities to meet requirements
Difficult to asses at this stage but likely to be most positive
42C Identify a large number of smaller scale facilities to meet requirements
Difficult to asses at this stage but likely to be most positive
42D Combination of the above
Difficult to assess at this stage
Options for ensuring delivery of waste management capacity requirements
42E Safeguard all existing waste sites
Difficult to assess at this stage but likely to be most positive
42F Allocate specific new sites and safeguard
Difficult to assess at this stage but likely to be most positive
42G Allocate new sites
Difficult to assess at this stage
42H Combination of the above
Difficult to assess at this stage
PD22 Managing waste - identifying small number of large scale sites and safeguarding existing facilities
ENV8 Managing waste - safeguarding existing sites, identifying sufficient land to meet requirements


Minerals supply and safeguarding
Issues and options
PPD
Publication
Options for ensuring a steady and adequate supply of minerals
38A Identification of specific sites
Difficult to assess at this stage
38B Identification of preferred areas
Difficult to assess at this stage
38C Identification of an area of search
Difficult to assess at this stage
38D Criteria based approach
Difficult to assess at this stage
38E Combination of the above
Difficult to assess at this stage
PD24 Minerals supply and safeguarding - make provision for adequate and steady supply through identification of locations in allocations document
ENV9 Minerals supply and safeguarding - make provision for adequate and steady supply through identification of locations in allocations document
Options to ensure the prudent use of minerals resources
40A Allow extraction of minerals only where the mineral is put to an appropriate use
Difficult to asses but likely to be most sustainable option
40B Restrict minerals extracted where use of mineral is not primary purpose
Difficult to assess at this stage
40C No restriction on amount of minerals extracted even when primary purpose is not to use the mineral
Difficult to assess at this stage but likely to be most sustainable option
40D Alternative option to those above or different combination
Difficult to assess at this stage
Options for making provision for underground gas storage
27E Proactive stance to meeting gas storage needs
Difficult to assess at this stage
27F Less proactive approach
Difficult to assess at this stage
27G More reactive approach
Difficult to assess at this stage

Preferred and Alternative Policy Appraisals - Preferred Direction Stage

Screening of Preferred Policy Directions for Sustainability Impacts

This sets out the initial screening of policies at Preferred Policy Directions stage of which would and would not have a significant effect. Those policies deemed to have a significant effect were appraised in more detail as set out in the tables that follow.

SA Topic	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
Sustainability Objective	Address the need to mitigate and adapt to climate change To reduce energy consumption, promote energy efficiency and increase the the use of energy from renewable resources	To protect and enhance the Borough's biodiversity and wildlife habitats	To minimise the risk of flooding To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency	To protect air quality where it is of high standard and to improve it elsewhere	To reduce the consumption of natural resources To protect land and soil quality To optimise the re-use of previously developed land and buildings	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent to landfill for final disposal	To preserve and enhance sites, features, areas and settings of archaeological historical and cultural heritage importance To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Improve health and social inclusion, whilst reducing inequality and valuing diversity and equality	To provide sufficient housing to meet identified needs including affordable housing and specialist groups	To create safe environment to live in and reduce the fear of crime.	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment To develop and enhance the visitor economy/ tourism To promote regeneration of deprived areas and deliver urban/rural renaissance and improve image To maintain and improve the viability of City, town and local centres
PD01 Sustainable Development											
PD02 Strategic Development Requirements											
PD03 Level & Location of Development											
PD04 Rural Areas											
PD05 Transport & Accessibility											

SA Topic	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
Sustainability Objective	Address the need to mitigate and adapt to climate change To reduce energy consumption, promote energy efficiency and increase the the use of energy from renewable resources	To protect and enhance the Borough's biodiversity and wildlife habitats	To minimise the risk of flooding To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency	To protect air quality where it is of high standard and to improve it elsewhere	To reduce the consumption of natural resources To protect land and soil quality To optimise the re-use of previously developed land and buildings	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent to landfill for final disposal	To preserve and enhance sites, features, areas and settings of archaeological historical and cultural heritage importance To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Improve health and social inclusion, whilst reducing inequality and valuing diversity and equality	To provide sufficient housing to meet identified needs including affordable housing and specialist groups	To create safe environment to live in and reduce the fear of crime.	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment To develop and enhance the visitor economy/ tourism To promote regeneration of deprived areas and deliver urban/rural renaissance and improve image To maintain and improve the viability of City, town and local centres
PD06 Infrastructure											
PD07 Economic Growth, Employment and Enterprise											
PD08 Employment Land Requirement and Distribution											
PD09 Retail & Town Centre Hierarchy											
PD10 Local Centres and Community Facilities											
PD11 Visitor Economy											
PD12 Affordable Housing											

SA Topic	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
Sustainability Objective	Address the need to mitigate and adapt to climate change To reduce energy consumption, promote energy efficiency and increase the the use of energy from renewable resources	To protect and enhance the Borough's biodiversity and wildlife habitats	To minimise the risk of flooding To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency	To protect air quality where it is of high standard and to improve it elsewhere	To reduce the consumption of natural resources To protect land and soil quality To optimise the re-use of previously developed land and buildings	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent to landfill for final disposal	To preserve and enhance sites, features, areas and settings of archaeological historical and cultural heritage importance To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Improve health and social inclusion, whilst reducing inequality and valuing diversity and equality	To provide sufficient housing to meet identified needs including affordable housing and specialist groups	To create safe environment to live in and reduce the fear of crime.	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment To develop and enhance the visitor economy/ tourism To promote regeneration of deprived areas and deliver urban/rural renaissance and improve image To maintain and improve the viability of City, town and local centres
PD13 Rural Exception Sites											
PD14 Housing Mix and Type											
PD15 G&T and Travelling Showpersons Accommodation											
PD16 Health & Well Being											
PD17 Cultural & Leisure Facilities											
PD18 Flood Risk & Water Management											
PD19 Natural Environment											
PD20 Historic Environment											

SA Topic	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
Sustainability Objective	Address the need to mitigate and adapt to climate change To reduce energy consumption, promote energy efficiency and increase the the use of energy from renewable resources	To protect and enhance the Borough's biodiversity and wildlife habitats	To minimise the risk of flooding To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency	To protect air quality where it is of high standard and to improve it elsewhere	To reduce the consumption of natural resources To protect land and soil quality To optimise the re-use of previously developed land and buildings	Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent to landfill for final disposal	To preserve and enhance sites, features, areas and settings of archaeological historical and cultural heritage importance To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Improve health and social inclusion, whilst reducing inequality and valuing diversity and equality	To provide sufficient housing to meet identified needs including affordable housing and specialist groups	To create safe environment to live in and reduce the fear of crime.	To support sustainable economic growth and competitiveness, and provide opportunities for ongoing private sector investment To develop and enhance the visitor economy/ tourism To promote regeneration of deprived areas and deliver urban/rural renaissance and improve image To maintain and improve the viability of City, town and local centres
PD21 High Quality & Sustainable Design											
PD22 Managing Waste											
PD23 Renewable and Low Carbon Energy											
PD24 Minerals supply & Safeguarding											

Key	
	Likely significant effect
	Little or no effect

PD01 Sustainable Development

SA Topic	Preferred Option	Alternative Option 1
	PD01 Sustainable Development	**Model Sustainable Development Policy - presumption in favour of sustainable development**
Climate Change and Energy	The preferred approach specifically sets out principles in relation to climate change; reducing the need to travel and prudent use of resources which all support the mitigating and adapting to climate change.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Biodiversity, flora and fauna	The preferred approach specifically seeks the protection of the natural environment.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Water	Although this preferred approach does not specifically address all the potential environmental impacts of development proposals (as these are addressed by other policies contained in the plan) it seeks the assessment of development proposals in line with both the sustainable development principles in this policy and other policies in the Local Plan so together this should seek the protection of water resources.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Air	Although the preferred approach does not specifically address all the potential environmental impacts of development proposals	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other

SA Topic	Preferred Option	Alternative Option 1
	PD01 Sustainable Development	**Model Sustainable Development Policy - presumption in favour of sustainable development**
	(as these are addressed by other policies contained in the plan) it seeks the assessment of development proposals in line with both the sustainable development principles in this policy and other policies in the Local Plan so together this should seek the protection of air quality.	policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Land and Resources	The sustainable development principles seek to maximise use of brownfield land and reduce loss of greenfield land, prudent use of natural resources and protection of land and soil.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Waste	The sustainable development principles seek the re-use, recycling and recovery of materials.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Cultural Heritage and Landscape	Although the policy does not specifically address all the potential environmental impacts of development proposals (as these are addressed by other policies contained in the plan) the policy seeks the assessment of development proposals in line with both the sustainable development principles in this policy and other policies in the Local Plan so together this should seek the protection of cultural, heritage and landscape.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.

SA Topic	Preferred Option	Alternative Option 1
	PD01 Sustainable Development	Model Sustainable Development Policy - presumption in favour of sustainable development
Population and Human Health	The preferred approach seeks to support regeneration in deprived areas and ensure access for all to jobs and services. The principles outlined do not however specifically address health issues and needs, social cohesion and inclusion.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Housing	The sustainable development principles seek to provide access to homes for the borough, although it does not specify the level and types of homes required as this is addressed in the preferred directions on housing.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Community Safety	Although the preferred approach does not specifically address all the potential environmental impacts of development proposals (as these are addressed by other policies contained in the plan) it seeks the assessment of development proposals in line with both the sustainable development principles in this policy and other policies in the Local Plan so together this should seek the protection of community safety.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst ensuring protection against adverse impacts of the proposed development.
Economic Development	The sustainable development principles seek to provide access to employment in the borough, although it does not specify the level and types of employment activity required as this is addressed in the specific policies on housing.	This policy requires the assessment of development proposals in line with both the sustainable development principles in the National Planning Framework and other policies in the Local Plan to improve the social, environmental and economic conditions of the area whilst

SA Topic	Preferred Option	Alternative Option 1
	PD01 Sustainable Development	Model Sustainable Development Policy - presumption in favour of sustainable development
		ensuring protection against adverse impacts of the proposed development.

PD02 Strategic Development Requirements

SA Topic	PD02 (Scenario 3)	Alternative 1 (Scenario 1)	Alternative 2 (Scenario 2)	Alternative 3 (Scenario 4)	Alternative 4 (Scenario 5)	Alternative 5 (Scenario 6)
	Historic Past Completions	Natural Change	Household Projections	RSS	Growth Point	Very High
Land and Resources	Supports a brownfield led strategy for new development, although would also require development on greenfield land.	Strong protection of greenfield land and lower build rates will require a lower level of resource use.	Strong protection of greenfield land and lower build rates will require a lower level of resource use.	Supports a even split between brownfield and greenfield development. This option is not significantly different to the preferred option except for a more even split between brownfield/ development.	Would require higher levels of development on greenfield land to accommodate the much larger number of homes and significant levels of resource use to deliver the number of homes proposed.	Would promote a greenfield led development strategy with the potential to undermine the protection of the countryside and natural assets of the Borough. Also could require a significant level of resource use to deliver the number of homes proposed.

SA Topic	PD02 (Scenario 3)	Alternative 1 (Scenario 1)	Alternative 2 (Scenario 2)	Alternative 3 (Scenario 4)	Alternative 4 (Scenario 5)	Alternative 5 (Scenario 6)
	Historic Past Completions	Natural Change	Household Projections	RSS	Growth Point	Very High
Housing	Preferred approach would provide a balanced approach to future housing provision. It has the potential to meet predicted future needs including the provision of specialist and affordable homes and to support economic growth in the Borough.	Proposed level of housing would meet local needs only with no allowance for migration with no provision to accommodate the housing needs of labour supply or provide for specialist and affordable housing. This strategy would not fully provide for the future housing needs of the borough.	Proposed level of housing would meet local needs and takes into account migration and would therefore provide more housing than alternative 1. However, it would not accommodate the housing needs of labour supply or provide for specialist and affordable housing. However, this strategy would not fully provide for the future housing needs of the borough.	Policy approach allows for housing provision in line with current targets and has potential to address current under supply of new homes including the provision of specialist and affordable homes, although the overall level of housing and to support economic growth in the Borough.	Allows for significant increase in housing provision and has the potential to meet Borough's housing needs and attract in migration to the area.	Allows for significant increase in housing provision and has the potential to meet Borough's housing needs and attract in migration to the area.

SA Topic	PD02 (Scenario 3)	Alternative 1 (Scenario 1)	Alternative 2 (Scenario 2)	Alternative 3 (Scenario 4)	Alternative 4 (Scenario 5)	Alternative 5 (Scenario 6)
	Historic Past Completions	Natural Change	Household Projections	RSS	Growth Point	Very High
Economic Development	Potential to support the economic well being of the Borough as it seeks to ensure there will be enough homes for all, land for employment development and support for the retail and leisure sector which is a key part of the local economy.	Option has potential to limit economic growth and contribute to a falling labour supply as it would not provide housing for those who want to live and work in the borough.	Option has potential to limit economic growth potential and contribute to a falling labour supply as it would not provide housing for those who want to live and work in the borough.	Potential to support the economic well being of the Borough as it seeks to ensure there will be enough homes for all including those who live in the Borough.	Has potential to boost labour supply and contribute to economic recovery, although the overall impact will be dependent on jobs being available in the Borough too.	Has potential to boost labour supply and contribute to economic recovery, although the overall impact will be dependent on jobs being available in the Borough too.

PD03 Level and Location of Development

SA Topic	PD03 Level and location of development	Alternative Option 1 Regeneration based development	Alternative Option 2 Chester based development	Alternative Option 3 Weaver Valley based development	Alternative Option 4 Balanced development	Alternative Option 5 No GB change, redistribute Chester need to Ellesmere Port	Alternative Option 6 No GB change, redistribution of Chester need across borough
Climate Change and Energy	Proposed strategy directs development to the main urban areas and key service centres with the potential to reduce car borne travel and support public transport infrastructure with the potential to not exacerbate greenhouse gas emissions.	These options were appraised at Issues and Options stage and alternatives 1-3 have not been developed any further since. Based upon the findings in the evidence base and consultation responses further work has been undertaken to develop alternative 4 (balanced development) as the preferred option.				Proposed strategy directs development to the main urban areas and key service centres with the potential to reduce car borne travel and support public transport infrastructure with the potential to not exacerbate greenhouse gas emissions.	Proposed strategy directs development to the main urban areas and key service centres with the potential to reduce car borne travel and support public transport infrastructure with the potential to not exacerbate greenhouse gas emissions.

SA Topic	PD03 Level and location of development	Alternative Option 1 Regeneration based development	Alternative Option 2 Chester based development	Alternative Option 3 Weaver Valley based development	Alternative Option 4 Balanced development	Alternative Option 5 No GB change, redistribute Chester need to Ellesmere Port	Alternative Option 6 No GB change, redistribution of Chester need across borough
Land and Resources	Supports a brownfield led strategy for new development, although would also require development on greenfield land.					This would require development on sites within the existing urban areas, with the potential to focus on brownfield re-development in the Borough and more limited greenfield release and development than the preferred option.	This would require development on sites within the existing urban areas, with the potential to focus on brownfield re-development in the Borough and more limited greenfield release and development than the preferred option.
Cultural Heritage and Landscape	One purpose for Green Belt around Chester is to protect the historic core and views into the City. The impact is uncertain at this stage as the actual need for and					Option does not propose any change to Green Belt boundaries and the strategy would support the existing role and function and cultural heritage of the four main urban areas.	Option does not propose any change to Green Belt boundaries and the strategy would support the existing role and function and cultural heritage of the four main urban areas.

SA Topic	PD03 Level and location of development	Alternative Option 1 Regeneration based development	Alternative Option 2 Chester based development	Alternative Option 3 Weaver Valley based development	Alternative Option 4 Balanced development	Alternative Option 5 No GB change, redistribute Chester need to Ellesmere Port	Alternative Option 6 No GB change, redistribution of Chester need across borough
	the scale, location and phasing of GB release is not known.						
Population and Human Health	Supports the regeneration strategies for the Borough and addressing areas of deprivation.					Supports the regeneration strategies for the Borough and addressing areas of deprivation.	Supports the regeneration strategies for the Borough and addressing areas of deprivation.
Housing	Distribution of housing seeks to split the balance of development to meet housing requirements across the Borough.					Potential that the housing needs of the Chester area will not be met in this location. It does not necessarily follow that by redirecting supply to elsewhere in the Borough the demand will follow.	Potential that the housing needs of the Chester area will not be met in this location. It does not necessarily follow that by redirecting supply to elsewhere in the Borough the demand will follow.
Economic Development	A balanced approach to					Policy approach supports the	Policy approach supports the

SA Topic	PD03 Level and location of development	Alternative Option 1 Regeneration based development	Alternative Option 2 Chester based development	Alternative Option 3 Weaver Valley based development	Alternative Option 4 Balanced development	Alternative Option 5 No GB change, redistribute Chester need to Ellesmere Port	Alternative Option 6 No GB change, redistribution of Chester need across borough
	development should benefit the economy of the Borough including supporting the growth of Chester City Centre and the regeneration of the centres.					regeneration strategies for the Borough and especially Ellesmere Port. There is the potential that the sub regional role of Chester is not supported in the longer term.	regeneration strategies for the Borough, although there is the potential that the sub regional role of Chester is not supported in the longer term by redirecting growth to other parts of the Borough.

PD04 Rural Areas

SA Topic	Preferred Option	Alternative Option 1
	20% of total housing requirement for rural areas including a specific housing provision in key service centres	**Lower level development in key service centres and redistribute remaining requirement to other rural settlements outside the Green Belt.**
Land and Resources	Focuses development within the existing key service centres and the redevelopment of brownfield land and infill opportunities.	Potential to put pressure on settlements outside the key service centres and the open countryside outside the Green Belt.
Cultural Heritage and Landscape	Seeks to maintain the settlement hierarchy of the Borough and the role and character of settlements and the rural area.	Could result in development that is out of scale with the size and character of the smaller settlements and effect the character of rural areas.
Population and Human Health	Directing development in the rural areas to settlements with services available to meet the needs of the population and the potential to consolidate and support existing services though managed growth of the key service centres.	If housing is developed in settlements outside key service settlements there is the potential these households may not access to the services and facilities they require and increase the need to travel to access the services and health care they require.
Housing	Seeks the provision of housing in line with the local needs of the rural community.	This approach could potentially mean that the spatial distribution of housing in rural areas would not met locally determined needs and undermine the role and function of the key service centres.
Economic Development	Proposed approach has potential to support rural economy by allowing some growth in the key service centres and support existing businesses and services.	Proposed approach has potential to support rural economy as it allows development in the rural areas which could support existing businesses and services.

PD05 Transport and Accessibility

SA Topic	PD05	Alternatives
Climate Change and Energy	Approach should contribute to a reduction in emissions from transport as it seeks sustainable transport strategies from new development and supports the transfer of freight, good and waste from road to alternative modes. The approach however encourages rather than requires the use of sustainable alternatives.	Options on reducing greenhouse gas emissions through location, reducing greenhouse gas emission through parking standards and improving the local transport network appraised at Issues and Options stage which have informed that approach as preferred options.
Air	Approach includes provision to address areas of problematic air quality (although does not state where these are and how the particular issues in these areas will be addressed by the policy).	
Land and Resources	Approach seeks to reduce reliance on car borne and road freight which could contribute to reducing growth in the use of fuels for transport.	
Population and Human Health	Proposed approach supports walking and cycling and to improve access for all to health services and recreational and open space.	
Housing	Approach supports the improvement of access to homes.	
Community Safety	Design of safe transport use is set out in the proposed approach although there is no indication of where this may be a particular issue.	
Economic Development	Approach seeks to provide a transport strategy for the Borough to support economic recovery and growth including transport needs to business and commerce and the labour market	

SA Topic	PD05	Alternatives

PD06 Infrastructure

SA Topic	PD06	Alternative Option 1
	Contributions to Infrastructure provision through CIL (with some additional section 106 contributions)	**Not to become a CIL charging Authority, rely on section 106 contributions**
Climate Change and Energy	New development will contribute towards new infrastructure provision. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan. There could be an opportunity to support contributions to renewable energy schemes.	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.
Biodiversity, flora and fauna	New development will contribute towards new infrastructure provision. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan. There could be an opportunity to support contributions to new green infrastructure.	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.
Water	New development will contribute towards new infrastructure provision. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan. There could be an opportunity to support contributions to flood defences, SUDs or other forms water management.	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.
Air	New development will contribute towards new infrastructure provision. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan. There could be an opportunity to support contributions to support sustainable transport modes, reduce congestion in AQMA areas.	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.

SA Topic	PD06	Alternative Option 1
	Contributions to Infrastructure provision through CIL (with some additional section 106 contributions)	**Not to become a CIL charging Authority, rely on section 106 contributions**
Land and Resources	New development will contribute towards new infrastructure provision. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan. CIL could enable some sites to be developed if adequate infrastructure provided.	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.
Waste	New development will contribute towards new infrastructure provision. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan. CIL could enable the development of new waste facilities if identified through the Infrastructure Delivery Plan.	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.

SA Topic	PD06	Alternative Option 1
	Contributions to Infrastructure provision through CIL (with some additional section 106 contributions)	**Not to become a CIL charging Authority, rely on section 106 contributions**
Cultural Heritage and Landscape	New development will contribute towards new infrastructure provision, e.g. This may include open space contributions. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.
Population and Human Health	New development will contribute towards new infrastructure provision e.g. This may include contributions to meet education needs. At this stage the exact proposals are unknown, as these will be set out through the Infrastructure Delivery Plan	Any contributions must be directly related to the development in planning terms, therefore contributions from a number of developments could not be pooled to meet wider needs. This alternative would be unlikely to provide enough funding to deliver infrastructure needs for the Borough.
Housing	Could continue to secure affordable housing through section 106 agreements, in addition to CIL.	Could continue to secure affordable housing through section 106 agreements
Economic Development	CIL has a clear economic role in identifying and co-ordinating development requirement, to deliver the infrastructure needs of the Borough. CIL contributions will provide the infrastructure types and projects in accordance with a prioritised list of requirements.	Would only be secured through planning obligations relating to specific planning applications, unlikely to support major new infrastructure requirements. No mechanism to secure any contributions towards additional longer term or wider infrastructure needs of an area.

PDO7 Economic Growth, Employment and Enterprise

SA Topic	Preferred Option
	Sustainable economic growth, delivery of regeneration programmes, provision and protection of employment land, tourism, enhance tourism, culture and leisure offer, support further and higher education facilities.
Land and Resources	Economic growth will have an impact on use of natural resources and will involve land take. This is limited by focusing on regeneration programmes and existing urban areas,
Cultural Heritage and Landscape	The policy direction aims to maintain and support character, local distinctiveness and heritage. There could however be negative effects associated with employment development which is difficult to assess at this stage. Other policy areas should work to minimise this.
Population and Human Health	There could be an indirect positive impact through working to provide a range of employment opportunities and access to higher and further education. This impact could be very limited, however, so it must be viewed as weakly positive.
Economic Development	This policy has a strong positive impact for supporting sustainable economic growth and the visitor economy. It also supports the regeneration of the main town centres, seeking to maintain their vitality and viability.

PD08 Employment land requirement and distribution

SA Topic	PD08	Alternative Option 1	Alternative Option 2	Alternative Option 3
	Land requirement a minimum of 280ha (66ha additional allocations)	**Land requirement - 449ha (79ha additional allocations)**	**Land requirement - 501ha (131ha additional allocations)**	**Land requirement - 558ha (188ha additional allocations)**
Climate change and energy	This policy could result in additional need to travel by unsustainable modes, particularly where development of new employment sites on the edge of towns and in rural areas is proposed	This policy could result in additional need to travel by unsustainable modes, particularly where development of new employment sites on the edge of towns and in rural areas is proposed	This policy could result in additional need to travel by unsustainable modes, particularly where development of new employment sites on the edge of towns and in rural areas is proposed	This policy could result in additional need to travel by unsustainable modes, particularly where development of new employment sites on the edge of towns and in rural areas is proposed. Significant greenfield development may exacerbate this effect.
Biodiversity, flora and fauna	New development on both greenfield and previously developed land could adversely affect wildlife and habitats. This affect could be limited through appropriate mitigation measures. There could be opportunities for habitat creation arising through new development.	New development on both greenfield and previously developed land could adversely affect wildlife and habitats. This affect could be limited through appropriate mitigation measures. There could be opportunities for habitat creation arising through new development.	New development on both greenfield and previously developed land could adversely affect wildlife and habitats. This affect could be limited through appropriate mitigation measures. There could be opportunities for habitat creation arising through new development.	New development on both greenfield and previously developed land could adversely affect wildlife and habitats but could be limited through appropriate mitigation measures. There could be opportunities for habitat creation arising through new development. There is a potential impact on the internationally important River Dee corridor.

SA Topic	PD08	Alternative Option 1	Alternative Option 2	Alternative Option 3
	Land requirement a minimum of 280ha (66ha additional allocations)	**Land requirement - 449ha (79ha additional allocations)**	**Land requirement - 501ha (131ha additional allocations)**	**Land requirement - 558ha (188ha additional allocations)**
Air	The impact of this option on air quality is difficult to assess at this stage, as it would depend on the nature and location of development. Encouraging sustainable modes of transport could help to limit traffic emissions.	This option would require green belt release around Chester and could result in traffic congestion, which may have a negative impact on air quality. This could be alleviated through a strong emphasis on sustainable transport modes and travel planning.	This option would require green belt release around Chester and could result in traffic congestion, which may have a negative impact on air quality. This could be alleviated through a strong emphasis on sustainable transport modes and travel planning.	This option would require green belt release around Chester and could result in significant traffic congestion, particularly on the M53, which may have a negative impact on air quality. This could be alleviated through a strong emphasis on sustainable modes and travel planning.
Land and Resources	Whilst this option does direct much of the additional employment development that is required to existing built up areas, there is still a requirement for signficant green field development, particularly in Northwich and Winsford and the rural area.	This option involves a reduced requirement for Northwich, Winsford and the rural area compared with the Preferred option. However, it would involve green belt release around Chester.	This option involves additional allocations around Northwich, Winsford, the rural area and Chester, all of which are likely to involve some greenfield development.	This option involves significant greenfield development borough wide. In addition, significant highway infrastructure would need to be provided, again with potential land take requirements. The strong emphasis on greenfield develoment could result in vacant property as firms move to new developments on greenfield sites.

SA Topic	PD08	Alternative Option 1	Alternative Option 2	Alternative Option 3
	Land requirement a minimum of 280ha (66ha additional allocations)	**Land requirement - 449ha (79ha additional allocations)**	**Land requirement - 501ha (131ha additional allocations)**	**Land requirement - 558ha (188ha additional allocations)**
Cultural Heritage and Landscape	No significant impact is anticipated as a result of this option.	Additional development around Chester could have an advserse impact on the setting and character of the historic city and River Dee corridor.	Additional development around Chester could have an adverse impact on the setting and character of the historic city and River Dee corridor. However, it could increase the attractiveness of Chester and other town centres to visitors, workers and residents.	Additional development around Chester could have an adverse impact on the setting and character of the historic city and River Dee corridor. However, it could increase the attractiveness of Chester and other town centres to visitors, workers and residents.
Population and human health	The option directs employment development throughout the borough to a range of sites and locations, including the more deprived areas. This should help to provide a range of job opportunities for local people, which could help reduce inequality and the poverty gap.	This option directs a greater proportion of development to Chester, rather than spreading it through the borough. The range of opportunities provided for communities throughout the borough would be more limited than for the preferred option.	The option directs employment development throughout the borough to a range of sites and locations, including the more deprived areas. This should help to provide a range of job opportunities, which could help reduce inequality and the poverty gap.	The option directs employment development throughout the borough to a range of sites and locations, including the more deprived areas. This should help to provide a range of job opportunities, which could help reduce inequality and the poverty gap.

SA Topic	PD08	Alternative Option 1	Alternative Option 2	Alternative Option 3
	Land requirement a minimum of 280ha (66ha additional allocations)	**Land requirement - 449ha (79ha additional allocations)**	**Land requirement - 501ha (131ha additional allocations)**	**Land requirement - 558ha (188ha additional allocations)**
Economic Development	This option should strongly support economic growth and provide opportunities for private sector investment. There should also be a positive impact on regeneration and the vitality of existing town centres.	This option strongly supports economic growth and would provide opportunities for private sector investment. However, a reduced requirement for Northwich and Winsford would limit the scope for growth in these areas. additional development on the edge of Chester could undermine the redevelopment of brownfield sites in the City centre.	This option should strongly support economic growth and provide opportunities for private sector investment. There should also be a positive impact on the vitality of existing centres. However, green belt release outside Chester could undermine development of brownfield sites in the city centre.	This option should strongly support economic growth and provide opportunities for private sector investment. There should also be a positive impact on the vitality of existing centres. However, green belt release outside Chester could undermine development of brownfield sites in the city centre.

PDO9 Retail and Town Centre Hierarchy

SA Topic	Preferred Option	Alternative Option 1	Alternative Option 2
	Town centre first/retail hierarchy/ define boundaries and primary/secondary streets/	**Designate Cheshire Oaks/Coliseum Retail Park as a town centre**	**Apply a different retail hierarchy to that proposed in Preferred Option**
Land and Resources	A town centre first policy will help to re-use previously developed land and buildings. Similarly, resisting significant out of town development should help to protect undeveloped land and agricultural land and in turn soil quality. Limiting this to significant development only does mean that the positive impact not as strong as it could be as the policy suggests that out of town development would not be resisted all together.	This option is for a change of designation only, and not for expansion. As such, there would be no impact on land and resources.	As this option does not state the alternative retail hierarchy, it is difficult to assess the potential impacts it could have.
Cultural Heritage and Landscape	The redevelopment and support for city and town centres should lead to an enhancement of the townscape, and a strengthening of local distinctiveness and sense of place.	This option is for a change of designation only, and not for any physical changes. Therefore, there would be no impact on cultural heritage and landscape.	As this option does not state the alternative retail hierarchy, it is difficult to assess the potential impacts it could have.

SA Topic	Preferred Option	Alternative Option 1	Alternative Option 2
	Town centre first/retail hierarchy/ define boundaries and primary/secondary streets/	**Designate Cheshire Oaks/Coliseum Retail Park as a town centre**	**Apply a different retail hierarchy to that proposed in Preferred Option**
Economic Development	The promotion of town centres first, and the identification of a hierarchy of centres, will help to maintain and improve their viability, as well as promote regeneration and deliver urban renaissance. The visitor economy will be improved by these actions, but it is a stated purpose in the preferred option for Chester only. Providing an identified network of centres provides certainty for investment in the retail sector and directs development to sustainable locations. However, as the policy is clear that the centres will be the preferred location for development, rather than the only location there is some level of flexibility built into the preferred option.	Designation of Cheshire Oaks/Coliseum Retail Park as a town centre is likely to have a negative impact on investment in the existing town centres of Ellesmere Port and Chester and impacting upon the viability of these centres and undermining the potential for urban regeneration. It is accepted that there would likely be an increase in investment in the Cheshire Oaks/Coliseum Retail Park area, which should help to enhance the visitor attractions.	The promotion of town centres first, and the identification of a hierarchy of centres, will help to maintain and improve their viability, as well promote regeneration and deliver urban renaissance. Without setting out the alternative hierarchy of centres it is difficult to fully assess this alternative option although the impacts will be similar to the preferred options.

PD10 Local Centres and Community Facilities

SA Topic	Preferred Option	Alternative Option 1
	Seek to protect shops and facilities in local retail centres and villages and to not promote retail development outside of existing centres	**Do not have a policy to protect local shopping and other facilities but allow market forces to determine the most appropriate use of land**
Land and Resources	Not promoting retail development outside of existing centres is likely to see less development on greenfield sites, and the promotion of previously developed land.	Not restricting retail development outside of existing centres would offer no potential to restrict development on greenfield sites, and may see less promotion of previously developed land.
Cultural Heritage and Landscape	Retaining facilities in villages and local centres will help to maintain local distinctiveness and a sense of place.	By not protecting local shops and services there is a risk that it could undermine local distinctiveness and character due to the loss of retail and services to other uses as determined by the market.
Economic Development	The protection of local services will help to support sustainable economic growth, and help to improve the vitality and viability of these centres.	Without the protection of existing facilities, particularly in declining or smaller centres there would be no policy intervention to help prevent this decline, and no specific action to maintain the vitality and viability of a centre.

PD11 Visitor Economy

SA Topic	Preferred Option
Climate change and energy	The policy could result in significant levels of new development in unsustainable locations. The policy could result in significant additional car travel, particularly to rural areas where tourist development is supported but alternative travel modes are limited.
Biodiversity, flora and fauna	The policy supports improved access to green corridors, rivers and canals but makes no mention of their quality or environmental value. There could be negative impacts on biodiversity resulting from new or extended tourist activity (particularly in rural areas). The policy has the potential to have a positive impact on biodiversity through high quality, sensitively designed development and habitat creation, which can provide a visitor attraction in its own right or add to the general attractiveness of an area. However, the current wording does not provide for this.
Water	The policy supports improved access to rivers and canals but makes no mention of improving environmental quality. The policy has the potential to have a positive impact on the water environment through high quality, sensitively designed development which can provide a visitor attraction in its own right or add to the general attractiveness of an area. However, the current wording does not provide for this.
Land and Resources	The policy is generally supportive of tourism development but this is not directed to brownfield sites. There is potential for significant land use as a result of tourist development, particularly in rural areas and through expansion of existing tourist facilities.
Cultural Heritage and Landscape	It is difficult to assess the impact of this policy on heritage resources. New cultural and leisure facilities are supported where they are compatible with heritage and landscape designations. There is scope for the policy to have a positive impact, by realising the potential of heritage and landscape features to be sensitively promoted as visitor attractions. The policy is worded has a a neutral rather than positive impact.
Population and human health	Tourist attractions can be major employers and as such can help reduce the negative impacts of joblessness. Opportunities to visit the countryside and green infrastructure networks which can be enjoyed by all groups can help to improve well being. This is dependent on attractions being accessible by a range of travel modes, however.

SA Topic	Preferred Option
Economic Development	This policy strongly supports economic growth and tourism. It promotes the role of Chester as a tourist destination, and this will have poitive impacts for urban renaissance and the vitality and viability of the city.

PD12 Delivering Affordable Housing

SA Topic	PD12	Alternative Option 1	Alternative Option 2	Alternative Option 3	Alternative Option 4
	Delivering Affordable Housing	**Different percentage requirements for different areas**	**Different site thresholds for different areas**	**No set tenure split**	**Apply no tenure/ affordability requirements**
Population and Human Health	The preferred direction would seek to provide accommodation to meet the needs of households that may not otherwise be able to afford a home. In doing so it could help to create or maintain balanced and mixed communities, improve social inclusion and address poverty in some areas and support the ongoing viability of local services. However, the proposed thresholds and percentages are below existing requirements in some cases.	This option could have a greater impact on this objective by being more reflective of local needs, but in practical terms such an approach could also create uncertainty for policy implementation. Still some uncertainty over the actual effects of this alternative due to the level of detail provided.	This alternative could have a stronger positive impact on this objective as it would be more reflective of specific local needs. However in practical terms this approach could create uncertainty for policy implementation. Still some uncertainty over the actual effects of this alternative due to the level of detail provided.	This alternative would take a similar approach to the preferred option, but having no benchmarks could result in too much flexibility and potentially a reduced likelihood of achieving a suitable tenure split to meet local needs.	Having no tenure/affordability requirements could provide uncertainty to developers and communities and create a risk of too much flexibility. There is therefore the possibility that this option would not secure an appropriate level and type of affordable homes to contribute to balanced, mixed communities and support local services.

SA Topic	PD12	Alternative Option 1	Alternative Option 2	Alternative Option 3	Alternative Option 4
	Delivering Affordable Housing	**Different percentage requirements for different areas**	**Different site thresholds for different areas**	**No set tenure split**	**Apply no tenure/ affordability requirements**
Housing	The preferred direction seeks to provide an appropriate and balanced approach to securing the supply of affordable housing, seeking the most achievable level and tenure of affordable housing provision in new residential developments in both urban and rural areas. However, the proposed thresholds and percentages are below existing requirements in some cases. To achieve well designed developments, the preferred direction sets out that affordable homes should be dispersed throughout a housing site alongside market dwellings.	This option would still contribute to affordable housing needs but could potentially secure more appropriate, locally identified levels of provision. However in practical terms this approach could create uncertainty for policy implementation. Still some uncertainty over the actual effects of this alternative due to the level of detail provided.	Applying different thresholds to geographical areas could have the added benefit of being more reflective of local viability and housing needs. However in practical terms this approach could create uncertainty for policy implementation. Still some uncertainty over the actual effects of this alternative due to the level of detail provided.	This alternative would take a similar approach to the preferred option, but having no benchmarks could result in too much flexibility and potentially a reduced likelihood of achieving a suitable tenure split to meet local needs.	Having no recommended tenure/affordability requirements as a starting point of assessing proposals would not provide enough certainty to developers and communities and bring with it the risk of not securing an appropriate type of affordable housing to meet local needs.

SA Topic	PD12	Alternative Option 1	Alternative Option 2	Alternative Option 3	Alternative Option 4
	Delivering Affordable Housing	**Different percentage requirements for different areas**	**Different site thresholds for different areas**	**No set tenure split**	**Apply no tenure/ affordability requirements**
Economic Development	As the most balanced and appropriate approach to securing affordable housing, the preferred direction provides the most realistic prospect of meeting local affordable housing needs and providing a mix of dwellings necessary to support and create sustainable, prosperous communities. However, the proposed thresholds and percentages are below existing requirements in some cases.	This alternative would still contribute to local affordable housing needs and could potentially secure more appropriate levels of provision to deliver the mix of housing required to support prosperous communities. However in practical terms this approach could create uncertainty for policy implementation. Still some uncertainty over the actual effects of this alternative due to the level of detail provided.	This option would still contribute to local affordable housing needs and could potentially secure more appropriate levels of local provision to deliver the mix of housing required to support prosperous communities. However in practical terms this approach could create uncertainty for policy implementation. Still some uncertainty over the actual effects of this alternative due to the detail of this alternative.	This alternative would take a similar approach to the preferred option, but having no benchmarks could result in too much flexibility and potentially a reduced likelihood of achieving a suitable tenure split to meet local needs.	Having no recommended tenure/affordability requirements as a starting point of assessing proposals creates a risk of not securing an appropriate type of affordable housing to meet local needs. There is a possibility that this option would not secure the mix of homes necessary to support balanced, sustainable and prosperous communities.

PD13 Rural Exception Sites

SA Topic	PD13	Alternative Option 1
	Rural Exception Sites	**Don't allow market housing cross subsidising**
Land and Resources	Allowing rural exceptions sites could contribute to the loss of open countryside and the use of greenfield land in some circumstances . Allowing cross subsidising market housing could potentially increase the likelihood of this.	This option should result in fewer rural exceptions sites coming forward and therefore in some circumstances a reduced loss of open countryside and greenfield land.
Population and Human Health	Providing rural exceptions sites could further help to secure accommodation to meet the needs of households that may not otherwise be able to afford a home. It could help to create or maintain balanced and mixed communities, improve social inclusion, address poverty issues and support the viability of and access to local services. Allowing an element of market housing to subsidise proposals could increase the contribution the policy could make to achieving this objective.	This option would reduce the prospects of some exceptions sites coming forward and therefore have a less positive effect on this objective.

SA Topic	PD13	Alternative Option 1
	Rural Exception Sites	**Don't allow market housing cross subsidising**
Housing	The preferred direction provides a realistic and pragmatic approach to securing affordable housing to meet the needs of rural communities through exceptions sites. Allowing a small element of market housing to cross subsidise proposals in some limited circumstances could allow otherwise unviable proposals to go ahead. The preferred direction will ensure that proposals reflect identified local needs.	This alternative does not allow for the provision of market housing to cross subsidise proposals. Whilst this option would still provide affordable housing to meet the needs of some communities, there is a risk that it could restrict proposals on exceptions sites in other areas where viability is an issue.

PD14 Housing Mix and Type

SA Topic	PD14	Alternative Option 1	Alternative Option 2
	Defining housing mix and type	**Allow the market to decide the mix housing types and sizes**	**Have no policy for HMOs and purpose -built student accommodation**
Waste	The proposed direction includes the proposal to have criteria to assess HMO proposals. Having a policy framework to assess HMOs could provide greater control over fly tipping incidents associated with this type of accommodation. It could also require the provision of adequate waste storage facilities, however this will be dependent on the assessment criteria of the final policy.	No effect	This alternative could contribute to an increase in fly tipping incidents and would fail to ensure adequate waste storage facilities are provided with HMO proposals.
Cultural Heritage and Landscape	Managing housing mix and type and in particular HMO proposals could both directly and indirectly help to protect the character and appearance of streetscapes.	There is a risk that this option would not ensure that the type and size of homes will complement the character of an area as it allows market forces to determine type and size.	Having no specific policy control over HMOs could have a negative impact on the character and appearance of neighbourhoods.

SA Topic	PD14	Alternative Option 1	Alternative Option 2
	Defining housing mix and type	**Allow the market to decide the mix housing types and sizes**	**Have no policy for HMOs and purpose -built student accommodation**
Population and Human Health	The preferred direction could help to secure the mix of accommodation required to maintain and create balanced and mixed, sustainable communities, address social inclusion, address poverty and health related requirements and support local services. However, this would be dependent on the links between the final policy and local evidence.	There is a risk that this option would not supply the types and sizes of houses needed in the Borough and to contribute to meeting this objective.	Under this option there is a risk that high HMO concentrations could occur in communities at the expense of other accommodation types and their occupants.

SA Topic	PD14	Alternative Option 1	Alternative Option 2
	Defining housing mix and type	**Allow the market to decide the mix housing types and sizes**	**Have no policy for HMOs and purpose -built student accommodation**
Housing	The preferred direction should help to deliver the types of accommodation required to meet identified housing needs, although this would be dependent on the links between the final policy and local evidence.	Whether this alternative would meet identified housing needs would be largely dependent on developer's proposals. There is a risk that the option would not provide the types of housing that are specifically needed in the Borough.	Having no control over housing mix and type and in particular HMOs could contribute to further losses of homes for other household groups, for example families.
Community Safety	The creation of mixed communities contributes to the creation of balanced environments and reduces the potential of isolation of certain sectors of the community. Having some control over HMO proposals could help to manage the crime that can be associated with high concentrations of this type of accommodation.	Developers will provide a mix of house types and sizes to meet the identified market needs. There is the potential that this will undermine the creation of mixed communities and in turn the sense of community and safety.	Having no specific policy framework for housing mix and type including HMO proposals could lead to increases in crime that can be associated with this type of accommodation.

PD15 Gypsy and Traveller and Travelling Showpersons Accommodation

SA Topic	PD15	Alternative Option 1
	Gypsy and Traveller and Travelling Showpersons Accomodation	**Include a rural exceptions policy for Gypsy and Traveller and Travelling Showpersons sites**
Land and Resources	The preferred direction could potentially result in the loss of greenfield land and open countryside in some circumstances, although this would also depend on the assessment of individual proposals.	This alternative could result in a greater loss of open countryside and greenfield land in some circumstances, although this would also depend on the assessment of individual proposals.
Population and Human Health	The effect of the preferred direction on meeting this objective will be largely dependent on its implementation, with a risk that it will stop some applications. However, having a policy framework to guide sites to appropriate locations should also have a positive impact on securing accommodation to meet the identified needs of these ethnic groups and improving their inclusion in communities.	This alternative could create more opportunities to provide accommodation for these ethnic groups, but it could also be inconsistent with creating inclusive, mixed communities when sites are located in isolated locations.
Housing	The preferred direction will be used to allocate sites to meet future arising needs and to assess planning applications that may come forward. The effect of the PO on meeting the identified needs of these groups will largely be dependant on its implementation, but having a policy to guide sites to appropriate locations should make a positive impact on meeting provision.	Making allowance for rural exception sites could provide greater flexibility and ability to meet accommodation needs, although this effect would also depend on the assessment criteria of the final policy.

PD16 Health and Well Being

SA Topic	PD16	Alternative Option 1	Alternative Option 2
	Promote and provide for the health and well being of the borough, particularly in areas of need	**Provide health facilities, reduce poverty and deprivation and promote greenspace and access to it but no identification of specific needs**	**Include no specific policy on health and well being**
Air	Proposed approach seeks to protect against adverse impacts of proposed development. Examples given include noise and air pollution. There is scope to expand the environmental impacts that will need to be considered at planning application stage.	This approach would not address the impacts of development proposals on health, amenity and well being as it does not include a consideration of adverse impacts of proposed development.	This approach would not address the impacts of development proposals on health, amenity and well being as it would not include a consideration of adverse impacts of proposed development. However, this could be met by other policies in the plan.
Waste	Proposed approach seeks to protect against adverse impacts of proposed development and this would include proposals for waste management. Examples given include noise and air pollution. There is scope to expand the environmental impacts that will need to be considered at planning application stage.	This approach would not address the impacts of waste development as it does not include a consideration of adverse impacts of proposals.	The approach would not address the impacts of development proposals as it does not include a consideration of adverse impacts of proposals.
Population and Human Health	Approach includes requirement to consider the specific requirements of the population, address deprivation and reduce poverty. However, the preferred direction does not state what the specific needs are and the specific	Approach seeks to address deprivation and reduce poverty overall in the Borough.	This approach could undermine the ability of the plan to address health issues and provision, social inclusion and poverty.

SA Topic	PD16	Alternative Option 1	Alternative Option 2
	Promote and provide for the health and well being of the borough, particularly in areas of need	**Provide health facilities, reduce poverty and deprivation and promote greenspace and access to it but no identification of specific needs**	**Include no specific policy on health and well being**
	changes that will be required to meet these needs.		
Housing	Although the policy approach does not specifically discuss housing provision (as this is covered in other preferred directions) the overall approach seeks to specific needs in the Borough in particular types of development.	Approach will not address specific needs of the population.	This could undermine the ability of plan to ensure health and well being are considered in the provision of new housing.
Community Safety	Proposed approach seeks to provide safe and accessible environments, although there is no specific reference to crime.	Approach does not propose a consideration of creation of safe and accessible environments.	This could undermine the ability of plan to ensure health and well being are considered in the design of new housing. The incidence of crime and fear of crime could have an adverse imapct on the well being of households.

SA Topic	PD16	Alternative Option 1	Alternative Option 2
	Promote and provide for the health and well being of the borough, particularly in areas of need	**Provide health facilities, reduce poverty and deprivation and promote greenspace and access to it but no identification of specific needs**	**Include no specific policy on health and well being**
Economic Development	Although the proposed approach does not specifically address employment it seeks to address deprivation which would include improving access to employment and education in deprived areas.	Although the proposed approach does not specifically address employment it seeks to address deprivation which would include improving access to employment and education in deprived areas.	This would undermine the plans ability to address the link between health and well being and employment.

SA Topic	PD16	Alternative Option 1	Alternative Option 2
	Promote and provide for the health and well being of the borough, particularly in areas of need	Provide health facilities, reduce poverty and deprivation and promote greenspace and access to it but no identification of specific needs	Include no specific policy on health and well being

PD17 Leisure and Cultural Facilities

SA Topic	Preferred Option
	Address identified deficits in leisure and entertainment provision
Land and Resources	The move away from out-of-centre locations should see these uses being developed on PDL, and the redevelopment of vacant properties, as well as protecting greenfield sites.
Cultural Heritage and Landscape	With the emphasis on promoting new leisure facilities in city and town centre location there is a focus on strengthening the evening economy in these locations with the potential to enhance the sense of place and local distinctiveness.
Population and Human Health	Provision of new leisure and entertainment facilities in areas of identified need will help to improve the physical and mental health of residents, as well as offer opportunities to improve social inclusion.
Economic Development	Provision of new leisure and entertainment facilities in areas of identified need will help to improve the visitor economy, as well as maintain and improve the viability of city, town and local centres. Depending on the areas chosen and the developments put forward, there is also scope for regeneration, as well as improving the image of the Borough.

PD18 Flood Risk and Water Management

SA Topic	PD18 Flood Risk and Water Management
Climate Change and Energy	The preferred direction includes measures to mitigate flood risk to new developments associated with climate change.
Biodiversity, flora and fauna	The preferred direction does not seek to protect and improve water quality and minimise pollution; these are important for local biodiversity and wildlife. The SA Scoping report identifies water courses are valuable ecological habitats and landscape features. The Issues and Options stage identified important links with Green Infrastructure - this is not covered in the PO although it may be addressed through other policies in the Plan.
Water	The preferred direction seeks to manage and reduce flood risk from all sources in the Borough. It supports the use of flood mitigation measures such as SUDs and water efficiency methods. However, it does not mention the need to protect, maintain and improve the quality of water resources in the Borough. The SA Scoping and Water Cycle Study suggest future development and growth should be accommodated in a sustainable manner.
Land and Resources	The preferred direction does not seek to address flood and coastal erosion risk management, however this will be done through a local Flood Risk Management Strategy.

SA Topic	PD18 Flood Risk and Water Management
Cultural Heritage and Landscape	The SA Scoping report identifies water courses are valuable ecological habitats and landscape features. Water management has strong links with green infrastructure, but this is not identified within the policy. However it may be covered by other policies in the plan.
Economic Development	Waterways are an important recreational/leisure resource. This should be balanced with water management issues in specific locations. This is not identified in the preferred option, although it could be covered under other policy directions.

SA Topic	PD18 Flood Risk and Water Management

PD19 Natural Environment

SA Topic	PD19	Alternative Option 1	Alternative Option 2	Alternative Option 3	Alternative Option 4
	Natural Environment	**Protect sites of biodiversity and geodiversity interest only**	**Designate a Local Nature Partnership and the nomination of nature improvement areas**	**Create, protect, enhance and manage a network of green infrastructure and biodiversity both within the Borough and with the wider sub-region**	**Protect, manage and enhance the quality, quantity and accessibility of existing and new open spaces, sport and recreation facilities.**
Climate Change and Energy	The preferred direction promotes and enhances green infrastructure and new opportunities to promote green infrastructure.	This policy would not provide for the necessary resilience, coherence or network functions that would help to adapt to climate change.	These alternatives have not been appraised. They are not alternatives to the proposed policy direction as together they form part of the preferred direction.		
Biodiversity, flora and fauna	The preferred direction will create, protect, manage and enhance sites of biodiversity and geodiversity value in the Borough.	This policy would not provide for the necessary resilience, coherence or network functions that would help protect habitats.			
Water	The preferred direction does not specifically identify the links between flood risk, water	The alternative does not specifically identify the links between flood risk,			

SA Topic	PD19	Alternative Option 1	Alternative Option 2	Alternative Option 3	Alternative Option 4
	Natural Environment	**Protect sites of biodiversity and geodiversity interest only**	**Designate a Local Nature Partnership and the nomination of nature improvement areas**	**Create, protect, enhance and manage a network of green infrastructure and biodiversity both within the Borough and with the wider sub-region**	**Protect, manage and enhance the quality, quantity and accessibility of existing and new open spaces, sport and recreation facilities.**
	quality and green infrastructure, although this may be covered through other preferred options. The commentary identifies that green infrastructure includes water bodies and other elements that perform a wide range of functions.	water quality and green infrastructure, although this may be covered through other preferred options.			
Air	Commentary to the preferred option identifies that biodiversity and geodiversity support the ecosystem including air quality. However, air quality is not identified in the policy direction.	Commentary to the preferred option identifies that biodiversity and geodiversity support the ecosystem including air quality. However, air quality is not identified in the policy direction.			

SA Topic	PD19	Alternative Option 1	Alternative Option 2	Alternative Option 3	Alternative Option 4
	Natural Environment	**Protect sites of biodiversity and geodiversity interest only**	**Designate a Local Nature Partnership and the nomination of nature improvement areas**	**Create, protect, enhance and manage a network of green infrastructure and biodiversity both within the Borough and with the wider sub-region**	**Protect, manage and enhance the quality, quantity and accessibility of existing and new open spaces, sport and recreation facilities.**
Land and Resources	The preferred direction will prevent development on the best and most versatile agricultural land and soils.	No detail is provided in the alternative option on how this would affect land and soil quality.			
Cultural Heritage and Landscape	The preferred direction will protect and enhance green spaces and landscape character in the Borough. The policy aims to protect the strategic gaps within and between settlements to retain their character and integrity. Historic assets and built heritage are not covered in the policy.	No detail is provided in the alternative option on how this would affect cultural heritage and landscape.			

SA Topic	PD19	Alternative Option 1	Alternative Option 2	Alternative Option 3	Alternative Option 4
	Natural Environment	**Protect sites of biodiversity and geodiversity interest only**	**Designate a Local Nature Partnership and the nomination of nature improvement areas**	**Create, protect, enhance and manage a network of green infrastructure and biodiversity both within the Borough and with the wider sub-region**	**Protect, manage and enhance the quality, quantity and accessibility of existing and new open spaces, sport and recreation facilities.**
Population and Human Health	The preferred direction promotes accessibility to the countryside and open green space. It will enhance the quality, quantity and accessibility of existing and new open green spaces.	No detail is provided in the alternative option on how this would affect population and human health.			
Economic Development	Through the effective management of multi functional green infrastructure and open spaces, the policy supports the achievement of regeneration objectives and economic prosperity.	No detail is provided in the alternative option on how this would affect economic/regeneration objectives.			

PD20 Historic Environment

SA Topic	PD20 Historic Environment	Alternative Option 1 Rely on Government legislation and guidance	Alternative Option 2 Low priority given to heritage assets
Land and Resources	The preferred direction recognises that heritage assets are an irreplaceable resource and aims to protect, conserve, manage and enhance these assets.	This alternative would not contribute to a greater understanding of historic assets in the Borough, or encourage the positive management of these significant resources.	This alternative may not recognise the importance of historic assets and could result in new development that would lead to a loss of an important local resource.
Cultural Heritage and Landscape	The preferred direction seeks to protect, conserve, manage and enhance heritage assets and their setting to avoid adverse impacts. It encourages development that respects local distinctiveness and the local landscape/townscape.	Reliance on government legislation and guidance may not identify features of local landscape/ townscape importance to the Borough. It would not improve a local understanding and interpretation of heritage assets.	This alternative may not recognise the importance of historic assets and could result in new development that could have an adverse impact on local character, assets and their settings.
Economic Development	The preferred direction recommends the identification of historic assets that could help achieve regeneration objectives or economic prosperity. The policy does not identify the significance of the historic assets in the Borough to the tourism industry, although this is covered through the preferred direction.	This alternative option may not recognise the economic/regeneration benefits that could be achieved locally.	This alternative option may not recognise the economic/regeneration benefits that could be achieved locally.

PD21 High Quality and Sustainable Construction

SA Topic	PD21	Alternative Option 1	Alternative Option 2	Other Alternatives
	High Quality Design and Sustainable Construction	**Have design requirements for major developments only**	**Include no policies on design, relying solely on guidance in the NPPF and Village Design Statements**	
Climate change and energy	The preferred option seeks to mitigate the potential impacts of climate change through the enforcing Code for Sustainable Homes and BREAAM requirements which include standards for energy efficiency and carbon compliance.	All development has the potential to impact on climate change and energy. The cumulative impact of small scale developments could have a negative effect. Major developments, which would have the greatest impact, would benefit from design guidance if this topic was covered.	May not provide sufficient design guidance in relation to adapting and mitigating new building to climate change at the local level.	The following options were covered at Issues and Options stage that have informed the preferred option: 1. Design Standards (Use buildings control regulations only to control the sustainability of new developments or set sustainability standards that exceed building control regulations or
Biodiversity, flora and fauna	Evidence highlights importance of protecting/enhancing sites of nature conservation value and habitats. The preferred direction does not reference how biodiversity, green and open space will be considered in the design of new development. The design benefits that could be achieved from the protection, enhancement and restoration of habitats could be incorporated into the preferred option.	This would depend on the location and type of minor development. Small scale development could impact on important biodiversity and wildlife habitats if no design guidelines were in place. Major developments, which would have the greatest impact, would benefit from design guidance if this topic was covered.	This may not give sufficient protection to local sites of nature conservation importance, or consider how local habitats could be enhanced as part of new developments.	

SA Topic	PD21	Alternative Option 1	Alternative Option 2	Other Alternatives
	High Quality Design and Sustainable Construction	**Have design requirements for major developments only**	**Include no policies on design, relying solely on guidance in the NPPF and Village Design Statements**	
Water	The preferred option does not specifically identify or encourage design measures that would minimise flood risk. The evidence base suggests the need for suitable design policies should be provided (e.g. On the use of sustainable urban drainage systems). These are mentioned in preferred direction19 although not specifically in design terms. This may be covered indirectly through the BREEAM and Code for Sustainable Homes requirements.	This would depend on the location and type of minor development. Small scale development could impact on flood risk if no design guidelines were in place. Major developments, which would have the greatest impact, would benefit from design guidance if this topic was covered.	This may not take account of local water quality and flood risk issues, however some level of protection would remain.	set different sustainability standards for different developments and areas using a criteria based approach. 2. Site Waste Management Plan (Require all applications to submit a site waste management plan as part of their planning application or require all large scale developments to submit a site waste management plan as part of their planning
Air	The preferred direction does not specifically mention how high quality design could protect or improve air quality. This may be covered indirectly through BREEAM and Code for Sustainable Homes requirements.	This would depend on the location and type of minor development. Small scale development could impact on air quality, particularly if in an AQMA, with no design guidelines.	This may not take account of local air quality issues, although some level of protection would remain.	

SA Topic	PD21	Alternative Option 1	Alternative Option 2	Other Alternatives
	High Quality Design and Sustainable Construction	Have design requirements for major developments only	Include no policies on design, relying solely on guidance in the NPPF and Village Design Statements	
				application or require developments over £300K to submit a waste management plan as part of their planning application)
Waste	The management of construction waste is covered by national standards in BREEAM and the Code for Sustainable Homes.	A site waste management plan may not be submitted for smaller applications, therefore resulting in a negative effect for this alternative option. Major developments, which would have the greatest impact, would benefit from design guidance.	New developments may not take waste management issues into account fully in the design of their developments.	
Cultural heritage and landscape	The preferred direction encourages design that respects the landscape/ townscape and historic assets. However, the policy is not locally distinctive and the	Small scale developments and the cumulative impact of these, has the potential to have a significant negative impact on historic assets and landscape depending on location. Major developments, which would	May not give sufficient protection to local landscapes, townscapes and historic assets. New development would not take account of local distinctiveness.	

SA Topic	PD21	Alternative Option 1	Alternative Option 2	Other Alternatives
	High Quality Design and Sustainable Construction	Have design requirements for major developments only	Include no policies on design, relying solely on guidance in the NPPF and Village Design Statements	
	evidence specifically mentions areas within the Borough (e.g. GI improvements between Chester and Ellesmere Port, the unique heritage assets of Chester).	have the greatest impact, would benefit from design guidance.		
Population and human health	Promotes access to high quality public realm, open spaces, and supports development that contributes to a 'sense of place'.	This would depend on the location and type of small scale development and its accessibility to health facilities and services. Major developments would benefit from design guidance.	This would depend on the location and type of new development and its accessibility to health facilities and services.	
Housing	Promotes development that meets level 6 of the Code for Sustainable Homes, promotes high quality design and the use of Building for Life Standards.	The cumulative impact of small scale housing developments could have a negative effect on housing standards if no local design standards were in place, however building regulations would continue to be met.	Minimum standards would continue to be met in line with NPPF and building regulations.	
Community Safety	Promotes safe, secure environments and access routes, however could specifically mention secured by design standards.	Small scale developments may not take account of crime and community safety in their design. Major developments	New developments may not take account of crime and community safety in their design, however minimum	

SA Topic	PD21	Alternative Option 1	Alternative Option 2	Other Alternatives
	High Quality Design and Sustainable Construction	**Have design requirements for major developments only**	**Include no policies on design, relying solely on guidance in the NPPF and Village Design Statements**	
		would benefit from design guidance.	guidelines are contained in NPPF.	
Economic development	The preferred option relates to all types of development, improvements in attractiveness and image could support rural/urban renaissance and future investment.	This would not result in positive design improvements to support rural/urban renaissance and improve attractiveness/future investment. Major developments would benefit from design guidance.	Minimum guidance in NPPF would continue to be met, although this may not lead to positive improvements in image/attractiveness in some locations.	

PD22 Managing Waste

SA Topic	PD22 Managing Waste	Alternative Options
Climate Change and Energy	Although the policy itself does not specifically reference the contribution that sustainable waste management can make in addressing climate change and energy generation the approach supports the provision of facilities in the Borough to support the waste hierarchy. As the preferred approach seeks to manage and safeguard existing and future waste management facilities (i.e. those sites with permission) this includes sites that are of regional significance and could potentially treat more waste than is produced in the Borough and would require the importation of waste. The most sustainable methods of transport should be used at these facilities to minimise the impact of emissions from road transport on climate change. The contribution of new waste facilities to energy generation will be dependant on future waste facilities recovering energy from the waste (where possible. These types of plants are a form of renewable/low carbon technology that can reduce the potential impacts of climate change.	The following options were covered at Issues and Options stage that have informed the preferred option: 1. Options for identifying the spatial pattern of waste management facilities (support expansion of existing sites only or identify a small number of larger sites or identify a large number of smaller sites or a combination of the options) 2. Options for ensuring the delivery of waste management capacity requirements (safeguard all existing waste sites or allocate specific
Land and Resources	The preferred option cross-references to the minerals supply and safeguarding preferred option and the provision of sites for the production of recycled aggregates. Two of the proposed sites to be safeguarded are greenfield sites (Ince Marshes Resource Recovery Park and Kinderton Lodge landfill) which result in the loss of greenfield land. However, following restoration the landfill site will be returned to agriculture and wetland.	
Waste	The preferred option seeks to achieve sustainable waste management through managing and safeguarding existing and future waste management facilities, minimising the amount of waste sent to landfill. The preferred option recognises waste sites in the Borough already with planning permission and seeks to provide a policy approach in line with this so that waste continues to be managed in the most sustainable way.	
Economic Development	The preferred option will manage and safeguard existing and future waste management facilities. The policy takes account of planned facilities with planning permission and these should provide significant private sector investment in the	

SA Topic	PD22	Alternative Options
	Managing Waste	
	Borough and the creation of new jobs in waste processing and recycling industries. Sites with permission and in the pipeline are regionally and sub significant waste facilities and will support continued economic growth and competitiveness of the waste industry.	new sites and safeguard them or allocation specific new sites but don't safeguard them or combination of the above)

PD23 Renewable and Low Carbon Energy

SA Topic	PD23	Other Alternatives
	Low Carbon and Renewable Energy	
Climate Change and Energy	The preferred direction supports both large and small scale renewable and low carbon energy proposals in the Borough. It will set a framework to guide the location of future renewable/low carbon developments in the Borough.	The following options were covered at Issues and Options stage that have informed the preferred option: 1. Renewable and low carbon energy (Pro actively identify opportunities or Strongly support local schemes or Take a cautious approach)
Biodiversity, flora and fauna	The preferred direction will include is to set criteria based policies to guide the future location of new developments in the Borough. This is likely to include criteria mitigating any adverse impacts on biodiversity. An energy opportunity map would be used to guide proposals to the most appropriate locations for harnessing renewable/low carbon resources.	
Land and Resources	An energy opportunity map would be used to guide proposals to the most appropriate locations for harnessing renewable/low carbon resources. This would contribute to the prudent use of natural resources. There could be some local impacts on land and soil quality depending on the nature/location of the proposed developments. The PO will include is to set criteria based policies to guide the future location of new developments in the Borough.	
Waste	The preferred direction supports renewable / low carbon energy generation, including energy from waste schemes. This would have a positive effect in increasing opportunities for the re-use and recovery of energy from of waste in appropriate locations.	
Cultural Heritage and Landscape	The preferred direction will include is to set criteria based policies to guide the future location of new developments in the Borough. This is likely to include criteria mitigating any adverse impacts on cultural heritage and landscape.	

SA Topic	PD23	Other Alternatives
	Low Carbon and Renewable Energy	
Economic Development	Supports economic development of renewable/low carbon technologies in the Borough, providing opportunities for private sector investment. Whilst an energy opportunity map will be provided, it would be left to the market to decide where proposals would come forward.	

PD24 Minerals Supply and Safeguarding

SA Topic	PD24	Alternative Options
	Minerals supply and safeguarding	
Biodiversity, flora and fauna	The preferred direction states that locations for future minerals development will be identified in the Local Plan. The effect on biodiversity would depend on the location of such developments, however by their nature it is likely there will be some effect on local habitats. The policy direction seeks high quality restoration and aftercare programs which would enhance the local environment to mitigate any adverse effects on biodiversity, flora and fauna.	The following options were covered at Issues and Options stage that have informed the preferred option: 1. Gas Storage (Take a proactive stance to meeting gas storage needs or less proactive approach [require the conversion to gas storage where this is capable of being undertaken but not refusing those which are not] or take a more reactive approach to gas storage [developing a criteria based policy approach to determine applications]. 2. Steady and adequate supply of minerals (Identify specific sites or identify preferred areas or identify an
Water	The effect on water quality, particularly groundwater, from minerals working is uncertain. The policy direction does not consider any likely effects on water pollution although these impacts may be covered by other policies in the plan.	
Land and Resources	There will be some negative affect on soil and land resources by the nature of minerals developments. However, the preferred direction recognises the finite nature of the Borough's natural resources and seeks to manage future minerals development in a sustainable manner.	
Waste	The policy supports the use of secondary and recycled aggregate resources through the identification of appropriate processing sites.	
Cultural Heritage and Landscape	The preferred direction will identify locations for future minerals development. The effect on cultural heritage and landscape would depend on the location of such developments, however by their nature it is likely there will be some effect on local landscape. The policy direction seeks high quality restoration and aftercare programs which would enhance the local environment to mitigate any adverse effects.	
Economic Development	The preferred direction makes provision for the adequate and steady supply of sand, gravel, salt and brine from within the Borough providing opportunities for ongoing private sector investment. The Borough is a nationally significant supplier of rock salt, brine and construction sand. The preferred approach provides a flexible approach to the location of future minerals development	

SA Topic	PD24	Alternative Options
	Minerals supply and safeguarding	
		area of search or criteria based approach or combination of the above) 3.Safeguarding mineral resources and infrastructure 4. Ensuring prudent use of mineral resources (Extraction where mineral put to appropriate use or restrict mineral extraction when not for a primary purpose or no restriction or combination of the options proposed)

E List of plans and programmes

International Plans and Programmes

Key targets and indicators relevant to Plan and SA				
International Plans and Programmes	**Overview**	**Target/ indicator**	**SA topic**	**Implications for Local Plan**
The Johannesburg Declaration on Sustainable Development (United Nations, 2002)	The objectives, principles, requirements and targets of international documents are mostly relevant on a national or regional basis and are subsequently reflected in lower tier documents. However, upon review of these documents and by reference to other authority scoping reports it was considered that information gathered from a review of international documents had limited bearing on the appraisal process. Therefore, it was deemed unnecessary to include the results from the detailed review of these documents for this scoping report.			
Rio Declaration on the environment and development (1992)				
The Aarhus Convention (UNECE, 1998)				
Convention on biological diversity (1992)				
UNESCO World Heritage Convention (16th November 1972)				
Kyoto Agreement (United Nations, 1997)				
Bern Convention on Conservation of European wildlife and natural habitats (1979, came into force June 1982)				
Air Quality Directive (1996/62/EEC)				
Waste Framework Directive (75/442/EEC)				
EU 6th Environmental Action Plan (EU, 2001)				
EU Directive on the Conservation of Wild Birds (79/409/EEC, 1979)				
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Bureau 1971)				
EU, The Landfill Directive (99/31/EC, 1999)				
EU Directive on the Conservation of Habitats and of Wild Fauna and Flora (92/43/EEC as amended by 97/62/EC)				
Nitrates Directive				
Water Framework Directive (EU, 2000)				
European Spatial Development Perspective (EC 1999)				
EU Biodiversity Strategy (1998)				
EU Directive relating to the Assessment and Management of Environmental Noise (2002/49/EC)				
EU Directive on Environmental Liability				
European Directive on the Assessment and Management of Flood Risks (2007/60/EC of 23 October 2007) (Flooding directive)				
European Landscape Convention (2000)				

Key targets and indicators relevant to Plan and SA				
International Plans and Programmes	**Overview**	**Target/ indicator**	**SA topic**	**Implications for Local Plan**
European Convention on the Protection of Archaeological Heritage 1992				
SEA Directive				
Bonn Convention on the conservation of migratory species of wilds animals (1979)				
ERDF Objective 2				
UN Convention on Climate Change				
Guiding Principles for Sustainable Spatial Development of the European Continent (2000)				
European Sustainable Development Strategy - A Sustainable Europe for a Better World: A European Union strategy for Sustainable Development (2001)				
EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)				
EU Noise Directive 2000/14/EC				
EIA 97/11/EC				
European Directive Energy Performance of Buildings 2001/91/EC				
Directive 1999/30EC Limit Values for SO2, Nox, PM10 and Lead				
Pan-European Biological and Landscape Diversity Strategy July 2003 (UNEP)				
Directive 96/61/EC Integrated Pollution Prevention and Control (The IPPC Directive)				

National Plans and Programmes

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Securing the Future: UK Government Sustainable Development Strategy (2005)	The strategy sets out 5 principles. These principles will form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles. • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly	A range of national indicators. More relevant strategies exist at regional and local levels.	Economic development, population and human health, biodiversity, flora and fauna	The Local Plan policies should support the aims of the strategy. They should provide a sustainable spatial vision and policies and incorporate relevant indicators into the monitoring framework where appropriate.
The Plan for Growth and supporting Ministerial Statement (2011)	Sets out the Government's plan to put the UK on a path to sustainable, long term economic growth. This goal is underpinned by the policy objective of achieving strong, sustainable and balanced growth that is more evenly shared across the country and between industries. This includes supporting job creation to introducing a powerful presumption in favour of sustainable development, while retaining existing controls on green belt land, and ensuring all planning applications and appeals are processed within 12 months. An adversarial planning regime has hampered the ability of UK firms to win business, invest for the future and create jobs and local planning authorities and other bodies involved in granting development consents should prioritise growth and jobs.	Includes the following overarching ambitions to support the Government's overall economic policy objective: •To make the UK one of the best places in Europe to start, finance and grow a business •To encourage investment and exports as a route to a more balanced economy •To create a more educated workforce that is the most flexible in Europe Also provides useful baseline information on manufacturing output, employment, tax rates and business investment	Economic development	The Local Plan must take a key role in delivering economic growth.
Planning Policy Statement 10: Planning for Waste Management (DCLG, 2005)	Sets out the Government's national planning policy to be taken into account by waste planning authorities and forms part of the national waste management plan.	The PPS does not include any specific targets but includes a number of objectives. These include - helping to implement the national waste strategy, and supporting targets	Waste	The Local Plan should set out policies and proposals for waste management in line with the RSS and ensure sufficient for opportunities for the provision of waste management facilities in appropriate locations including for waste disposal. The Local Plan should both inform and in turn be informed by any relevant municipal waste management strategy.
National Policy Statements EN-1 to EN-6 (2011)	Suite of energy National Policy Statements (NPS) for England. The NPSs set out national policy against which proposals for major energy projects will be assessed and decided on by the Infrastructure Planning Commission, and in the future the Major Infrastructure Planning Unit and Ministers. NPS EN-1 sets out the broad policy context and need for the development of nationally significant energy infrastructure, provides assessment principles in accordance with which applications will be decided, and sets out generic assessment impacts for all NPS technology types.	No specific targets, indicators or objectives. Reaffirm the need for new low carbon energy infrastructure, based around: •The county's wider greenhouse gas reduction and renewable energy production targets •Security of supply •Increasing electricity demand •Increasing energy costs •Closure of existing generation capacity	Climatic change and energy	No direct implications for the Local Plan in terms of a hierarchy of national policies. The NPSs can be a material consideration in the determination of planning applications by the Council.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	The other NPS documents are: •EN-2 Fossil Fuel Electricity Generating Infrastructure •EN-3 Renewable Energy Infrastructure •EN-4 Gas Supply Infrastructure •EN-5 Electricity Networks Infrastructure •EN-6 Nuclear Power Generation – Volume 1 •EN-6 Nuclear Power Generation – Volume 2 The individual technology NPSs provide further detailed guidance for the specific type of development they cover, in addition to the generic guidance set out in EN-1.			Having regard the to the wider need for renewable and low carbon energy infrastructure however, the Local Plan should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support energy efficiency and zero carbon development.
National Planning Policy Framework (NPPF) (2012) and Technical Guidance	Document which replaces all existing PPSs and PPGs into a single, concise document. It forms part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF sets out the Government's economic, environmental and social planning policies for England, which together will articulate the Government's vision of sustainable development, to be interpreted and applied locally to meet local aspirations. It sets out a presumption in favour of sustainable development. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The policies set out in the NPPF will apply to the preparation of local and neighbourhood plans.	No specific targets or indicators. Provides a set of core land-use planning principles that should underpin plan making. Outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. For the planning system delivering sustainable development means: •Planning for prosperity (an economic role) •Planning for people (a social role) •Planning for places (an environmental role)	All	The Local Plan should take the emerging National Planning Policy Framework into account in their strategy and policy direction.
Localism Act (2011)	Government Act that sets out a series of proposals with the potential to a achieve a substantial and lasting shift of power away from central government and towards local people, underpinning the Government's vision for a shift in power to individuals, communities and local government, from Whitehall. The proposals set out in the Localism Act include: •New freedoms and flexibility for local government; •New rights and powers for communities and individuals; •Reforms to make the planning system more democratic and more effective; •Reforms to ensure decisions about housing are taken locally The Act sets out a range of changes to the planning system. Most significant for plan making are the concept of neighbourhood planning, which includes neighbourhood development plans and neighbourhood development orders (supporting community right to build) and abolition of Regional Spatial Strategies.	No targets, indicators or objectives identified	All	The Localism Act introduces a number of new concepts and legislative changes into the planning system. Predicted to be enacted in early 2012, the Local Plan will need to accommodate the concept of neighbourhood planning and make provision for the abolition of the North West Regional Spatial Strategy and the policies and targets it contains. The Local Plan in particular will need to support the preparation of neighbourhood development plans through its policies and propose or take into account local targets and priorities for development.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
People, Places, Futures - The Wales Spatial Plan 2008 Update (published 2008)	The vision of the Plan is to aim for a dynamic, prosperous and inclusive Wales, where heritage and environment are valued and where the Welsh Assembly Government will work together with its neighbours to achieve sustainable development in Wales. The document places an emphasis strong cross boundary linkages, including with the Cheshire West and Chester authority area	Targets include: • Delivering 6,500 new affordable homes by 2011. The objectives of the Plan include; • Building Sustainable Communities • Promoting a Sustainable Economy • Valuing our Environment • Achieving Sustainable Accessibility • Respecting Distinctiveness	Economic development, cultural heritage and landscape, biodiversity, flora and fauna	Ensure the Local Plan considers the principles of the Wales Spatial Plan during the preparation of policies and proposals.
Planning and Energy Act 2008	The Act allows local councils in England and Wales to include in their local development plan policies setting out reasonable requirements for: • a proportion of energy used in development in their area to be energy from renewable sources; • a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; and • development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.	No specific targets, indicators or objectives identified.	Climate change and energy	The Local Plan should consider setting requirements for the proportion of energy used in new developments to come from renewable and low carbon energy sources and/or to exceed building regulations energy efficiency standards.
The Climate Change Act 2008	Sets out the legally bonding target for emissions reductions.	UK emissions to fall by 34% by 2020, and at least 80% by 2050	Climate change and energy	The Local Plan must consider how it can contribute to meeting this target.
UK Renewable Energy Strategy (2009)	The UK's proposed share (of an EU-wide target of 20%) is to achieve 15% of the UK's energy from renewables. In 2006 only around 1.5% of final energy consumption came from renewable sources, and under current policies this will rise to 5% by 2020. This document consults on a range of possible measures to deliver this and seeks views about the additional measures that could include: • encouraging up to 30-35% of our electricity to come from renewable sources by 2020; • encouraging a very large increase in renewable heat; • helping the planning system to deliver, by agreeing a clear deployment strategy at regional level similar to the approach established for housing; • exploiting the full potential of energy from waste, by discouraging the landfilling of biomass as far as is practical; • requiring all biofuels to meet strict sustainability criteria, to limit adverse impacts on food prices, or other social and environmental concerns; • promoting the development of new renewable technologies, through effective support particularly where the UK has the potential to be a market leader;	Provides useful baseline statistics on a range of topics, including energy consumption, greenhouse gas emissions and renewable energy capacity. Provides the following targets: •15% UK energy from renewable sources by 2020 •All new homes in England will be zero-carbon from 2016, and all new buildings by 2019 •30-35% of electricity may need to come from renewable sources •Biomass-fuelled technologies, including biogas, may need to provide around 30% of the UK's renewable electricity and heat generation	Climate change and energy	The Local Plan should support the actions necessary to increase the amount of energy that comes from renewables. This will include, electricity generation, renewable heat, energy from waste and the implementation of regional strategy and delivery of regional targets.
UK Renewable Energy Roadmap (2011)	The Government is committed to increasing the amount of renewable energy deployed in the UK. This will make the country more energy secure, will help protect consumers from fossil fuel price fluctuations, will help drive investment in new jobs and businesses in the renewable energy sector, as well as keeping the country track to meeting carbon reduction objectives for the coming decades.	Outlines the country's established targets in relation to renewable energy; Supply 15% of our energy from renewable sources by 2020 in the most cost effective way, whilst there is scope for renewable energy to account for 30-45% of all energy consumed in the UK by 2030.	Climate change and energy	The Local Plan should facilitate the delivery of new renewable and low carbon energy infrastructure, having regard to any possible wider impacts on the natural and built environments and landscape character in particular. They should also recognise and support and recognise the role and powers of local

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	The Roadmap sets out how the non-financial barriers to renewable deployment will be met, allowing the country to meet its 2020 and future goals. The planning system plays a central role in delivering the infrastructure needed to reduce the country's carbon emissions, to ensure continued security of energy supply and help our economy to grow. It has a vital role in safeguarding the landscape and natural heritage and allowing individual communities the opportunity to shape their environment.	Provides good baseline statistics, for example on current renewable energy capacity, costs for renewable energy technologies and energy consumption. No specific objectives or indicators.		communities to shape their environments, including the neighbourhood planning process.
Meeting the Energy Challenge: A White Paper on Energy (DBERR, May 2007)	Sets out the Government's international and domestic energy strategy to deliver four energy policy goals: • to cut CO2 emissions by some 60% by about 2050, with real progress by 2020; • to maintain the reliability of energy supplies; • to promote competitive markets in the UK and beyond; • to ensure that every home is adequately and affordably heated.	Provides the following targets: •60% reduction in carbon dioxide emissions by 2050, and a 26-32% reduction by 2020, against a 1990 baseline. •Increase renewables as a proportion of electricity supplies to 10% by 2010, with an aspiration for this level to double by 2020 •EU binding target of reducing greenhouse gas emissions by 20% by 2020 •UK needs 30-35GW of new generating capacity over the next two decades with two thirds of this by 2020	Climate change and energy	The Local Plan should support a switch to decentralised, low-carbon sources of energy; such as district CHPs, biomass and microgeneration, as well as proposals for new electricity generating capacity.
Planning our Electric Future: A White Paper for secure, affordable and low-carbon electricity (2011)	Electricity plays a part in almost every aspect of modern life and is vital to the country's economic and social wellbeing. The energy market has served the country well over the past 30 years and it is crucial that this continues for the UK's international competitiveness and economic development. However over the next decades the country will face a number of challenges to meet this goal: •Security of supply is threatened as existing plant closes. Over the next decade the UK will lose around a quarter (around 20 GW) of its existing generation capacity as old or more polluting plant close. •Decarbonising electricity generation to meet the country's renewable energy and carbon emission reduction targets •Demand for electricity is likely to rise, it may double by 2050 due to the electrification of the transport, heat and other carbon intensive sectors •Electricity prices are expected to rise	Outlines the following objectives: •Ensure the future security of electricity supplies •Drive the decarbonisation of electricity generation Provides baseline information in the form of carbon prices, energy demand profiles and average annual domestic consumer electricity bills. No specific targets or indicators.	Climate change and energy	The Local Plan should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support energy efficiency and zero carbon development.
The UK Low Carbon Transition Plan: National Strategy for Climate & Energy (2009)	Sets out how the government will meet the requirements of the Climate Change Act 2009	Provides useful baseline statistics on a range of climate change and energy related topics, including global temperature rises, energy prices, greenhouse gas emissions and energy generation. Provides the following targets:	Climate change and energy	The Local Plan should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		•Cut emissions from power and heavy industry by 22% on 2008 levels, by 2020 •Renewable energy to increase to 30% by 2020 •Cut emissions from homes by 29% on 2008 levels, by 2020 •Cut emissions from workplaces by 13% on 2008 levels, by 2020 •Cut emissions from transport by 14% on 2008 levels, by 2020 •Cut emissions through farming and waste by 6% on 2008 levels by 2020		
Carbon Plan (2011)	Recognises that climate change is one of the greatest threats to both the UK and global economy, going on to set out the range of Government-wide actions to tackle climate change, across all government departments, and deadlines for the next five years. These include: •Encouraging local communities to host renewable energy projects •Improving the energy efficiency of residential and commercial buildings; •Delivering zero carbon homes and zero carbon non-domestic development by 2016 and 2019 •Developing a new generation of low carbon electricity •Taking advantage of public transport •Developing low carbon vehicle technologies	Reinforces that the Government's approach to avoiding the risk of dangerous climate change is underpinned by the Climate Change Act 2008, which requires Government to reduce Green House Gas emissions by cutting emissions by at least 34% by 2020 and 80% by 2050 – below the 1990 baseline	Climate change and energy	The Local Plan should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support energy efficiency and zero carbon development and promote sustainable transport.
Climate Change: The UK Programme (March 2006)	The climate change programme sets out the governments commitments both at international and domestic levels to meet the challenges of climate change. • Water supply, drainage and flooding issues need to be tackled. • Local Authorities should set high standards for energy efficiency and encourage renewable energy supply. • Adaptation is required for anticipated climate shifts. These should be anticipatory rather than reactive.	Provides the following target - to reduce domestic carbon emissions by 20% of 1990 levels by 2010 (and 60% by 2050). Provides useful baseline statistics on a range of climate change and energy related topics, including global temperature rises, energy prices, greenhouse gas emissions and energy generation.	Climate change and energy, air	Tackling and adapting to climate change must form a key part of the Local Plan.
Stern Review: The Economics of Climate Change (2006)	Need a strong commitment to reducing CO2 emissions and adapting to climate change to be achieved by: • Encouraging increased energy efficiency. • Avoiding deforestation. • Supporting a switch to lower-carbon technologies for power, heat and transport. • Exploiting the potential growth market in environmentally sound (low carbon) technologies, products and services.	No specific indicators, targets or objectives identified. Provides useful baseline statistics on a range of climate change and energy related topics.	Climate change and energy	Local Plan must incorporate climate change considerations
Planning for Renewable Energy: A Companion Guide to Planning Policy Statement 22 (2004)	Guidance document intended to assist planners, regional and local decision-makers and other stakeholders in understanding the often complex issues associated with renewable energy schemes and their application in different environments.	No specific indicators, targets or objectives identified.	Climate change and energy	Providers useful guidance on the considerations that should be built into renewable and low carbon energy policies.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Waste Strategy (DEFRA May 2007)	Despite major progress since 2000, England's performance on waste still lags behind many European countries. All parts of society will have to share responsibility: • Decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • Stimulate investment in collection, recycling and recovery infrastructure, and markets for recovered materials that will maximise the value of materials and energy recovered; • Continue to follow the waste hierarchy. • Investment in infrastructure to deliver improved waste management.	Targets of: •Reduction of 50% per person (from 450 kg per person in 2000 to 225 kg in 2020) of household waste not re-used, recycled or composted. • Recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020. • Recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020. • Targets for other waste streams (e.g. commercial and industrial waste going to landfill) being finalised.	Material assets	Ensure that the Local Plan (and appraisal framework) promotes the waste hierarchy as a key principle.
Government Review of Waste Policy in England 2011	This sets out the coalition government's commitment to reviewing current waste policy in England. The main areas set out for review are sustainable use of materials; waste prevention, re-use and recycling; regulation and enforcement; householders and local authorities working together; business waste collection; energy recovery	No specific indicators, targets or objectives. This is the coalition government's statement of actions on how waste policy will be developed in the next few years.	Waste	Ensure that the Local Plan (and appraisal framework) takes into the future national plans for waste management.
Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen. Transport White Paper (2011)	Local Transport White Paper setting out the Government's vision for a sustainable local transport system. The Government's overall priority for local transport is to "*Encourage sustainable local travel and economic growth by making public transport and cycling and walking more attractive and effective, promoting lower carbon transport and tackling local road congestion*". It explains how the Government is placing localism at the heart of the transport agenda, taking measures to empower local authorities when it comes to tackling these issues in their areas. •Locally tailored transport solutions can meet the needs of local people can create growth and improve quality of life. •Transport planning and local land use planning need to work together to make active travel and public transport more attractive and to manage traffic to reduce carbon emissions and tackle congestion. •There is a need to make car travel greener, particularly through electric vehicles and infrastructure.	Provides useful baseline information on carbon emissions, travel and transport	Climate change and energy, Population and Human Health	The Local Plan should secure and facilitate sustainable transport networks and sustainable local travel, and help to deliver the Council's Local Transport Plan.
Making the Connection: The plug-in vehicle infrastructure strategy (2011)	Strategy setting out the framework for the development of recharging infrastructure to support plug-in vehicles in the UK. The shift to ultra-low emission vehicles presents unique environmental and economic opportunities for the UK. It offers the potential to decarbonise road transport while still enabling mobility and stimulating the kind of green jobs and investment that are required to help re-balance the economy. Planning policies should facilitate and support the installation of recharging infrastructure at home, in public places and at work.	Provides baseline statistics on greenhouse gas emissions, electricity demand and plug-in vehicle forecasts. No specific targets, indicators or objectives.	Climatic Factors	The Local Plan should explore the potential for delivering new plug-in vehicle charging infrastructure in the authority area.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Britain's Superfast Broadband Future (2010)	Superfast broadband is vital in supporting the Government's overall growth agenda. It's benefits will be felt across the whole economy – whether this is through greater scope for tele-working and home-working, which reduces the pressure in the transport network and lowers carbon emissions, or better delivery of public services – such as remote education services. A world class communications network will help the economy grow as it recovers from recession. The Government is committed to ensuring the rapid roll-out across the country, including rural areas.	Provides baseline statistics in relation to broadband networks, for example percentage of households with broadband access, percentage of UK businesses with broadband access and average UK broadband speed.	Climatic change and energy, Economic Development, Rural Development	The Local Plan should facilitate the development of both urban and rural broadband networks.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)	The strategy sets out air quality objectives and policy options to further improve air quality in the UK. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect the environment.	Contains a number of air quality targets and limit values for: • Particulate Matter (PM-PM10 and PM2.5) • Oxides of nitrogen (NOX) • Ozone (O3) • Sulphur dioxide (SO2) • Polycyclic aromatic hydrocarbons (PAHs) • Benzene • 1,3-butadiene • Carbon monoxide (CO) • Lead (Pb) • Ammonia	Air	To ensure the Local Plan is consistent with the National Air Quality Strategy and ensures that new development does not adversely affect the levels of air pollution or pose a risk to health or the environment.
Code for Sustainable Homes (2006)	The Code for Sustainable Homes has been developed to enable a step change in sustainable building practice for new homes. In the short-term, Code compliance is voluntary but home builders are encouraged to follow Code principles set out in this publication because the Government is considering making assessment under Code standards mandatory in the future.	The Code sets out measurement criteria for each of the following categories: • Energy/CO2 • Water • Materials • Surface water run-off • Waste • Pollution • Health and well-being • Management • Ecology	Housing	The Local Plan should ensure that homes are sustainably designed and may wish to consider including policies on 'Code for Sustainable Homes' early on in the process.
Building a Greener Future: policy statement (2007)	This policy statement confirms the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25 per cent in 2010 and by 44 per cent in 2013 - up to the zero carbon target in 2016.	• 2010 - CfSH level 3 • 2013 - CfSH level 4 • 2016 - CfSH level 6	Climatic factors, air	The Local Plan should ensure that homes are sustainably designed and may wish to consider including policies on achieving 'Code for Sustainable Homes' levels in advance/ excess of the targets/ indicators set out in the document.
World Class Places: the Government's Strategy for Improving Quality of Place (2009)	Lays out the government's approach to improving quality of space.	No specific indicators, targets or objectives identified.	Population and Human Health, Cultural Heritage and Landscapes	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Guidance on Building a Local Sense of Belonging (2009)	Sets out the Government's approach to building community cohesion	No specific indicators, targets or objectives identified	Community Safety, Population and	The Local Plan should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
			Human Health, Cultural Heritage and Landscapes	
The Countryside In and Around Towns - A Vision for Connecting Town and Country in Pursuit of Sustainable Development (2005)	Strategy to help sustainably manage the rural urban fringe	No specific indicators, targets or objectives identified	Cultural Heritage and Landscapes, Population and Human Health	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Wildlife and Countryside Act (as amended) 1981	Sets out legal measures for the protection of Wildlife and the Countryside	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Countryside and Rights of Way Act (as amended) 2001	The purpose of the Act is to create a new statutory right of access on foot to certain types of open land, to modernise the public rights of way system, to strengthen nature conservation legislation, and to facilitate better management of AONBs.	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Conservation (Natural Habitats & c.) Regulations, 2006	The Regulations provide for the designation for protection of sites and species from a European level.	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Natural Environment and Rural Communities Act (March 2006) / Guidance for Local Authorities on implementing the Biodiversity Duty (2007).	Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. Checklist for Biodiversity: • Any sites of nature conservation importance? • Any BAP species or protected species present? • Any irreplaceable habitats? • Any important habitat networks in the area? • Areas with potential for enhancement or restoration? • Where are green spaces located? • Any previously developed land with biodiversity value? • Trends in habitat extent and condition; and species distribution and abundance?	No specific targets, indicators or criteria identified, although a variety of indicators are available to measure progress.	Biodiversity, flora and fauna, rural development	Local Plan to take opportunities to enhance biodiversity as well as protect it, to develop policies that screen development proposals for potential effects on biodiversity to ensure biodiversity is fully considered in determining planning applications and to establish a good evidence base. Also take into account checklist for Biodiversity.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
The UK Biodiversity Action Plan (1994)	• To conserve and enhance biological diversity within the UK and to contribute to the conservation of global biodiversity through all appropriate mechanisms. • To conserve and where practicable to enhance: (a) the overall populations and natural ranges of native species and the quality and range of wildlife habitats and ecosystems; (b) internationally important and threatened species, habitats and ecosystems; (c) species, habitats and natural and managed ecosystems that are characteristic of local areas; (d) the biodiversity of natural and semi-natural habitats where this has been diminished over recent past decades. • To increase public awareness of, and involvement in, conserving biodiversity. • To contribute to the conservation of biodiversity on a European and global scale.	A range of monitoring measures can be found in the individual plans.	Biodiversity, flora and fauna	The Local Plan must incorporate policies and proposals relating to the conservation and enhancement of biodiversity and have due regard for the Cheshire BAP as well as habitat and species action plans that are relevant to the area.
The Natural Choice: Securing the value of nature. White Paper (2011)	A healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. Economic growth and the natural environment are mutually compatible. Sustainable economic growth relies on services provided by the natural environment, often referred to as 'ecosystem services'. Some of these are provided directly, such as food, timber and energy. Others are indirect, such as climate regulation, water purification and the productivity of soil. High-quality natural environments foster healthy neighbourhoods; green spaces encourage social activity and reduce crime. The natural environment can help children's learning. Nature in England is highly fragmented and unable to respond effectively to new pressures such as climate and demographic change. Past action has often taken place on too small a scale. The Government wants to promote an ambitious, integrated approach, creating a resilient ecological network across England, moving from a net biodiversity loss to a net gain.	No specific targets, indicators or objectives.	Biodiversity	The Local Plan should protect and enhance the natural environment, recognising the wider social, economic and cultural benefits of green infrastructure.
Natural England's Green Infrastructure (2009)	Sets out the importance of green infrastructure and the drivers for it, as well as the key environmental functions and the socio-economic benefits of the green infrastructure approach. It articulates the importance of early planning for green infrastructure and integrating green infrastructure strategies within spatial planning. It also focuses on how delivery can be achieved.	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes, Population and Human Health	The Local Plan should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Climate Change and Biodiversity Adaptation: the Role of the Spatial Planning System (2009)	Helps identify the role the planning system could play in assisting biodiversity adaptation to climate change.	No specific indicators, targets or objectives identified	Biodiversity , Flora and Fauna, Cultural Heritage and Landscapes, Climate change and energy	The Local Plan should take account of the national aspirations and deliverables set out in this document.
By All Reasonable Means; Inclusive Access to the Outdoors by Disabled People (2005)	The guide is designed to help improve the accessibility of sites, routes and facilities.	No specific indicators, targets or objectives identified	Cultural Heritage and Landscapes, Population and Human Health	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Rural Strategy (2004)	The Strategy sets the vision of a living, working, protected and vibrant countryside. The priorities for Rural Areas include; 1. Economic and Social Regeneration – supporting enterprise across rural England, but targeting greater resources at areas of greatest need. 2. Social Justice for All – tackling rural social exclusion wherever it occurs and providing fair access to services and opportunities for all rural people. 3. Enhancing the Value of our Countryside – protecting the natural environment for this and future generations.	The strategy makes provision for the development of a 'Rural Evidence Hub' which collects data from many contributors, then applies a rural classification to this data and maps it to standard geographies.	cultural heritage and landscape	Ensure that the Local Plan is consistent with the vision and priorities of the Rural Strategy
The Historic Environment: a Force for Our Future (DCMS, 2001)	The Government looks to a future in which: • public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies; • the full potential of the historic environment as a learning resource is realised; • the historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage; • the historic environment is protected and sustained for the benefit of our own and future generations; • the historic environment's importance as an economic asset is skilfully harnessed.	No specific indicators, targets or objectives identified.	Cultural heritage and landscape	Ensure the Local Plan is consistent with the aims of this document.
Flood and Water Management Act (2010)	The Flood and Water Management Act provides for better, more comprehensive management of flood risk for people, homes and businesses. It places responsibilities on the Environment Agency, local authorities and property developers to manage the risk of flooding.	No specific targets, indicators or objectives are specified in the Act, but it sets out obligations for local authorities, including the requirement to approve SUDS.	Climatic Factors and Energy, Water	The Local Plan should include a policy covering the development of SUDS.
Development and Flood Risk Practice Guide - Planning Policy Statement 25	Supplementary guide to Planning Policy Statement 25, which has now been replaced by the NPPF. The companion guide still outlines good practice, case studies and examples of good practice to illustrate how local authorities can implement planning policies on flood risk.	No specific targets, indicators or objectives.	Climatic Factors and Energy, Water	The Local Plan should draw on the guidance outlines in the document when outlining policies on flood risk as necessary.
Future Water (2011)	Sets out the Government's long term vision for water and the framework for water management in England. Provides a vision for water policy and management, where, by 2030 the Government has:	No specific targets, indicators or objectives.	Water	Need to take an integrated approach to all aspects of the water cycle.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	•Improved the quality of our water environment and the ecology which it supports, and continued to provide high levels of drinking water quality from our taps •Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water •Ensured a sustainable use of water resources, and implemented fair, affordable and cost reflective water charges •Cut greenhouse gas emissions •Embedded continuous adaptation to climate change and other pressures across the water industry and water users			
Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England (2011)	The risk of flooding and coastal erosion in England is predicted to increase due to climate change and development in areas at risk. It is not possible to prevent all flooding or coastal erosion, but there are actions that can be taken to manage these risks and reduce the impacts on communities. The strategy sets out a national framework for managing the risk of flooding and coastal erosion. It will help risk management authorities and communities understand their different roles and responsibilities and will be particularly relevant to Lead Local Flood Authorities (LLFAs) which have new responsibilities under the Flood and Water Management Act (2010). It is essential that spatial planning ensures that new developments take flood and coastal erosion risk fully into account, and are safe from, do not increase, and where possible reduce risk over their lifetimes.	Provides useful baseline statistics on flooding (surface water, groundwater, from rivers and the sea, reservoirs and sewers), flood risk management systems in England, coastal erosion, climate change and sea level rise and population change. No specific targets, indicators or objectives.	Climate change and energy, Water	The Local Plan must take flood risk into account and propose policies to deal with flood risk to ensure that any development proposals are safe from, do not increase, and where possible reduce flood risk over their lifetimes.
Healthy Lives, Healthy People. Health White Paper (2010)	Outlines the ambition for health and wellbeing through life, with power shifted to local communities for them to focus on the needs of the local population. Healthy places to grow up and grow older in will be created by giving local government control of public health resources, with new partnerships created in important areas, such as housing, planning, schools and transport. Sets out that there are community responses that can help address the long term challenge of climate change, which itself is currently one the biggest public health threats, whilst also having a positive impact in the short term. These include: •Active travel – delivering low-cost health improvements and reducing emissions •Green spaces – improving mental health and the quality of community life, offering some protection from the expected increase in heatwaves and flooding •Spatial Planning – Promoting local ownership and occupation of public spaces •Behaviour change – Embedding new ways of sustainable living and working	Provides baseline information on health and well being, health inequalities, living well – such as smoking and obesity statistics – work-age ill health and ageing well – for example life expectancy, the activity and health of 65-year-olds and dementia.	Climate change and energy, Cultural Heritage and Landscapes, Population and Human Health	The Local Plan should promote active travel, the creation of greenspaces, recognising their wider health and environmental benefits, and the

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	•Community projects to harness renewable energy – Mitigating the effects of climate change			development of community renewable energy schemes.
Opening Doors/Breaking Barriers – A Strategy for Social Mobility (2011)	Sets out that a well functioning housing market can promote social mobility and increase fairness in the distribution of wealth. Social mobility is defined as the degree to which the patterns of advantage and disadvantage in one generation are passed on to the next. The strategies priorities are focused around improving intergenerational social mobility – the extent to which peoples success in life is determined by who their parents are; and relative social mobility – the comparative chances of people with different backgrounds ending up in certain social or income groups The Government intends to provide more housing and improve choice by increasing the supply of suitable housing, stabilising the housing market and over the long term building confidence for buyers, sellers, house builders and lenders, and increasing housing affordability.	Provides useful baseline information on topics such as income, educational attainment, intergenerational social mobility and relative and absolute social mobility. Also provides lead indicators that support the Government's action plan for improving social mobility, in each life stage (Foundation years, school years, transition years and adulthood). These are: •Low birth weight •Child development •School attainment •Employment and participation in education of 18-24 year olds •Further education •Higher education •Social mobility in adulthood	Housing, Population and Human Health	The Local Plan should provide a mix of housing that reflects the needs of the local community, including affordable housing. They should also facilitate the work of other organisations and departments within the Council, for example education and health bodies, to deliver their goals in relation to social mobility.
The National Joint Utilities Group Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees.	The statutory right of undertakers (utilities) to carry out works within the public highway in order to provide and maintain their apparatus dates from the mid -19th century. There are no statutory obligations governing the position or depth at which apparatus should be laid within the highway. The guidelines in this document should therefore be adhered to wherever practicable.	No specific targets, indicators or objectives.	Biodiversity , Flora and Fauna.	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Natural England - Condition Surveys for Site of Special Scientific Interest	These are summaries of the condition surveys carried out on SSSI.	No specific targets, indicators or objectives.	Biodiversity , Flora and Fauna.	The Local Plan should take account of the results of assessments set out in these document.
Biodiversity 2020: A Strategy for England's wildlife and ecosystem services (2011)	This biodiversity strategy builds on the Natural Environment White Paper and provides a picture of how we are implementing our international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. It builds on the successful work that has gone before, but also seeks to deliver a real step change.	Relevant targets include: •Increasing the proportion of Sites of Special Scientific Interest (SSSIs) in favourable condition. •Establishing a well managed, ecologically coherent network of Marine Protected Areas (MPAs). By the end of 2016 this will contain in excess of 25% of English waters.	Biodiversity , Flora and Fauna.	The Local Plan should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	The mission for this strategy, for the next decade, is: to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.			
Building for Life 12	This is an industry-led design standard for help push for better standards in development. This covers a number of areas divided across integration into the area, place creation, and specifics regarding the street and home.	No specific targets, indicators or objectives.	Climate Change and Energy, Biodiversity, Flora and Fauna, Cultural Heritage and Landscape, Housing, Community Safety	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Lifetime Homes standards	The guide describes the design requirements for accessible homes that will meet the differing and changing needs of households as they experience life events. The guide gives the technical specification and guidance on the Lifetime Homes Standard's 16 design criteria, which follow underlying principles of inclusivity, accessibility, adaptability, sustainability and good value.	No specific targets, indicators or objectives.	Housing	The Local Plan should take account of the national aspirations and deliverables set out in this document.
BREEAM	This is an industry led standard of sustainable design for all forms of development. This covers 10 category areas, with shifting priorities depending on the form of development.	No specific targets, indicators or objectives.	Climate Change and Energy, Biodiversity, Flora and Fauna, Water, Air, Land and Resources, Waste, Cultural Heritage and Landscape, Population and Human Health,Housing, Community Safety	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Buildings in Context	This publication aims to stimulate a high standard of design when development takes place in historically sensitive contexts.	No specific targets, indicators or objectives.	Cultural Heritage and Landscape	The Local Plan should take account of the national aspirations and deliverables set out in this document.
By Design: Better Places to Live,	This guide aims to promote the principles of good urban design, particularly with reference to residential development.	No specific targets, indicators or objectives.	Climate Change and Energy, Community Safety	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Secured by Design	Secured by Design is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.	No specific targets, indicators or objectives.	Community Safety	The Local Plan should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
The Manual for Streets	Manual for Streets aims to assist in the creation of streets that: •help to build and strengthen the communities they serve; •meet the needs of all users, by embodying the principles of inclusive design (see box); •form part of a well-connected network; •are attractive and have their own distinctive identity; •are cost-effective to construct and maintain; and •are safe.	No specific targets, indicators or objectives.	Population and Human Health, Community Safety	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Community Infrastructure Levy Regulations	The Community Infrastructure Levy: •Gives local authorities the freedom to set their own priorities for what the money should be spent on •Gives local authorities a predictable funding stream that allows them to plan ahead more effectively •Gives developers much more certainty from the start about how much money they will be expected to contribute •Makes the system more transparent for local people, as local authorities have to report what they have spent the levy on each year	No specific targets, indicators or objectives.	All topics	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Our Energy Future: Creating a Low Carbon Economy (2003)	The new energy policy that we set out in this white paper is designed to provide a strategic pathway to low carbon energy.	No specific targets, indicators or objectives.	Climate Change and Energy	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Accessible Natural Green Space Standards in Towns and Cities	Presents the findings of a project which looked at English Nature's natural greenspace standards model in order to determine whether its validity could still be supported, how local authorities were managing greenspace policy and how the standards might be promoted effectively in the new and changing policy environment.	No specific targets, indicators or objectives.	Biodiversity, Flora and Fauna, Population and Human Health	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Working with the Grain of Nature - a Biodiversity Strategy for England 2011	The Biodiversity Strategy for England looks to ensure that biodiversity considerations become embedded in all the main sectors of economic activity, public and private.	No specific targets, indicators or objectives.	Biodiversity, Flora and Fauna	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Draft Water Bill 2012	This bill is designed to help reform the industry to make it more innovative and responsive to customers and to increase its resilience to natural hazards.	No specific targets, indicators or objectives.	Water	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Flood Risk Regulations	These implement the requirements of the European Floods Directive which aims to provide a consistent approach to managing flood risk across Europe.	No specific targets, indicators or objectives.	Water	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Water Framework Directive	This will help protect and enhance the quality of surface freshwater (including lakes, streams and rivers), groundwaters, groundwater dependant ecosystems, estuaries and coastal waters out to one mile from low-water.	No specific targets, indicators or objectives.	Water	The Local Plan should take account of the national aspirations and deliverables set out in this document.
The Air Quality Standards Regulations (2010)	These transpose into English law the requirements of Directives 2008/50/EC and 2004/107/EC on ambient air quality.	No specific targets, indicators or objectives.	Air	The Local Plan should take account of the national aspirations and deliverables set out in this document.

Key targets, indicators and objectives relevant to Plan and SA				
National Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Air Quality and Climate Change - A UK Perspective 2007	This examines the linkages between climate change and air quality pollutants , and their potential mitigation policies.	No specific targets, indicators or objectives.	Air	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Statutory List of Buildings of Special Architectural or Historic Interest	List of buildings of special architectural or historic interest.	No specific targets, indicators or objectives.	Cultural Heritage and Landscape	The Local Plan should take account of the national aspirations and deliverables set out in this document.
The National Heritage List for England (Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Registered Battlefields)	The National Heritage List for England is the only official and up to date database of all nationally designated heritage assets including: Listed Buildings, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites, applications for Certificates of Immunity (COIs), current Building Preservation Notices (BPNs).	No specific targets, indicators or objectives.	Cultural Heritage and Landscape	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Laying the Foundations: A Housing Strategy for England 2011	Sets out the governments approach to promoting house building.	No specific targets, indicators or objectives.	Housing	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Planning Policy for Traveller Sites 2012	Sets out the requirement for new Traveller sites, as well as what would be expected in new developments.	No specific targets, indicators or objectives.	Housing	The Local Plan should take account of the national aspirations and deliverables set out in this document.
Tomorrow's Roads: Safer for Everyone 2000	Contains a number of recommendations to improve road safety.	No specific targets, indicators or objectives.	Population and Human Health	The Local Plan should take account of the national aspirations and deliverables set out in this document.

Regional and Sub-regional Plans and Programmes

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
North West Regional Assembly, North West of England Plan Regional Spatial Strategy to 2021 (2008)	The former framework for development and investment in the North West up to 2021. The document set out the spatial framework for the North West and the priorities for where new development should have taken place. The plan has now been revoked, however, It has influenced the policy development of the Local Plan as when the plan development process started, it set out the spatial priorities for growth and development, investment and regeneration in Cheshire West and Chester as part of the overall spatial strategy for the North West.	No targets remain	Air, Climate Change, Economic Development, Material Assets, Population and Human Health, Waste, Land and Resources	No remaining implications for the Local Plan.
North East Wales / West Cheshire Sub Regional Spatial Strategy (non-statutory), (2007)	The strategy looks to increase and improve cross-border working. Its key principles are to create a clear identity for the sub-region; strengthen existing settlements and communities and help to combat social exclusion; reduce the need to travel through the careful location of housing, employment and retail; enhance the external competitiveness by building on existing successes and widening the economic base; further develop the labour skills base; protect and enhance environmental assets; and to promote and develop an integrated transport system.	Advises that provision should be made for approximately 30,000 - 35,000 new homes in the sub area by 2021, with 6,500-7,500 advised in both the former Chester City and Ellesmere Port and Neston Districts.	Economic Development, Housing, Population and Human Health	The Local Plan should take the principles and strategy outlined in the document into account.
Regional Economic Strategy (2006)	This strategy looks to increase the economic output of the North West of England. It provides an overall vision of "*A dynamic, sustainable international economy which competes on the basis of knowledge, advanced technology and an excellent quality of life for all*". It aims to achieve this vision through 3 main drivers and associated objectives: improve productivity and grow the market; grow the size and capability of the workforce, and; create and maintain the conditions for sustainable growth. Chester is identified as an area for specific consideration.	Targets include: •Achieve GVA growth above the England average by 2009. •Create 150,000 net new jobs, with 80,000 of which in 'knowledge' occupations by 2009 •Raise the firm foundation rate to 21,000 per year by 2009. •Reduce the number of working age people with no qualifications by 80,000, and ensure no district has more than 29% unqualified, by 2009. •Increase the number of graduates in the workforce by 120,000, by 2009. •Increase workforce by 83,000, and ensure no district has less than 68% employment rate, by 2009. Longer term ambition is to achieve an employment rate of 80% by 2026. •Reduce number of areas in the worst 5% nationally for deprivation, by 2009. Longer term ambition is to have less than 20% of people with a household income of under 60% of the GB median by 2020. •Reduce CO2 emissions per unit of GVA, by 2009. Longer term ambition is to meet Kyoto targets (12.5% reduction in greenhouse gases below 1009 levels) by 2012.	Climatic Factors, Economic Development, Population and Human Health, Climate Change and Energy	Implications for the Local Plan: ● Develop policies which reflect the ambition of the economic and social objectives, targets/goals outlined in the strategy. ● Develop policies which support a reduction in greenhouse gases.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire Means Business – A Prospectus for a Cheshire and Warrington Local Enterprise Partnership (2010)	Prospectus for Cheshire and Warrington's bid to become a Local Enterprise Partnership.	No specific targets or indicators, but sets out the following growth objectives: •Increase annual GVA by at least £10 billion to some £30 billion by 2030 •Increase population by 100,000, with need for 70,000 new homes •Create over 20,000 new jobs, with key focus on manufacturing and exports. Also provides a number of objectives underpinning the three major drivers for growth.	Economic Development	The Local Plan should take the overall ambition of this document into account when setting the planning strategy for the Borough.
Unleashing the Potential of Cheshire and Warrington – Draft Sub-Regional Strategy (2010)	Draft sub-regional strategy for Cheshire and Warrington, setting out how the sub-region's economic performance is already significantly higher than that of other North West sub-regions, and how it is ready to significantly accelerate growth in population, jobs and productivity in order to boosts its position in a changed post-recession economy.	No specific targets or indicators, but sets out the following objectives: •Increase GVA by 2030 to at least £30 billion per annum •Increase population by 100,000 or more •Increase employment by no less than 22,000 •Exploit appropriate housing and employment land in order to support the planned growth strategy •Promote sustainability by ensuring that all new development is high standards in terms of energy and materials consumption •Address deprivation issues in urban and rural areas	Economic Development	The Local Plan should take the overall ambition of this document into account when setting the planning strategy for the Borough.
Cheshire and Warrington Local Economic Assessment (2011)	Local Economic Assessment (LEA) for the Cheshire & Warrington sub-region. The main purpose of this LEA is to provide a comprehensive and robust evidence base for informing socio-economic policy and strategy, and for improving the delivery of key public services. The LEA provides up-to-date intelligence on the Cheshire & Warrington economy and on issues that affect economic activity. It identifies the key strengths of the area, but also outlines a number of key opportunities and challenges.	The LEA provides baseline evidence on a wide range of topics, including population, the labour market, qualifications and skills, enterprise, housing, commercial land and property, social inclusion, quality of life, culture, tourism, transport and the environment.	Economic Development	The Local Plan should take the findings of the LEA into account as necessary in their local planning strategy and policies, seeking to facilitate responses to the opportunities and challenges it identifies and to build on the economic strengths of the sub-region.
Cheshire and Warrington Business Needs Survey (2011)	Survey undertaken for the Cheshire and Warrington sub-region, to identify the challenges, needs and opportunities facing businesses in the area, so that the Council and its partners can more effectively target public sector investment, support private sector investment and deliver services that address businesses' needs and support their long term growth.	No specific targets, indicators or objectives, but the survey provides a broad set of employment and business related statistics, which together offer a good overview of business-related issues and needs in the authority area.	Economic Development	The Local Plan should take the findings of the Business Needs Survey into account, as necessary, when proposing economic development objectives, strategy and policies.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Mersey Dee Alliance (MDA) Business Plan and Draft Delivery Plan 2008-2011	Business and Delivery Plan for the Mersey Dee Alliance, setting out how the partnership aims to build on the North-East Wales, West Cheshire and Wirral area's competitiveness to secure its long-term future.	No targets or indicators included within document. Provides four main objectives for the period of the plan. These are: • To take action to ensure the area's long term competitiveness and sustain its economic, social and environmental future • To jointly agree and outline the sub-region's unique selling points to ensure its attractiveness as a place to invest, work, live and play • To facilitate the development of high value added sectors/business in the economy • To ensure sustainability underpins action Provides further objectives grouped under the four headings of: • MDA Key Sites • Labour Market Productivity, Skills Availability and Creating a Competitive Location • Transport and Accessibility • Sustainability and Environment and Coherence of Place Marketing Initiatives	Economic Development	The Local Plan should take account of any relevant objectives and or tasks contained within the MDA business plan.
Liverpool City Region Housing and Economic Development Evidence Base Overview Study (2011)	Evidence base study that seeks to take a sub-regional approach to estimating housing and employment land needs in the Liverpool City region and surrounding areas (including Cheshire West and Chester), taking into account the different functional market areas, both economic/employment and housing based that cover the sub-region, and recognising that these don't always respect administrative boundaries.	Provides baseline information on potential housing land supply, housing requirements, household migration, household composition, housing need, house prices, employment land requirements and land supply. No specific indicators, targets or objectives.	Economic Development, Housing	The Local Plan should take the findings of the study into account as necessary when proposing the housing and employment strategies for the authority area.
The North West Regional Housing Strategy (2009)	Sets out a comprehensive view of the strategic housing issues facing the North West. The overall vision of the strategy is "To create balanced housing markets across the North West that support economic growth, strengthen economic and social inclusion and ensure that everyone has access to appropriate, well-designed high quality, affordable housing in sustainable, mixed and vibrant communities".	No specific targets or indicators. Sets out the following objectives to achieve the vision for the strategy: • Achieving the right quantity of housing • Continuing to raise the quality of existing housing stock • Connecting people to the improved housing offer	Housing	Develop policies to ensure the correct housing offer to promote and sustain economic growth.
Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment (2007)	Local evidence study to assess the access to accommodation from Gypsy, Traveller and Travelling Showpeople.	Provides the following target; Need for 30-45 pitches for Gypsies and Travellers, and 4 pitches for Travelling Showpeople.	Housing	Policies should support a the provision of sites for Gypsy, Traveller and Travelling Showpeople

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Investment for Health: A plan for North West England (2003)	Provides policies to improve the health of older people, those of working age, children and young people. Provides the following visions for health in the North West: • To achieve significant reductions in health inequalities between groups and areas in the North West, within a framework of sustainable development which supports economic, social, and environmental regeneration • To build upon the development of regional partnerships to ensure that the improvement of the health of the population, and the reduction in inequalities, are at the heart of regional strategies and local policies and programmes	No specific targets, indicators or objectives. Provides useful baseline information on health and health inequalities.	Population and Human Health	The Local Plan should take the vision and policy aims of this document into account, as necessary.
United Utilities Final Water Resources Management Plan (2009)	Management Plan setting out United Utilities water resources and demand strategy up to 2035 to maintain the water supply standards for its customers, ensure sustainable water abstraction and meet the challenge of climate change.	Sets out a range of forecasts for future water supply and demand in the United Utilities area up to 2035, resulting water supply-demand balances.	Climatic factors and energy, Water	Policies and strategies coming forward through the Local Plan should be aware of their implications for water supply and demand.
Water for Life and Livelihoods: River Basin Management Plan North West River Basin District (2009)	Plan setting out the pressures facing the water environment in the North West River Basin District and the actions that will address them.	Provides useful baseline information on a number of topics, including water quality, protected sites and ecology status in the North West River Basin District. Provides status objectives for both surface water bodies and groundwater in the Basin District.	Water	Policies in the Local Plan should aim to enhance water quality.
Water for Life and Livelihoods. River Basin Management Plan Dee River Basin District (2009)	Plan setting out the pressures facing the water environment in the River Dee Basin District and the actions that will address them.	Provides useful baseline information on a number of topics, including water quality, protected sites and ecology status in the Dee Basin. Provides status objectives for both surface water bodies and groundwater in the Dee Basin.	Water	Policies in the Local Plan should aim to enhance water quality.
Catchment Abstraction Management Strategy - River Weaver and River Dane (2006)	Sets out how the Environment Agency will manage water abstraction until 2012. There are generally no particular restrictions on water abstraction in the borough, with the exception of a small amount of the Upper Weaver catchment.	No specific targets, indicators or objectives.	Water	Water abstraction issues will need to be considered when creating strategic, growth, development, and, environmental policies.
Catchment Abstraction Management Strategy - River Dee (2008)	Sets out how the Environment Agency will manage water abstraction until 2014. Much of the Chester area is over-licensed for abstraction.	No specific targets, indicators or objectives	Water	Water abstraction issues will need to be considered when creating strategic, growth, development, and, environmental policies.
Dee Valley Water Resources Management Plan (2012)	Outlines how water resources will be managed to maintain the balance between supply and demand for the next 25 years	No specific targets, indicators or objectives, but provides some useful baseline statistics	Water	To ensure adequate water supply for new developments

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		on water supply and demand, population and household projections		
Tidal Dee Draft Flood Risk Management Strategy (2010)	Draft flood risk management strategy for the tidal Dee, providing a summary of the initial draft strategy findings. The strategy covers the areas at risk from tidal flooding from the Dee Estuary, including Chester and Neston. Its overarching recommendation is that all properties in the tidal Dee area should be protected to their current standard or better, through a combination of improvements to some existing flood defences, by realigning the defences in some areas, and by being prepared for and adapting to future flood risk. The strategy was produced in the context of the uncertainty of climate change and therefore the need for more flexible approaches towards managing tidal flood risk, with any solutions being sustainable for the long term, working with nature and not relying solely on traditional defences. Most term solutions affecting the CWAC area will involve improving existing defences, but in the medium term (20-50 years), adaptation measures will be required around Neston, and in the longer term (50-100 years) around Chester.	No targets, indicators or objectives.	Climatic Change and Energy, Water	The Local Plan should take the forecast tidal flood risks around the River Dee and Dee Estuary into account, proposing suitable policies or measures to reduce these risks where necessary.
Wild about the North West: A Biodiversity Audit of North West England (1999)	Lists species and habitats contained within the borough. The information is based on that available in 1998. The Audit brought together, for the first time, information on habitats and species of conservation importance in North West England. The data is presented to show the distribution of species and habitats so that those agencies, authorities, and managers, with responsibility for land management and planning can readily identify those species and habitats that they need to consider.	No specific targets, indicators or objectives	Biodiversity, flora and fauna.	Develop policies which support those species and habitats listed as important in the audit, as necessary.
Cheshire Regional Local Biodiversity Action Plan (Cheshire Region Biodiversity Partnership) (1997)	Action plans have been identified for 64 individual habitats and species, setting out objectives for their management	Targets are related to the management of individual species and habitats, with a number of targets set out for each.	Biodiversity, Flora and Fauna	Where relevant, the Local Plan should take into consideration BAP species and habitats when policies are formulated
The North West Regional Forestry Framework (2005)	A framework to shape the woodland and forestry sector for the next 20 years. Provides six 'Action areas' to develop woodlands and forestry in the future, highlighting where planning can help to achieve an action. The action areas include: •Regional Image - including using woodlands as a tool in the regeneration and reclamation of derelict land and the integration of trees and woodlands into development schemes •Biodiversity and Landscape •Health, well-being and quality of life - Including developing accessible woodlands and linking woodlands and health •Climate change and energy - Including urban trees, uplands and flood plains	No specific targets, indicators or objectives	Cultural Heritage and Landscape	The Local Plan should promote the development, maintenance and enhancement of green infrastructure, including woodlands, and the benefits they can generate.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
The Mersey Forest Delivery Plan 2009-2014	Delivery Plan setting out the Mersey Forest's objectives for the period 2009-2014. Includes the following goals for th five year period: • Transforming landscapes - The transformation of The Mersey Forest area will be brought about through the continued creation of a natural, well wooded landscape involving a range of site-based activities and protecting and improving biodiversity • Delivering sustainable economic benefits - Sustainable economic benefits will be realised through the creation and management of The Mersey Forest resources to assist in the process of generating and safeguarding jobs, markets and assets • Engaging people - The creation and management of The Mersey Forest resources will generate sustainable social benefits through the facilitation of people's involvement in health, leisure and environmental activities	Provides a number of targets for the 2009-2014 period, covering woodland creation,, management of existing woodland, creating or re-opening good quality walking/cycling routes, community engagement, training and skills development and non-woodland habitats created of managed.	Biodiversity, Flora and Fauna, Climatic Change and Energy, Economic Development, Population and Human Health	The Local Plan should facilitate the creation of new woodland and the goals and targets of the Mersey Forest where possible.
North West Green Infrastructure Guide (2008)	the guide aims to articulate and provide guidance regarding the implementation of Green Infrastructure policy in RSS.	No specific indicators or targets identified	Biodiversity, Flora and Fauna, Population and Human Health, Water, Air, Climate Change and Energy, Cultural Heritage and Landscapes, Material Assets, Housing, Economic Development, Land and Resources	The Local Plan should help to entrench green infrastructure in planning.
Cheshire Regional Local Geodiversity Action Plan (2004)	Sets out an integrated, target led plan to contribute to the maintenance and improvement of the well being of the Cheshire region by safeguarding the geology, geomorphology, soils and landscapes of the area.	No targets or indicators set. Objectives include; Promote existing activities available in the region linked to geodiversity, e.g. Chester geodiversity trail and sandstone trail	Land and resources	The Local Plan should reflect any relevant targets contained within this document
Cheshire Landscape Character Assessment (2009)	Study providing an overview of the different landscape types found within Cheshire. It includes the following objectives: • To encourage a greater awareness of local landscape character • To help to recognise contemporary pressures • To stimulate debate about the future The document also includes the following aims: • To inform new planning policies on landscape • To guide and inform the development control process	No targets or indicators identified. The study has the following objectives: •To encourage a greater awareness of local landscape character •To help to recognise contemporary pressures •To stimulate debate about the future The document also includes the following aims: •To inform new planning policies on landscape	Cultural heritage and landscape.	The Local Plan should take account of this document and the guidance it contains where necessary

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		•To guide and inform the development control process		
Cheshire Historic Landscape Characterisation Project (2007)	Provides guidance for the sustainable management of historic landscapes in Cheshire	No specific targets, indicators or objectives identified.	Cultural heritage and landscape	The Local Plan should take account of this document and the guidance it contains where necessary
NWDA & English Heritage: Historic Towns and Cities in England's Northwest (2007)	Study commissioned to identify a small number of towns and cities in the North West as strategic priorities for long-term heritage related tourism infrastructure and product development where these can stimulate economic growth and deliver wider regeneration benefits. The main aim of the study was to identify towns and cities with the heritage assets that could be used to create destinations of the highest quality, and to provide a vision as to how those heritage assets could be developed. The study identified Chester as being one these cities, providing a SWOT analysis for the city, highlighting a vision for how it could use its heritage assets to best effect and suggesting strategic development priorities - projects where investment in heritage is likely to deliver the greatest impact.	No specific targets, indicators or objectives	Cultural Heritage and Landscape, Economic Development	The Local Plan should draw on the findings of this study as necessary when proposing policies and strategies for Chester.
Cheshire Historic Towns Survey (2003)	Survey of 37 historic towns in Cheshire to produce a detailed synthesis of their historical and archaeological background. The survey assists in identifying the unique character of each town to ensure the sustainable management of each area's archaeological urban heritage. It proposes areas of archaeological potential and archaeological character zones, where possible, for each town.	No specific targets, indicators or objectives identified.	Cultural heritage and landscape	The Local Plan should take account of this document and the guidance it contains where necessary
Updated Regional Waste Strategy (2010)	To provide an effective waste management strategy for the region.	Several targets relating to waste growth and waste management for municipal, commercial and industrial and construction wastes.	Waste	The Local Plan should support the policies and targets of the regional waste strategy.

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
North West Sustainable Energy Strategy (2006) and Rising to the Challenge: A Climate Change Action Plan for England's North West 2010-2012	Broad strategy setting out the North West's response to future energy challenges, identifying key target groups whose actions can help address these challenges. Outlines that the North West can be a leading region for sustainable energy practices by: •Improving energy efficiency and eliminating energy wastage in all areas of activity across the region •Accelerating the transition to sustainable forms of energy and achieving regional renewable energy deployment targets •Setting the region on a course to reduce greenhouse gas emissions by at least 60% by 2050 •Eliminating fuel poverty by ensuring that all householders have access to affordable warmth and decent housing •Contributing to the region's economy by harnessing business innovation and employment opportunities arising from sustainable energy practices •Communicating views, experiences and examples from the region to improve national and international policy frameworks Rising to the challenge Continues the work of the 2006 action plan, of rising to the challenge of achieving sustainable growth within a carbon reduction of 80% by 2050. The purpose of the revised plan is to strengthen, not replace, the previous plan, in light of progress made to date and developments at national and international level. The document sets out an overall vision for a "*Low carbon and well adapting North West by 2020*".	In addition to the overall aims of the strategy, the document outlines the region's aspirations for deploying sufficient renewable energy generation capacity to provide: • 10% of final demand by 2010 • 15% of final demand by 2015 • 20% of final demand by 2020 Rising to the Challenge provides the following objectives: •Reduce greenhouse gas emissions •Adapt to unavoidable climate change •Capitalise on opportunities for economic growth	Climatic Change and Energy, Economic Development, Population and Human Health.	The Local Plan should support and facilitate the aims and targets outlined in these strategies.
Shoreline Management Plan 22 Great Ormes Head to Scotland	A Shoreline Management Plan (SMP) provides a large-scale assessment of the risks associated with erosion and flooding at the coast. It also presents policies to help manage these risks to people and to the developed, historic and natural environment in a sustainable manner.	No specific targets, indicators or objectives identified	Biodiversity, Flora and Fauna	The Local Plan should take account of this document and the guidance it contains where necessary
Cheshire and Warrington Low Carbon Communities Network	Cheshire West and Chester Council has been working with other local councils and organisations as part of the Cheshire and Warrington Low Carbon Communities Network. The Network, formed in 2008, was set up to support and help co-ordinate the efforts of the growing number of individual voluntary community groups taking action at grass roots level to make our communities more sustainable.	No specific targets, indicators or objectives identified	Climatic Change and Energy	The Local Plan should take account of this document and the guidance it contains where necessary
Neighbouring authorities local plans	Latest versions of each: •Cheshire East Local Plan Draft Development Study, 2012 •Wirral Unitary Development Plan, 2000 •Halton Unitary Development Plan, 2005, and Core Strategy Local Plan 2013 •Shrewsbury Core Strategy 2006-2026, 2011 •Warrington Submission Local Plan Core Strategy 2012 •Wrexham Unitary Development Plan 1996-2011, 2005 •Flintshire Unitary development Plan, 2011	No specific targets, indicators or objectives identified	No specific topic identified	The Local Plan should take account of these documents where necessary

Key targets, indicators and objectives relevant to Plan and SA				
Regional and Sub-regional Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Middlewich Town Strategy	This strategy aims to coordinate the growth and redevelopment of Middlewich.	No specific targets, indicators or objectives identified	No specific topic identified	The Local Plan should take account of this document and the guidance it contains where necessary
The North West Regional Rural Delivery Framework 2006	The RRDF will: • Provide greater clarity and focus on the priority issues; • Encourage greater collaboration between partners; • Marshal existing resources better; • Ensure existing programmes better address the issues and gaps; • Simplify delivery arrangements.	No specific targets, indicators or objectives identified	No specific topic identified	The Local Plan should take account of this document and the guidance it contains where necessary
Sectors Study: Mersey Dee Alliance Area and Cheshire and Warrington Area 2012	This report sets out a sector analysis of the Mersey Dee, and Cheshire and Warrington economy.	No specific targets, indicators or objectives identified	Economic Development	The Local Plan should take account of this document and the guidance it contains where necessary
The Future of Subregional Apportionment in Cheshire 2005-2020	This sets out the revised aggregate requirement for the North West	Cheshire has an annual apportionment of 1.51 mt of land-won sand and gravel, and 0.04 mt of land-won crushed rock.	Land and Resources	The Local Plan should take account of this document and the guidance it contains where necessary
North West Aggregate Working Party (NWAWP) Annual Reports	This document monitors primary aggregate sales and land banks, as well as permissions.	No specific targets, indicators or objectives identified	Land and Resources	The Local Plan should take account of this document and the guidance it contains where necessary

Local Plans and Programmes

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Altogether Better: Cheshire West and Chester Borough Council Corporate Plan 2011-2015	Sets out the Council's priorities for 2011 to 2015. The Corporate Plan informs decision making at all levels of the authority, shows how the Council will make a real difference to the Borough and sets a framework for planning and delivering the Council's services.	The document provides a number of priorities and supporting actions/targets for the authority area, to tackle identified local issues. These include: •Housing which meets the needs of our residents •A dynamic local economy offering real opportunities for all •An excellent transport system which is accessible, safe, well maintained and sustainable •Lower levels of crime and anti social behaviour •A narrower gap between our most and least disadvantaged communities •Healthier and more active lifestyles	Climatic change and energy, Material Assets, Housing, Population and Human Health, Economic Development, Waste, Land and Resources	The Local Plan should reflect the priorities and actions set out in the corporate plan for the Council.
Cheshire West and Chester Regeneration and Culture Directorate Business Plan 2011-2014	Each of the Council's five Directorates has produced a Business Plan to outline how they will take forward the Council's overall priorities. The Regeneration and Culture Business Plan provides an overview of the key objectives, priorities and actions which the Directorate expects to achieve over the year and will be used to: •Outline how Directorate supports the Council in meeting its Corporate Plan pledges •Provide a standard by which progress is reviewed formally on a quarterly basis by Members and officers to ensure we stay on track. •Provide a foundation for effective business planning by ensuring that necessary actions and resources are in place to deliver against the Council's and Directorate's priorities and that risks are managed effectively •Ensure that staff, partners and customers are fully aware of the Services provided by the Directorate.	Sets out the following priorities for the Regeneration and Culture Directorate, which fall under the vision of "*Developing and sustaining the area as the most vibrant, prosperous and distinctive place to live, work and visit*": •Grow jobs through inward investment, tackle worklessness, increase the employment rate and improve the skills of people working and living in the Borough. •Increase housing quality supply, choice, accessibility and affordability •Improve the physical, cultural, economic, cultural and social environment within the four regeneration programme areas for the Borough. •Increase the prosperity and productivity of the economy of West Cheshire •Assess and meet the accommodation needs of Gypsies and Travellers.	Economic Development, Housing, Population and Human Health	The Local Plan should take the priorities and vision outlined in the Directorate Business Plan into account, as necessary.
Vision 2050: A Sustainable Future for Cheshire West and Chester (2009)	Document intended to guide Cheshire West and Chester Borough Council in taking decisions regarding the future of the local authority area, recognising that if a truly sustainable community is to be achieved by 2050 then the direction towards this achievement must be clear.	No specific targets or indicators identified The document sets out a number of individual visions, policies and actions focusing on ten different themes required to deliver a sustainable Cheshire West and Chester by 2050. These themes include: • Community energy and energy efficiency • Transport and accessibility • Resource management and waste • Low carbon economy • Resource Management and waste • Water and flooding • Engaged communities	Economic development, Population, Climate Change and Energy	To ensure the Local Plan is in accordance with Vision 2050.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Local Transport Plan (2011)	Local Transport Plan for Cheshire West and Chester, 2011-2026, setting out local goals and objectives for transport in the Borough to achieve priorities set out in the Council's Sustainable Community Strategy and Corporate Plan, plus meet national goals set by the Department for Transport. The plan provides a number of actions and proposals to meet the local transport goals. These are grouped under the headings of: • Supporting economic growth • Tackling climate change • Managing and maintaining assets • Safety, security and health • Promoting equality of opportunity • Improving quality of life	Contains no specific targets or indicators, but provides the following objectives: •Provide and develop reliable and efficient transport networks that support sustainable economic growth in West Cheshire and the surrounding area •Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change •Manage a well maintained transport network •Contribute to safer and secure transport in West Cheshire and to promote types of transport that are beneficial to health •Improve accessibility to jobs and key services which help support greater equality and opportunity •Ensure that transport helps to improve quality of life and enhances the local environment in West Cheshire	Air, Climatic Factors, Community Safety, Economic Development, Population and Human Health	The Local Plan should align with the proposals and actions of the Local Transport Plan where necessary, to deliver the policy objectives it sets out and address the issues it highlights.
Cheshire West and Chester Integrated Transport Strategy: Baseline Report (2009)	Local evidence base report prepared to support both the Local Plan and the Local Transport Plan as the initial phase of an integrated transport strategy for the Borough. The baseline report provides: • An assessment of demographic and socio-economic information • A review of local travel to work and overall travel patterns; • An understanding of local transport networks on a mode by mode basis The report highlights potential issues with local transport networks in the Borough that will need to be taken into account in the Local Plan.	Provides useful authority-wide baseline information related to the transport network in the Borough. This includes statistics on demographics, air quality, accessibility, commuting patterns, travel to work modes, traffic growth and road safety.	Climatic Factors, Economic Development, Housing, Population and Human Health	The Local Plan should take the evidence presented in this report into account.
Ellesmere Port Strategic Regeneration Framework (2011)	Document providing a vision, strategic regeneration framework and implementation plan for Ellesmere Port. The purpose of the vision and framework is to stimulate, focus and support activities and developments which can advance ambitions for the economic development and physical improvement of the	Contains no specific indicators or targets, but sets out a number of objectives to support the overall Vision, which states that *"Ellesmere Port will develop to become a place of choice; for businesses seeking profitable opportunities in Cheshire and the North West; and for families and individuals looking for great value homes and lifestyles"*. The objectives are: •To transform the perceptions of Ellesmere Port – strengthening civic pride and better promoting the town's assets and success stories. •To attract new investment – seek out investment from businesses, house builders, retailers and leisure providers to further enhance the offer of the town. •To ensure that benefits are maximised for existing residents and businesses – meeting their requirements and in the case of businesses, supporting their needs. •To enhance the quality of key gateways/corridors and open space/under-used land – so that the quality of the environment complements rather than detracts from opportunities. •To harness employment opportunities particularly in growth sectors – ensure that more opportunities emerge and build on strengths in the energy sector.	Climatic change and energy Economic Development, Housing, Population and Human Health	Once finalised, the draft Ellesmere Port Strategic Regeneration Framework should feed into the Local Plan. The local planning policy framework will be a key delivery mechanism to achieve the

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	town and its surrounding areas. The overall aim is to establish a common purpose and direction of travel for the town, which all stakeholders can sign up to.	•To enhance education and skills of local residents– recognising that the area suffers from multiple deprivation.		objectives of the regeneration framework.
Chester One City Plan (2012)	Document which will provide an endorsed, non-statutory framework and vision for the future of Chester over the next 15 years. The key principles of the document have been informed by, and will in turn inform the Council's Local Plan. The plan sets out a vision for a distinctive city that makes it mark in the world *"By 2027 Chester will be a truly exceptional city using its unique and authentic qualities to provide for all its communities"* This vision is then supported by four overarching objectives: •Creating a regional economic driver •Providing for modern living •Celebrating its long and varied history and heritage •Developing an inter-linking network of green spaces and waterways	Contains no specific targets or indicators, but provides the following principles to support the plan's overall vision and objectives: •Generate opportunities for all communities in Chester to prosper •Develop Chester's demand driven, competitive an supportive business environment •Create a rich mix of culture, arts and creativity, during the day, twilight and evening hours •Place education at the heart of the city's values •Be safe, clean, vibrant, healthy and pleasurable as a place to live, work, study and visit •Be accessible, easy to travel around and welcoming •Promote environmental best practice •Respect, reveal and celebrate the city's rich historical heritage and architecture	Climatic change and energy, Cultural Heritage and Landscape, Economic Development, Population and Human Health	The local planning policy framework will be a key delivery mechanism to achieve the objectives of the regeneration framework.
Chester at Night Strategy (2005)	Strategy seeking to better manage and promote Chester's evening economy, recognising its importance to the overall economy, culture, local distinctiveness and tourism. The strategy sets out the following overall aim - make Chester a vibrant, colourful and safe place for everyone to enjoy at night	The document contains no specific targets or indicators. The strategy includes the following objectives •Improve the City Centre environment and provide more activities •Market the city centre as a safe, vibrant and colourful place •To build a safe foundation - to make chester a safe place to be and reduce the fear of crime at night •To grow the experience (a city for everyone) •To manage the spatial distribution of evening uses to minimise conflict	Community Safety.	Ensure the Local Plan takes account of the Chester at Night Strategy.
Chester City Council Tree Policy (2006)	Document setting out a framework designed to effectively manage and enrich Chester's tree resource, in particular Chester's urban trees. It provides for the management of Chester's rural trees and woodlands in its control as well as the protection of important hedgerows through the hedgerow regulations. It's aims include: • Improve the City Centre environment and provide more activities • Market the city centre as a safe, vibrant and colourful place • To build a safe foundation - to make chester a safe place to be and reduce the fear of crime at night • To grow the experience (a city for everyone) • To manage the spatial distribution of evening uses to minimise conflict	Seek to enhance the value of parks and open spaces.	Biodiversity, flora and fauna, trees and woodland.	Ensure the Local Plan takes account Chester City Council's Tree Policy where necessary

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Chester Historic Characterisation Study (2011)	Study commissioned by the Council to record, as objectively as possible, the character of the natural and built environment of Chester, as derived from its heritage and history. The study focuses predominantly on the centre of Chester, breaking the study area in to 16 smaller character areas. It will inform the Local Plan by enabling a greater understanding of the existing character of each area and the capacity to which it can accommodate development and future change. Recommendations are made as to how conservation policy can be improved, how character can be enhanced and the form of new development that would be most appropriate in each potential opportunity site.	No targets, indicators or objectives set, but the study provides design principles for new development and an overview of the capacity of each character area to accommodate change.	Cultural Heritage and Landscape	The Local Plan should take the findings and recommendations of this local evidence base document into account as necessary.
Ellesmere Port and Neston Borough Council Air Quality Management Order	Ellesmere Port Air Quality Management Area No.1 (Whitby Road/ Station Road)	No specific targets or indicators set	Air	The Local Plan should help to ensure that new development does not contribute to air pollution and where appropriate facilitate measures for air quality improvements
Ellesmere Port and Neston Air Quality Strategy 2003	Document setting out the local commitment to controlling air pollution in the former Ellesmere Port and Neston Borough Area and the mechanisms by which this commitment can be met. It has the overall aim of ensuring that air quality within the area is of the highest standard possible and presents the least potential risk to health	The document contains no specific targets or indicators	Air	The Local Plan should help to ensure that new development does not contribute to air pollution and where appropriate facilitate measures for air quality improvements
Ellesmere Port and Neston Borough Council Air Quality Progress Report 2008	Document required to be produced by Ellesmere Port and Neston Borough as part of its statutory requirement to produce an annual report on air quality within the former local authority area.	Includes objectives taken from the Air Quality Regulations 2000 which set out a number of individual limit values for different pollutants which must not be exceeded. These are in relation to: • Particulate Matter (PM-PM10 and PM2.5) • Oxides of nitrogen (NOX) • Ozone (O3) • Sulphur dioxide (SO2) • Polycyclic aromatic hydrocarbons (PAHs) • Benzene • 1,3-butadiene • Carbon monoxide (CO) • Lead (Pb) • Ammonia	Air	The Local Plan should help to ensure that new development does not contribute to air pollution and where appropriate facilitate measures for air quality improvements to meet objectives in the required timescale
Vale Royal Borough Council Air Quality Progress Report (2007)	Document required to be produced by Vale Royal Borough Council as part of its statutory requirement to produce an annual report on air quality within the former local authority area.	Includes objectives taken from the Air Quality Regulations 2000 which set out a number of individual limit values for different pollutants which must not be exceeded. These are in relation to: • Particulate Matter (PM-PM10 and PM2.5) • Oxides of nitrogen (NOX) • Ozone (O3) • Sulphur dioxide (SO2)	Air	The Local Plan should help to ensure that new development does not contribute to air pollution and where appropriate

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		• Polycyclic aromatic hydrocarbons (PAHs) • Benzene • 1,3-butadiene • Carbon monoxide (CO) • Lead (Pb) • Ammonia		facilitate measures for air quality improvements
Cheshire West and Chester Affordable Warmth Strategy 2010-2013	Strategy that aims to promote and achieve affordable warmth in Cheshire West and Chester by tackling fuel poverty, wherever it occurs and however it is caused, increasing energy efficiency and positively contributing to the health effects of excess cold. The overall vision for the strategy is *"Working together with partners to eradicate fuel poverty and ensuring that every resident has the ability to maintain a warm home at an affordable cost"* The strategy outlines an action plan for tackling affordable warmth. This includes working with Spatial Planning to further develop policy to reduce energy need through the use of renewable energy sources and sustainable building techniques"	Provides authority-wide baseline information and statistics on topics such as households in fuel poverty, energy efficiency of housing stock and average fuel bills. Provides the following objectives for tackling fuel poverty: • Develop and implement a targeted approach to tackle the needs of households in fuel poverty and energy inefficient homes • Raise awareness of Affordable Warmth among key decision makers, communities and householders across the Borough • Establish partnership working and an effective referral system between agencies in Cheshire West and Chester • Work with residents, landlords and owners to improve affordable warmth across all tenures • Maximise incomes of vulnerable households, through benefit take up campaigns and improved access to fuel debt and tariff advice	Climatic change and energy, Housing, Population and Human Health	The Local Plan should help to deliver renewable and low-carbon sources of energy, in particular decentralised opportunities, and facilitate the development of energy efficient and zero carbon homes.
Barons Quay Development Area	The Development Framework will provide a mechanism to allow Cheshire West and Chester Council (CW&C) to deliver new development on Barons Quay. The Development Framework outlines and sets the parameters for a scheme on Barons Quay including the type, scale, use and form of new development.	The document contains no specific targets or indicators	Economic Development	The Local Plan should be informed by the findings of this study.
Student Accommodation in Chester 2012	This report examines the provision, nature and operation of student housing in Chester, and considers the options for the regulation and future supply of student housing.	The document contains no specific targets or indicators	Housing	The Local Plan should be informed by the findings of this study.
Strategic Leisure Stock Review	This document sets out the strategic needs for leisure provision in the borough, identifying what replacement, refurbished and new facilities are required to meet changing demands (based on demographic change and a desire to increase participation) over the next 25 years.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan should be informed by the findings of this study.
Public Rights of Way Improvement Plan 2011-2016	The purpose of the ROWIP is to identify how well our greenspace and countryside access network currently performs these functions for Cheshire West and Chester residents and visitors, and to identify where improvements would enhance this role.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan should be informed by the findings of this study.
Our Community Survey 2010	A questionnaire to capture residents' views of their local area.	The document contains no specific targets or indicators	Community Safety	The Local Plan should be informed by the findings of this study.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Cycling Strategy	This document sets out a strategy to encourage cycling use within the borough.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan should be informed by the findings of this study.
Empty Homes Strategy 2010-2013	Strategy to bring long term empty homes back into use.	The document contains no specific targets or indicators	Housing	The Local Plan should be informed by the findings of this study.
The Private Rented Sector in Cheshire West and Chester: Headline Report 2011	A review of housing conditions in the private housing sector across the new unitary authority.	The document contains no specific targets or indicators	Housing	The Local Plan should be informed by the findings of this study.
Cheshire Consolidated Joint Municipal Waste Management Strategy	This sets out how the former Cheshire County Council and the six Cheshire District Councils would deal with their waste.	The document contains no specific targets or indicators	Waste	The Local Plan should be informed by the findings of this study.
Local Plan Evidence Base				
Cheshire West and Chester Open Space Study (2011)	Local evidence base study providing an audit and assessment of open space, outdoor sport and recreation provision in Cheshire West and Chester. The aims and objectives of the study are to: • Provide an overview of existing open spaces across Cheshire West and Chester; • Recommend local standards of provision in terms of quality, quantity and accessibility; • Evaluate the adequacy of the existing provision (in terms of quality, quantity and accessibility) to meet both current and future demand; • Consider the implications of the issues arising for local policy and to provide information to support the collection of contributions towards open space, sports facilities and play facilities. The study will be an important component of the evidence base for the emerging Local Plan, and will also inform policies within future Development Plan Documents.	Provides useful baseline information on the quality, quantity and accessibility of open space, outdoor sport and recreation spaces in the Borough.	Cultural Heritage and Landscape	The Local Plan will draw on the findings of this study when formulating local open space requirements and policies.
Playing Pitch Strategy 2012	This has been prepared to guide the delivery of playing fields and to inform decision making in relation to pitch provision. It sets out the key issues and priorities for facilities across Cheshire West and Chester and identifies specific actions, timescales and responsibilities for implementation and delivery.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan should be informed by the findings of this study.
Biodiversity Audit and Local Wildlife Sites Phase 1 Survey (2010)	This reviews and updates existing Local Wildlife Site (LWS) selection criteria and guidelines; to review currently adopted Local Plan biodiversity/nature conservation policies; and to recommend new policies to inform the Core Strategy.	The document contains no specific targets or indicators	Biodiversity, Flora and Fauna	The Local Plan should be informed by the findings of this study.
Rural Housing Strategy	This Strategy sets out our understanding of the housing challenges facing the rural area and our strategic priorities for delivering against this vision.	The document contains no specific targets or indicators	Housing	The Local Plan should be informed by the findings of this study.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Rural Workspace Study 2009	This assesses the supply and demand for rural workspace in Cheshire and Warrington through to 2013.	The survey's main funding is the severe lack of available industrial units throughout the rural part of the study area.	Economic Development	The Local Plan should be informed by the findings of this study.
Rural Regeneration Strategy	This provides a framework which the Council will use to steer delivery of its regeneration services over the next 10 years. It will influence the way that it invests and supports its rural area, and the businesses, people and places within It. It sets out the Council's agreed approach to sustaining rural communities, the need for growth, and its views on the contribution that the rural area can make to improve the quality of life for all the Borough's residents.	The document contains no specific targets or indicators	Economic Development	The Local Plan should be informed by the findings of this study.
Cheshire West and Chester Employment Land Review (2009)	Local evidence base study that will inform the development of employment policies for the Council's forthcoming Local Plan. The study includes a property market analysis, a company survey to a sample of local businesses, consultation with key business stakeholders, a review of the council's Employment Land Portfolio, an analysis of neighbouring areas and assessment of future land need forecasts. The study makes recommendations regarding the amount, type, quality and location of employment land provision to 2026. The findings suggest that under a realistic scenario, the Borough may have a shortfall of employment land during the Local Plan period. It also identifies that the distribution of employment land is uneven with the Ellesmere Port area retaining a surplus of sites, whereas Chester, Northwich, Winsford and the rural area all have a shortfall.	No specific targets, indicators or objectives, but the study provides a good set of statistics on employment land supply and demand in the authority area, plus statistics produced from the company survey offer further information.	Economic Development	The Local Plan should be informed by the findings of this study.
Draft Cheshire West and Chester Employment Land Review (2013)	Study reviewing and updating the findings of the 2009 Employment Land Review, assessing the supply and demand for employment land within Cheshire West Chester. The study reassesses the amount of employment land that should be provided in the authority area up to 2030, outlining specific recommendations for the Borough's five spatial areas and highlighting the need for a flexible portfolio of employment land to meet a range of types and sizes of business needs.	No specific targets, indicators or objectives, but the study provides a good set of statistics on employment land supply and demand in the authority area.	Economic Development	The Local Plan should be informed by the findings of this study.
Cheshire West and Chester Strategic Housing Land Availability Assessment (SHLAA) (2011)	Evidence base document for the Council's Local Plan. Local Authorities have a requirement to demonstrate a sufficient supply of potential sites suitable for residential development, to meet local housing requirements. The SHLAA is the main mechanism through which the Council will identify a deliverable and developable supply of sites. The key functions of a Strategic Housing Land Availability Assessment are to: • Identify sites with the potential for housing development; • Assess sites for their housing potential; and • Assess when a site is likely to be developed.	Provides useful baseline information on housing supply and development, but contains no specific targets, indicators or objectives.	Housing	The Local Plan should be informed by the findings of the SHLAA as necessary.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Strategic Housing Market Assessment (SHMA) (2009 and 2010 update)	Local evidence base document that will inform the development of housing policies for the Local Plan. • Thinking regionally and long-term about housing need and demand; • Providing robust evidence to inform policy debate, particularly around the provision of both market and affordable housing, including type, size and tenure mix; • Understanding the drivers and trajectories of housing markets.	Provides useful baseline information on housing needs, demand and supply. Provides target for the development of affordable housing of 35% affordable housing provision on housing sites of 15 or more dwelling Suggests the following policy objective for affordable housing - Ensure that affordable housing needs are addressed appropriately and that affordable homes secured through planning obligations meet identified need, are genuinely affordable, and remain so in perpetuity.	Housing	The Local Plan should draw on the findings of the SHMA in order to develop robust housing policies for the Borough.
Gypsy and Traveller and Travelling Showperson Accommodation in Cheshire West and Chester September 2011	This report sets out proposals for how the Council can pro actively make provision in the borough for Gypsy and Traveller pitches and also additional plots for Travelling Showpeople. Following a review and sustainability assessment of 233 sites leading to a short listing of 5 permanent gypsy and traveller pitches and 1 travelling Showperson site.	This is an evidence base document for the Local Plan and does not include any specific targets or indicators.	Housing	The Local Plan should be informed by the findings of this study.
Cheshire West and Chester Renewable and Low Carbon Energy Study 2012	Evidence study to support Local Plan policies on renewable and low carbon energy and sustainable design. It provides a technical assessment and potential for renewable and low carbon energy resources in the Borough and options for addressing carbon emissions associated with buildings in the Borough, both exiting and new development.	Contains useful baseline information on current and future energy consumption, installed renewable energy capacity and figures for future deployable renewable and low carbon energy potential.	Climatic change and energy	The Local Plan should draw on the findings of this study when setting out policies on renewable and low carbon energy and sustainable design.
Cheshire East and Cheshire West and Chester Councils Waste Need Assessment Report, 2013	Evidence base document to support the developing waste policies in the Local Plan. It sets out the current level of waste management provision and sets out a the anticipated need for new facilities for a number of scenarios.	No specific targets or objectives.	Waste	The Local Plan will draw on the findings of this study to develop waste policies for the Borough.
Cheshire Town Centre Study Update (2011)	Evidence base document for the Council's Local Plan. Builds on the previous Cheshire Town Centre Study (2007) and the Chester Retail Study (2008) to provide an up-to-date assessment of the future capacity for retail development in the Borough in accordance with national planning policy. The update is particularly important given the downturn in the UK economy since the completion of the previous studies, which has had a notable impact on the retail sector. Furthermore, the study has sought to identify any significant changes between 2006 and 2010 and therefore help to inform the preparation of future retail planning policy and strategy. The study provides conclusions as to future retail and leisure development needs in the authority area and outlines policy recommendations in line with PPS4.	The study and supporting appendices provides useful baseline information for a range of retail and leisure matters. No specific targets or objectives.	Economic Development	The Local Plan will draw on the findings of this study to develop retail policies for the Borough.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Water Cycle Strategy (2010)	Local evidence base study examining how water resources and water supply infrastructure, wastewater treatment, water quality, sewerage and flood risk could constrain growth across the authority area. The location and severity of these constraints are presented together with recommendations that could resolve the constraints and an evaluation of the implications for growth. The study provides strategic level advice on water infrastructure and environmental capacity to inform the development of the Local Plan and a preferred spatial strategy. It outlines a number of recommended actions for taking policies and growth proposals forward.	Provides useful baseline information on issues such as flood risk, water quality, water supply and demand, climate change flood-related impacts and the potential water-related impacts of growth on designated Natura 2000 sites.	Biodiversity, Flore and Fauna, Climate change and energy, Economic Development, Housing, Water	The Local Plan should be informed by the findings of the Water Cycle Strategy.
West Cheshire Strategic Flood Risk Assessment (2008)	Evidence base document that will inform the production of Council's Local Plan, in relation to the allocation of land with respect to all forms of flooding, including flooding from rivers and the sea, flooding from groundwater, land drainage, sewerage and other artificial forms of flooding (e.g. reservoirs and canals). The study provides a summary of flood risk in the Borough, how development and allocations may be affected by flooding, and suggests draft policy recommendations for flood risk.	The study provides a broad baseline picture for flood risk in the authority area using statistical information, but does not provide any specific indicators, targets or objectives.	Climate change and energy, Water	The Local Plan will take the findings of the SFRA into account when providing local planning policies and requirements for flood risk management.
Northwich Area Flood Risk Assessment (2009)	The Northwich Area Flood Risk Assessment (AFRA) provides a strategic and holistic approach to managing flood risk in Northwich and for its development areas.	Contains no specific targets, indicators or objectives.	Climatic factors and energy, Water	The Local Plan should take the findings of the AFRA into account when setting out policies for future development in Northwich.
Winsford Area Flood Risk Assessment (2013)	The Winsford Area Flood Risk Assessment (AFRA) looks at the flood risks associated with the town's potential waterfront development areas.	Contains no specific targets, indicators or objectives.	Climatic factors and energy, Water	The Local Plan should take the findings of the AFRA into account when setting out policies for future development in Winsford.
Cheshire West and Chester Preliminary Flood Risk Assessment (2011)	The Preliminary Flood Risk Assessment (PFRA) is a high level summary of significant flood risks from local sources in Cheshire West and Chester. It forms the basis for managing flood risk in the Borough in response to the Flood Risk Regulations 2009 and the Flood and Water Management Act 2010.	Contains no specific targets, indicators or objectives, but provides a broad baseline picture for flood risk in the authority area.	Climatic factors and energy, Water	The Local Plan could draw on the findings of the PFRA into when providing local planning policies and requirements for flood risk management.
Cheshire West and Chester Rural Regeneration and Action Plan March 2011	The Rural Regeneration Strategy provides a framework which the Council will use to steer delivery of its regeneration services over the next 10 years. It will influence the way that it invests and supports its rural area, and the businesses, people and places within it. It sets out the Council's agreed approach to sustaining rural communities, the need for growth, and its views on the contribution that the rural area can make to improve the quality of life for all the Borough's residents. The Council wants to use the Strategy as an opportunity to: maximise economic potential; create access to affordable living for rural communities; empower and connect rural communities; and capitalise on our environmental potential.	The Council believes that the key ambitions and approaches set out below will help to shape the actions necessary to implement the Strategy, and the manner in which they are best delivered •attract and retain an additional 17,000 young people, families and people of working age within the rural area; meet the housing needs of the rural population through the provision of new homes which are well-designed, energy efficient, •affordable and suitable for young people, families and the elderly; safeguard local services, cultural and community facilities and maximised their contribution to the vitality of rural communities; •support sustainable economic development across the rural area, securing an additional 3,800 jobs, improving the competitiveness of local businesses	Climatic change and energy, Cultural Heritage and Landscape, Economic Development, Population and Human Health	The Local Plan will be a key delivery mechanism to achieve the objectives of the regeneration framework.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
		and providing the conditions where enterprise can flourish; •address market failure where it affects quality of life and economic success - the provision of public transport services and high speed broadband; •reduce the consumption of fossil fuels and the related CO^2 emissions by 37% by 2020 (relative to 1990 levels) •protect the natural and historic environment, cultural and heritage assets and ensure that they are preserved for the enjoyment and benefit of future generations.		
Cheshire West and Chester Air Quality Updating and Screening Assessment (2012)	Report prepared to meet the Council's obligations under the Environment Act 1995 Part IV to review and assess local air quality. This document considers the monitoring data from previous twelve months and identifies any significant changes. The focus is on new industrial, transport and domestic sources of pollution. The assessment concludes that it will be necessary to proceed to a Detailed Assessment in Parkgate Road (A540)/Liverpool Road (A5116) in Chester, and the junction of Fluin Lane (B5439) and the A56 in Frodsham. Road traffic emissions are the cause of the exceedences in both locations.	Contains no specific targets, indicators or objectives.	Air	The Local Plan should seek to minimise air quality impacts and improve air quality wherever possible.
Cheshire West and Chester Air Quality Progress Report (2011)	Report prepared to meet the Council's obligations under the Environment Act 1995 Part IV to review and assess local air quality. It has been produced to maintain continuity in the local air management process in between the publication of the three-yearly Updating and Screening Assessment reports. The report reveals that the Council monitored concentrations of Nitrogen Dioxide (NO_2) above the annual mean and 1 hour mean air quality objectives outside of the existing air quality management areas, at Parkgate Road (A540)/ Liverpool Road (A5116), Chester, and the M6, Allostock. The annual mean objective for NO2 was also exceeded within and around the Chester Boughton AQMA and within the Ellesmere Port AQMA. For all other pollutants (PM_{10}, SO_2 or benzene) monitored at locations where there is relevant exposure, relevant air quality objectives were not exceeded.	Includes objectives taken from the Air Quality Regulations 2000 which set out a number of individual limit values for different pollutants which must not be exceeded. These are in relation to: • Particulate Matter (PM-PM10 and PM2.5) • Oxides of nitrogen (NOX) • Ozone (O3) • Sulphur dioxide (SO2) • Polycyclic aromatic hydrocarbons (PAHs) • Benzene • 1,3-butadiene • Carbon monoxide (CO) • Lead (Pb) • Ammonia	Air	The Local Plan should seek to minimise air quality impacts and improve air quality wherever possible.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Cheshire West and Chester Sustainable Community Strategy (SCS) 2010-2026 (2010)	A statutory document that seeks to improve the quality of life in the local authority area, setting the overall strategic direction and long-term vision for the economic, social and environmental well-being of Borough over the next 15 years in a way that contributes to sustainable development in the UK. The strategy provides a number of commitments for West Cheshire, to address key challenges in the area up to 2026. These are set in the context of an overall Vision for the area. The Sustainable Community Strategy will guide the future direction of other key strategies and documents that cover the authority area, including the Local Plan.	Contains no specific targets or indicators, but provides the following commitments: •Engage and support communities to take action on climate change and sustainable living •Reduce health inequalities and encourage people to live longer, healthier, active lifestyles •Eliminate the impact of poverty and deprivation within communities •Improve access to good quality and affordable homes •Anticipate and support the needs of our ageing population •Support the development of a sustainable and resilient economy, with thriving businesses •Value and promote the West Cheshire's unique and diverse natural and built environments, and support the development of rich cultural opportunities •Adapt natural and built environments to climate change	Biodiversity, Flora and Fauna, Climatic Change and Energy, Cultural Heritage and Landscape, Economic Development, Housing, Population and Human Health	The Local Plan spatial vision must reflect the vision provided by the SCS. The objectives and policies of the Local Plan should seek to align with and deliver the commitments set out in the SCS.
Cheshire West and Chester Local Economic Assessment (LEA) (2011)	Provides an assessment of economic conditions in the Borough area, outlining a summary of the current and future economic position of Cheshire West and Chester to act as an evidence base to inform local strategy and policy making. The document sets out an economic profile for the Borough based around the following topics: • Business and Enterprise – Structure of the local economy, enterprise and innovation, business wealth and GVA growth; • People and Communities – Demography, labour market, economic and social inclusion and skills • Sustainable economic growth – Land use and commercial and industrial floorspace, housing, transport infrastructure and the environment • Economic Geography – Labour market size, earnings and commuter patterns It then goes on to provide economic profiles for the economic areas of City of Chester; Ellesmere Port; Chester & Ellesmere Port Hinterland; Helsby & Frodsham; Neston & Parkgate; Rural corridor; Weaver Towns; and the Weaver Valley	Supported by a detailed statistical Annex that provides comprehensive baseline indicators on the topics of demography, economic activity, employment, economic inactivity, commuting patterns, earnings, crime, education and skills, business and enterprise, land, buildings and enterprise, transport infrastructure, modes of travel and carbon emissions and waste.	Economic Development, Population and Human Health	The Local Plan should take the findings of the LEA into account as necessary in their local planning strategy and policies.
Chester Prosperity Study (2011)	Local evidence base study that considers the need for significant new housing growth and development within the city of Chester and on the edge of the city, to support the economic development, tourism and cultural ambitions of the Council and partners. Its overall aim is therefore to assess the impact of the economic aspirations of the City of Chester on the requirement for new housing development in the City. The study was prepared in the context of the tightly constrained land supply in Chester within the urban area (as most land has been developed or earmarked for development) and outside of the urban area (constrained by the Green Belt). It also considered the wider economic function of the Borough as a whole, to investigate whether housing development could be provided elsewhere in the authority area that would still support Chester's growth. The study concludes the City of Chester needs a significant level of new residential development to support the	Contains useful baseline information and statistics on economic conditions and forecasts, for example GVA growth, occupation requirements and expansion demands.	Cultural Heritage and Landscape, Economic Development, Housing	The Local Plan should take the findings and recommendations of this study into account.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
	economic potential of the city, which would warrant a potential change to the Green Belt.			
Economic Growth and its impact on the demand for housing in Chester (2011)	Local evidence base report looking at economic growth forecasts and aspirations for the City of Chester and assesses the implications of these aspirations for future housing requirements with a particular focus on whether these requirements might require changes to the City's Green Belt. The study concludes that there will be a potential problem in meeting the demand for housing associated with the future economic growth of the City of Chester. It goes on to outline the importance of ensuring that housing supply does not act as a constraint to economic growth, and that whilst there are still decisions to made on the location of new housing and employment growth, it would be sensible to undertake a review of the greenbelt around Chester to inform debate and to determine whether its role, location and scale need to be revised to meet future land use needs.	Provides useful authority-wide baseline information related to the transport network in the Borough. This includes statistics on demographics, air quality, accessibility, commuting patterns, travel to work modes, traffic growth and road safety.	Cultural Heritage and Landscape, Economic Development, Housing	The Local Plan should take the evidence presented in this report into account.
Developing a Health and Wellbeing Strategy/Refreshing the Sustainable Community Strategy for Cheshire West and Chester Summary of Strategic Themes from Local Intelligence	This document has been produced to identify the key challenges to wellbeing of our communities over the next 5 years.	The document identifies a number of key challenges, but contains no specific targets or indicators	Population and Human Health	The Local Plan should be informed by the findings of this study.
Joint Strategic Need Assessment	This is a shared statement on the health and social care needs of people living in Cheshire West and Chester which the Council and Primary Care Trust have a legal duty to undertake, and use to develop and improve services.	The document contains no specific targets or indicators	Population and Human Health	The Local Plan should be informed by the findings of this study.
Waste Need Assessment Update 2013	The purpose of a waste needs assessment is to inform the plan making process by setting out the future waste management requirements of the area for the proposed plan period. This means: • assessing the quantity of waste produced in Cheshire West and Chester now and in the future • assessing the capacity of the existing waste management network • predicting any shortfall in capacity requiring new waste management facilities.	The document contains no specific targets or indicators	Waste	The Local Plan should be informed by the findings of this study.

Key targets, indicators and objectives relevant to Plan and SA				
Local Plans and Programmes	**Overview**	**Target/ indicator/ objective**	**SA topic**	**Implications for Local Plan**
Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011)	Framework addressing the natural environments within both the urban and rural locations of Denbighshire, Flintshire, Wrexham, Cheshire West and Chester, Cheshire East and the Wirral and setting out a vision of how a healthy natural environment can help sustain economic growth and self-supporting communities. Green infrastructure can help realise several opportunities: •The opportunity to help unlock economic potential of development sites and attract investment in green employment. •The opportunity to help address health inequalities and create a high quality of life for communities across the area. •The opportunity to underpin the economy with a healthy and biodiverse landscape fabric that provides the setting for living and working whilst enabling wildlife to thrive and adapt to environmental change. •The opportunity to help climate proof our settlements and our rural economy	No specific targets or indicators defined, but the Framework suggests a detailed range of actions to deliver green infrastructure objectives for the area that could be useful. For example: •Increase the functionality of existing green spaces through creating wildlife areas, rainfall storage and tree planting, prioritising 'green desert' amenity green space •Protect watercourses from negative effects of development e.g. providing a buffer zone and creation of natural vegetated corridors; •Create washlands, wetlands and wet woodland along watercourses •Support development that supports rural and visitor economies, subject to environmental protection policy. •Maximise functionality and amenity of business landscapes through SuDS, shade planting and foot/cycle links to nearby GI assets	Biodiversity, Flora and Fauna	The Local Plan should take the findings and actions of this evidence base document into account as necessary in strategy and policy development.
Cheshire Sub-Regional Housing Strategy 2009-2012	Our strategy and action plans for the future are focused on: • Developing and promoting the sub-region's strong identity, to increase awareness of the issues affecting the sub-region and the strength of its housing 'offer'. • Working together to assess and respond to the sub-region's changing housing markets and housing needs. • Driving forward regeneration to support economic growth, focusing particularly on affordable housing, sustainable growth and urban renewal in the most deprived areas of the sub-region. • Improving the services we offer, through involving and empowering local residents to play a more active role in service development. • Developing shared approaches to the issues we face and adding value through effective partnerships.	No specific targets, indicators or objectives identified.	Housing	The Local Plan should take account of this document and the guidance it contains where necessary
Minerals Audit 2011	A construction sand sites audit aimed at enabling the council to better understand its available resources and the future minerals needs of the borough.	Under revised apportionment arrangements Cheshire West and Chester have a required provision of 12.8mt for the period 2005-2020	Land and Resources	The Local Plan should be informed by the findings of this study.
Interim Local Aggregate Assessment 2013	The report provides an outline of general mineral resources and consideration of sales and distribution of aggregate materials from the borough.	The document contains no specific targets or indicators	Land and Resources	The Local Plan should be informed by the findings of this study.
Recycled Aggregate Survey 2011	This report sets out the process undertaken to identify the transfer stations and other sites that could potentially process construction, demolition and excavation wastes into recycled aggregate for use in the construction industry.	The document contains no specific targets or indicators	Land and Resources	The Local Plan should be informed by the findings of this study.

F Baseline update

Climate change and energy

Feature	Baseline	Trends	Targets	Comparison	Comment
Carbon emissions	**Domestic tonnes CO_2 emissions per capita (2010)**: 2.8	Domestic tonnes CO_2 emissions per capita(2005-2010): 3.0, 3.0, 2.9, 2.9, 2.6, 2.8	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	North West tonnes CO_2 2005-2010: 2.5, 2.5, 2.4, 2.4, 2.2, 2.3	Domestic per capita CO_2 emissions fell slightly between 2005 and 2010 in Cheshire West and Chester
	Industry and commercial tonnes CO_2 emissions per capita(2010): 3.2	Industrial and Commercial tonnes CO_2 emissions per capita (2005-2010): 4.0, 3.5, 3.4, 3.4, 3.0, 3.2	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	North West tonnes CO_2 2005-2010: 3.9, 3.8, 3.7, 3.7, 3.2, 3.4	Industrial and commercial per capita CO_2 emissions fell in Cheshire West and Chester between 2005 and 2010.
	Transport tonnes CO_2 emissions per capita (2010): 3.2	Transport tonnes CO_2 emissions per capita (2005-2010): 3.5, 3.5, 3.5, 3.3, 3.2, 3.2	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	North West tonnes CO_2 2005-2010: 2.2, 2.1, 2.2, 2.1, 2.0, 2.0	Transport per capita CO2 emissions have fallen in Cheshire West and Chester between 2005 and 2010
	Total tonnes CO_2 emissions per capita (2010): 16.4	Total tonnes CO_2 emissions per capita (2005-2010): 17.3, 17.1, 17.5, 17.7, 16.2, 16.4	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	North West tonnes CO_2 2005-2010: 8.8, 8.6, 8.4, 8.3, 7.4, 7.8	Total CO_2 emissions per capita fell in Cheshire West and Chester between 2005 and 2010

Feature	Baseline	Trends	Targets	Comparison	Comment
	Reduction in total tonnes CO_2 emissions per capita in the local authority area(2005-2010): -0.9	Not Applicable	Continue efforts to reduce CO_2 emissions,particularly from public sector operations, to lead and set an example 26% reduction in CO_2 emissions by 2020 and 80% by 2050	North West tonnes CO_2 Change 2005-2008: 0, 0, 0.4	Total CO_2 emissions per capita fell in Cheshire West and Chester between 2005 and 2010
Transport and Accessibility	**Percentage of new dwellings with access to services and facilities within 30 minutes travel time by public transport** Chester City Council 2008 GP:100% Hospital:100% Primary School: 100% Secondary School:100% Major Retail Centre:100% Areas of Employment:100% Ellesmere Port and Neston 2008 GP: 100% Hospital: 88.9% Primary School:100% Secondary School: 99.6% Major Retail Centre: 99.6% Areas of Employment: 99.6% Vale Royal 2008 GP: 89.6% Hospital:26.4% Primary School: 90.7%Secondary School: 87.7% Major Retail Centre: 89.2% Areas of Employment: 95.5%	Chester City Council 2007 GP:100% Hospital: 100% Primary School: 100% Secondary School:100% Major Retail Centre:100% Areas of Employment:100% Ellesmere Port and Neston 2007 GP :100% Hospital: 84.6% Primary School: 100% Secondary School: 100% Major Retail Centre:100% Areas of Employment:100% Vale Royal 2007 GP: 93% Hospital: 66.5% Primary School: 94.6% Secondary School: 92.2% Major Retail Centre: 84.9% Areas of Employment: 85.9%	No targets identified	North West Average 2008 GP: 98.2% Hospital: 79.8% Primary School: 98.7% Secondary School : 97.8% Major Retail Centre: 96.3% Areas of Employment: 6.8%	This information has been included for baseline, although this information is no longer collected by Cheshire West and Chester. Accessibility from new dwellings to key services and facilities in 30 minutes travel time compares favourably with the Regional average. This picture varies however across the Cheshire West and Chester area with the more rural parts of the Borough experiencing lower accessibility rates.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Means of Travel to Work 2011: Underground, Metro, Light Rail, Tram: 0.1% Train:1.3% Bus, Minibus, Coach: 2.3% Taxi:0.4% Motorcycle, Scooter, Moped: 0.4% Car and Van: 48.7% Bicycle: 1.8% Foot: 6.6% Other: 0.4% Work from home: 3.9%	Means of Travel to Work in West Cheshire 2008 Car and Van:78% Bus: 2% Train: 2% Motorcycle: 0% Bicycle: 3% Foot: 13% Other: 0%	No targets identified	Means of Travel to Work in England and Wales 2011 Underground, Metro, Light Rail, Tram: 2.5% Train:3.3% Bus, Minibus, Coach: 4.7% Taxi:0.3% Motorcycle, Scooter, Moped: 0.5% Car and Van: 40.4% Bicycle: 1.9% Foot: 6.9% Other: 0.4% Work from home: 3.5%	The percentage of the working age population who commute to work by car is higher than the average for England and Wales and increased within the authority area between 2001 and 2008. Fewer people use public transport when compared to the England and Wales average, though a higher percentage walk to work.
Energy Use and Consumption	**Domestic Energy Consumption Cheshire West and Chester 2011** Average domestic consumption of electricity: 4,317 kWh Average consumption of domestic gas: 14,074 kWh	Cheshire West and Chester 2010 Average domestic consumption of electricity: 4,406 kWh Average domestic consumption of gas: 15, 282 kWh	No targets identified	Great Britain 2011 Average consumption of domestic electricity - 4,266 kWh Average consumption of domestic gas - 14, 205 kWh	Domestic energy consumption decreased in the authority area between 2010 and 2011.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Amount of Renewable Energy Installed by Capacity and Type Cheshire 2011 MW Landfill gas: 6.21 Biogas sewage: 0.46 Commercial scale wind: 0 Hydro: 0 Solar: 1.5 Small scale wind: 0.017 TOTAL: 8.2	No trend data available	North West Regional Spatial Strategy Targets for Cheshire by 2015 in MW On shore wind: 477.7 (7-10 schemes) Single Turbine: 9 (6 schemes Small stand alone Turbine: 0.36 (12 schemes) Building mounted Turbines: 0.95 (950 schemes) Biomass CHP & Electricity: 9 (2 schemes) Biomass co-firing: 0 On farm biogas anaerobic digestion: 4 (2 schemes) Solar PV: 4.75 (2,375 schemes) Landfill gas - 8.7 (2 schemes) Sewage Gas - 0.7 (3 schemes)	North West (2011) MW: Hydro: 5.5 Wind and Wave: 708.2 Landfill gas: 173.9 Sewage and gas: 23.7 Other bioenergy: 70.3 Solar: 52.5 TOTAL: 1,034.0	Data is not currently collected on installed capacity for Cheshire West and Chester at the current time.
Energy Efficiency	**Housing energy efficiency (average SAP rating of private sector dwellings) 2010** Cheshire West and Chester: 56	Housing energy efficiency (average SAP rating of private sector dwellings) (2005) Ellesmere Port and Neston: 56.5 Chester City Council: 56.0 Vale Royal: 52.0	To increase the average SAP rating to 65 by 2015 in Cheshire West and Chester (Affordable Warmth Strategy 2010 -2013)	National SAP Rating 2010: 48	The standard assessment procedure for new homes sets a scale from 1 to 100 for rating, where 1 is the worst and 100 the best. The ratings for private dwellings in the former three local authority areas are in line with the average seen in Cheshire East.

***Sources of Data:CO2 Emissions per Capita*:** GOV.UK, DECC, Local Authority Carbon Dioxide Emission Estimates 2005 to 2010
***Percentage of New Dwellings completed within 30 minutes travelling time of key services by public transport*:** Chester City Council, Ellesmere Port and Neston and Vale Royal Borough Council Annual Monitoring Reports 2008
***Modes of Transport to Work by Residents*:** 2011 Census data, Neighbourhood Statistics, Census 2001, Cheshire Community Strategy, 2008, DfT Transport Trends, 2009
Domestic Energy Consumption DECC Sub National Energy Consumption Statistics - Domestic Gas and Domestic Electricity
***Amount of Renewable Energy Installed by Capacity and Type**:* NW 2008 data: Annual Monitoring Report for the North West 2009, 2011 data: Cheshire West and Chester Local Plan Annual Monitoring Report 2012
***Energy Efficiency SAP Rating*:** Communities and Local Government, Housing Strategy Statistical Appendix, Cheshire West and Chester Private Sector Housing Survey 2010

Biodiversity, flora and fauna

Feature	Baseline	Trends	Targets	Comparison	Comment
Natura 2000 sites (SPA, SAC, Ramsar)	**Sites located wholly or partly within the borough:** Mersey Estuary **Ramsar** and **SPA** The Dee Estuary **Ramsar SPA** and **SAC** Midland Meres and Mosses - Phase 1 **Ramsar** Midland Meres and Mosses - Phase 2 **Ramsar** River Dee and Bala Lake **SAC** Oak Mere **SAC** West Midlands Mosses **SAC** **Sites located within 15km of the Borough:** Alyn Valley Woods **SAC** Berwyn **SPA** Berwyn and South Clwyd Mountains **SAC** Brown Moss **SAC** Deeside and Buckley Newt Sites **SAC** Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses **SAC** Halkyn Mountain **SAC** Liverpool Bay **SPA** Manchester Mosses **SAC** Mersey Narrows and North Wirral Foreshore **pRamsar** Rixton Claypits **SAC** Rostherne Mere **Ramsar**	The current conservation status and conservation objectives (where appropriate)for each these sites is contained in their Core Management Plans.	Targets may have been set in relation to the conservation objectives for these sites. These will be set out in their Core Management Plans.		There are a number of significant internationally important sites. Protection of their conservation status will need to be considered through LDF process.
Sites of Special Scientific Interest (SSSIs)	**2013** 26 sites (5119 ha) including sites partially in CWAC. **2013** Part destroyed 0.03% Unfavourable declining 0.24% Unfavourable no change 2.44 Unfavourable recovering 26.8		To bring into favourable or recovering (target) condition 95% of the area of SSSIs	Nationally 82.7% of SSSI area in target condition March 08.	Area of SSSIs in favourable or recovering condition exceeds national targets, but significant proportions of some SSSIs that are in an unfavourable condition is of concern.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Favourable 70.5%		in England by 2010 (Defra)		
Local Wildlife Sites(LWS)	**2011-12** 288 LWS 34.4% of sites (including RIGS) in positive management.	29.9% of sites,(including RIGS) in positive management 2008/09.			Locally recognised conservation designation, replacing Sites of Biological Interest.
Areas and Sites of Nature Conservation Value (ANCV and SNCV)	**2011-12** 39 Areas of Nature Conservation Value 4 Strategic Wildlife Areas 215 Sites of Nature Conservation Value				Locally recognised conservation designation. Former Local Authorities had different designations. Awaiting additional information on land areas.
Local Nature Reserves (Statutory)	6 sites (103.49 ha)		1 ha LNR per 1000 population (Natural England)		Cheshire West and Chester would require an additional 227 hectares to meet target provision. However, there are also non-statutory reserves.
Non-statutory Nature Reserves	15 Sites (344.79 ha) managed by Cheshire Wildlife Trust. 3 sites (76 ha) managed by National Trust. 15 sites (170 ha) managed by Woodland Trust. 3 Sites managed by RSPB (not all land area within Borough)				Whilst non-statutory these sites provide additional conservation resource.
Trees and woodland	Cheshire West and Chester woodland cover : 5796ha			NW Woodland Cover: 118706ha	
	Mersey Forest planting: 763.85Ha (cumulative between 1991 and 2010)	2009 (Mersey Forest) 8 million trees planted 6,000 ha new woodland and improved habitats	Mersey Forest 8,000 ha new woodland by 2024		
Habitats and species	**2009** 31 Cheshire Biodiversity Action Plan habitats (including 17 UK BAP priority habitats)			The Cheshire Biodiverstity Action Plan area covers areas in Cheshire West and Chester, Wirral, Warrington,	LDF will have to take habitat protection into account. However, further interpretation will be required at the borough level as the Cheshire BAP takes in areas in Wirral, Warrington and Halton and East Cheshire.

Feature	Baseline	Trends	Targets	Comparison	Comment
				Halton and East Cheshire. Cheshire West and Chester borders the areas of the North Merseyside Biodiversity Action Plan; the Shropshire Biodiversity Action Plan, the G.Cymru/North Wales Flintshire Biodiversty Action Plan and the G.Cymru/North Wales Wrexham Biodiversity Action Plan	Consideration of the potential impacts of proposals on habitats will need to take into account the wider environmental context beyond the plan boundaries.
	2009 63 Cheshire Biodiversity Action Plan species (including 32 UK BAP priority species)				LDF will have to take species protection into account. However, further interpretation will be required at the borough level as the BAP takes in the wider areas in Wirral, Warrington and Halton and East Cheshire. Consideration of the potential impacts of proposals on species will need to take into account the wider environmental context beyond the plan boundaries.

Sources of Data:
Natura 2000 sites; SSSI, LWS, ANCV, SNCV: Natural England/JNCC;
Local nature reserves, Non-statutory nature reserves: Wildlife Trust; RSPB; Cheshire West and Chester Natural Environment team, Specialist Environmental Services
Trees and woodland : Mersey Forest
Habitats and species: Cheshire West and Chester Natural Environment team, Specialist Environmental Services/Cheshire Biodiversity Partnership

Water

Feature	Baseline	Trends	Targets	Comparison	Comment
Water quality	**River Dee River Basin (Dec 2009):** Ecological status of water bodies: 10% poor 28% good/better 62% moderate Biological status of waste bodies: 1% bad 17% poor 31% moderate 35% good 16% high **North West River Basin (Dec 2009)** Ecological status of water bodies: 3% bad 8% poor 59% moderate 30% good/better Biological status of waste bodies: 11% bad 25% poor 28% moderate 31% good 6% high	Quality of Rivers in the North West has improved - 92% are rated as good or fair. Recently in the North West the biggest improvement has been in urban areas.	Deliver 'good' ecological status on all water bodies by 2027.		Quality of surface water is influenced by various factors outside the planning system (agricultural run off, forestry, industry etc). The Environment Agency believes that achieving good status in all water bodies by 2027 will not be possible using only current technologies. Even achieving 75 per cent good status will require marked changes in land use and water infrastructure, such as a major programme to separate foul and surface water sewers across most of the river basin district. By current standards, such changes are extremely unlikely to be economically or socially acceptable. For some waters therefore, achieving good status by 2027 could be not technically feasible or disproportionately costly.
Ground Water Quality	EA Groundwater Vulnerability Maps Nitrate Vulnerability Zones Source Protection Zones identified in Water Cycle Study. Only rural areas affected.	Parts of West Cheshire are identified as Nitrate Vulnerable Zones.	Drinking Water Standards and Water Supply (Water Quality) Regulations should be met		
Water Supply and abstraction	Dee Valley Water: adequate supply within forecast, although high growth could result in a deficit United Utilities: possible supply deficit of 7 Ml/d by 2022/3, expected to increase to 74Ml/d by 2034/5.	n/a	Drinking Water Standards and Water Supply (Water Quality) Regulations should be met		Note uncertainties in the future as a result of climate change. Based on Draft RSS Growth Figures and does not consider revised growth proposals for West Cheshire.

Feature	Baseline	Trends	Targets	Comparison	Comment
No. of properties in flood zone 2 and 3	Zone 2: 912 Zone 3: 1959	n/a	n/a	180,000 properties in the North West are at risk of flooding from rivers and the sea.	The number of properties at risk of flooding may increase as a result of climate change.
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality grounds	1 application approved contrary to Environment Agency advice since March 2012	n/a	n/a	n/a	
Flood Risk Areas	Areas at greatest risk of flooding include: ● Sealand Basin, Chester Ince Marshes is low lying reclaimed farmland ● Towns within the catchment of the Weaver and Dane, particularly Northwich, Winsford and the industrial area around Frodsham. Rivacre Brook and Stanlow are also at risk of flooding.	n/a	n/a	n/a	Further information is contained in the Council's SFRA and AFRA's for Northwich and Winsford.

Sources of Data:
River Quality Dee River Basin Management Plan, December 2009, Defra/Environment Agency; North West River Basin Management Plan, December 2009, Defra/Environment Agency
Groundwater Quality Environment Agency/DEFRA; Cheshire West and Chester Water Cycle Study 2010
No. of properties in flood zone 2 and 3 West Cheshire Strategic Flood Risk Assessment 2008
Water Supply and abstraction Cheshire West and Chester Water Cycle Study 2010
No of planning permissions granted contrary to Environment Agency advice: Not currently collected
Flood Risk Areas West Cheshire Strategic Flood Risk Assessment, Area Flood Risk Assessments for Northwich and Winsford

Air

Feature	Baseline	Trends	Targets	Comparison	Comment
Number of Air Quality Management Areas	2: A5032 Whitby Road/ Station Road in central Ellesmere Port and Boughton gyratory in Chester city centre.	Ellesmere Port declared 2005 Chester declared 2008	To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked	Nationally, 254 Local Authorities have declared AQMAs (Defra)	Local indicator of air quality in Cheshire West and Chester.
Annual average background nitrogen dioxide concentration in AQMAs (ug/m^3)	The highest annual average NO_2 at a relevant location in Ellesmere Port is 39.7mg/m^3 (2011) The highest annual average NO_2 at a relevant location in Chester is 51.1mg/m^3 (2011)	**Ellesmere Port (Station Road)** 44.8mg/m^3 (2006) 45.5mg/m^3 (2007) 41.0mg/m^3 (2008) 36.8mg/m^3 (2009) 41.1mg/m^3 (2010) **Chester (Christleton Road)** 45.5mg/m^3 (2006) 50.9mg/m^3 (2007) 45.6mg/m^3 (2008) 50.0mg/m^3 (2009) 52.3mg/m^3 (2010)	Annual mean not to exceed 40 ug/m^3	Not established	Background nitrogen dioxide concentration is well within the threshold. However, this is a background measurement and these are exceeded at a number of roadside locations.
Number of dwellings in AQMAs	Ellesmere Port: 81 Chester: 125	Not established	To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked	N/a	Local indicator of relevant exposure of residents to unsafe levels of pollution across the borough.
Number of tonnes of NOx emitted annually from road transport	2010 Cheshire West and Chester = 2864	2006 Chester -1933 Ellesmere Port and Neston - 577 Vale Royal - 1815 Total: 4325	None identified	N/a	Local indicator to measure progress on reduction of NOx/NO2 mass emissions from road transport
Number of tonnes of PM10 emitted annually from road transport	2010 Cheshire West and Chester = 183	2006 Chester -115 Ellesmere Port and Neston - 37 Vale Royal - 101 Total: 253	None identified	N/a	Local indicator to measure progress on reduction of PM10 mass emissions from road transport
Sources of Data: ***Annual average nitrogen dioxide concentration*:** 2011 Air Quality Progress Report, Cheshire West and Chester					

Feature	Baseline	Trends	Targets	Comparison	Comment
No.AQMAs*:** 2011 Air Quality Progress Report, Cheshire West and Chester ***No.dwellings in AQMA: 2011 Air Quality Progress Report, and Updating and Screening Assessment 2012 Cheshire West and Chester ***No.tonnes NOx*:** National Atmospheric Emissions Inventory NOx emissions by 1x1km (2010) ***No.tonnes PM10:*** National Atmospheric Emissions Inventory PM10 emissions by 1x1km (2010)					

Land and resources

Feature	Baseline	Trends	Targets	Comparison	Comment
Green Belt	Extent of Green Belt Cheshire West and Chester: 39,230ha (42% of total area)	No change	None Identified	40,630 ha designated as Green Belt in Cheshire East	
	11 Major Developed Sites within the Green Belt	No change	None Identified	There are 6 Major developed sites in the Green Belt within Cheshire East	Major developed sites in the Green Belt are currently defined in existing adopted Local Plans. There is a historical legacy of industrial sites within the Green Belt, which have played an important role in providing local employment and contributing to balanced, sustainable rural communities.
Area of vacant and derelict land in the borough	Area of vacant or derelict land 2012: 849.11Ha	Area of vacant or derelict land 2007: 871Ha	None identified		
Percentage of new dwellings built on previously developed land	Cheshire West and Chester 2011-12: 75%	Cheshire West and Chester 2010-11: 88%	80% of new housing to use brownfield land and buildings (North West RSS, 2008).		The government has signalled its intent to remove RSS from the development plan. As such this target will be revoked.
Percentage of employment floorspace on previously developed land	Cheshire West and Chester 2011-12: 97%	Cheshire West and Chester: 2010-11: 74.3%	None identified		
Amount of best quality agricultural land (grade 1,2,3A)	Agricultural land quality in Cheshire 2002: Grade 1+2= 12.5% Grade 3= 59.2% Grade 4= 8.0% Grade 5= 2.8% Non-agricultural land= 5.7% Urban land= 11.5%		None identified	Agricultural land quality in North West 2002: Grade 1+2= 7.1% Grade 3= 30.8% Grade 4= 17.7% Grade 5= 24.6% Non-agricultural land= 11.9% Urban land= 7.9%	The best available data for agricultural land quality is at the previous county level and also covers Cheshire East Unitary Authority. A large amount of the borough is agricultural land.

Feature	Baseline	Trends	Targets	Comparison	Comment
Production of primary won aggregates	Sales of primary won aggregate in Cheshire West and Chester during 2010: Land-won sand and gravel: 0.54mt	Sales of primary won aggregates in Cheshire during 2008 (data for Cheshire West and Chester not available for this monitoring period): Land-won sand and gravel: 1.17mt	Apportionment figures for Cheshire require a provision of 24.18mt of land-won sand and gravel over the period 2005-2020, equal to an annual provision of 1.51mt for land-won sand and gravel. For Cheshire West and Chester the figure is 0.8 mt for land won sand and gravel.		Sand and gravel is the only aggregate resource in the Borough contributing to regional and national figures.
Production of Secondary and Recycled Aggregates	Secondary aggregate in Cheshire and Merseyside 2005 : 270,000 tonnes Production of recycled aggregates/soil 2006: 596,326 tonnes NB the figures quoted above are separate and should not be added together or compared)	Nationally the trend has been towards an increasing use of recycled aggregates in construction.	To work with construction industry to achieve a target of 20% of construction aggregate to be from secondary or recycled sources by 2010 and 25% by 2021 (North West RSS) By 2012 - 50% reduction in CD&E waste to landfill compared to 2008 levels (Strategy for Sustainable construction, 2008)	Production of recycled aggregate/soil in North West in 2006 by crushers and/or screens: 6,720,814 tonnes	Data for this indicator is difficult to gather and there is no consistent methodology or dataset available at the current time. The figures for recycled aggregate/soil are derived from a bespoke study carried for the North West RTAB and North West Planning Authorities in 2007 on Construction, Demolition and Excavation Waste. In relation to the baseline figure for landfill of CD&E in 2008 the Government have tried to consolidate and analyse the disparate datasets for CD&E waste to establish a methodology for calculated this - further highlighting the challenges of data for this waste stream.

Sources of Data:
***Extent of Green Belt*:** Cheshire West and Chester Current Facts and Figures February 2009
Vacant and derelict land: via http://www.homesandcommunities.co.uk
Previously Developed Land: NLUD database via: http://www.nlud.org.uk
Dwellings on Previously Developed Land: Cheshire West and Chester Local Plan Annual Monitoring Report 2012
Employment on Previously Developed Land: Cheshire West and Chester Local Plan Annual Monitoring Report 2012
Agricultural Land Quality: Department for Food and Rural Affairs/Natural England via www.magic.gov.uk
Production of primary won aggregates: 2009 North West RAWP Annual Monitoring Report and 2010 North West RAWP AMR
Production secondary and recycled aggregates: Study to fill the gaps on Construction, Demolition and Excavation Wastes in the North West, 2007, Smiths Gore
Soils: Soilscape information via www.magic.gov.uk

Waste

Feature	Baseline	Trends	Targets	Comparison	Comment
Municipal Solid Waste Arisings	MSW Arisings in Cheshire West and Chester 2011-12: 177,424 tonnes	Cheshire West and Chester 2010-11: 184,446 tonnes	0% waste growth (year on year) for all waste streams to 2020 (Updated Regional Waste Strategy for the North West, 2010). To reduce the rate of waste growth to 1.5% by 2009 and 1% by 2015 (Cheshire Consolidated Joint Municipal Waste Management Strategy, 2008).	Total MSW arisings for the North West Region 2008-2009: 3,852,423 tonnes. MSW arisings have been falling in the North West since 2003-04 and fell by 4% in 2008-09 compared to 2007-08 (5th Waste Management Monitoring Report, 4NW, June 2010).	Total MSW arisings in Cheshire have been falling since 2003-04. They fell by just over 10% in the period 2003-2009. This follows the national trend.
Capacity of new waste management capacity by waste planning authority	2011-12: 4000m^3	New waste capacity is being provided in the borough for a variety of waste management options including waste transfer, recycling, composting, landfill and energy recovery. However, not all sites with planning permission are yet operational.	None		There is a need to ensure new waste management capacity is provided to meet the waste management needs of the borough.
Kilogrammes of household waste collected per head	2011-12: 538kg/head	Cheshire West and Chester: 2009-10: 513kg/head 2010-11: 590kg/head	0% waste growth (year on year) for all waste streams to 2020 (Updated Regional Waste Strategy for the North West, 2010) To reduce the rate of waste growth to 1.5% by 2009 and 1% by 2015 (Cheshire Consolidated Joint Municipal Waste Management Strategy, 2008)	Cheshire East Council 2011-12: 487kg/head	The kg/head of waste has been falling.

Feature	Baseline	Trends	Targets	Comparison	Comment
% of Municipal Solid Waste (MSW) Landfilled	In Cheshire West and Chester % of MSW landfilled in 2011-12: 48%	Amount sent to landfill in Cheshire: 2003-04: 79% 2004-05: 74% 2005-06: 68% 2006-07: 63% 2007-08: 59% 2008-09: 51%	Meet and exceed the Landfill Directive Diversion Targets (Waste Strategy for England, 2007) Reduce the amount of waste not re-use, recycled or composted by 29% (from year 2000 figures) and 45% by 2020 (Waste Strategy for England, 2007)	Rates of landfilling are falling across the North West region. From 90% of MSW in 2001-02 to approximately 59% (5th Waste Management Monitoring Report, 4NW, June 2010)	The amount of municipal waste being sent to landfill has been falling since 2003-04.
% of Municipal Solid Waste (MSW) Recycled and Composted	In Cheshire West and Chester the % of MSW recycled and composted in 2011-12: 52%.	Amount recycled in Cheshire: 2003-04: 20% 2004-05: 26% 2005-06: 31% 2006-07: 36% 2007-08: 41% 2008-09: 48%	To recycle and compost at least 40% of household waste by 2010; 45% by 2015 and 50% by 2020. (Waste Strategy for England, 2007) To recycle and compost at least 40% of household waste by 2010; 45% by 2015 and 55% by 2020.(Updated Regional Waste Strategy for the North West, 2010) To recycle and compost 40% of Cheshire's MSW by 2010 and 50% by 2020 (Cheshire Consolidated Joint Municipal Waste Management Strategy, 2008) although the procurement of a harmonised waste collection service for Cheshire West and Chester residents has begun and this aims to increase recycling beyond 50%	In Cheshire East the % of MSW recycled and composted in 2009-10 was 49%.	The amount recycled and composted has significantly increased since 2003-04 and national and regional targets for recycling and composting rates by 2015 have already been achieved.
% of Municipal Solid Waste sent for Energy Recovery	In Cheshire West and Chester no MSW was sent to incineration with energy recovery in 2011-12.	The trend is for no MSW to be treated by incineration by energy recovery at the current time.	No targets specifically on energy recovery but recovery of municipal waste (including recycling, composting and treatment) at 53% by 2010; 67% by 2015 and 75% by	In the North West incineration with energy from waste is at around 3% and has remained around this level since2001-02 to	There are very limited options for waste disposal as alternatives to landfill at the current time for the borough. However,

Feature	Baseline	Trends	Targets	Comparison	Comment
			2020. (Waste Strategy for England, 2007)	2008-09. (5th Waste Management Monitoring Report, 4NW, June 2010)	proposals have been brought forward for energy from waste facilities but as yet none are operational..
Total amount of Commercial and Industrial (C&I) Waste	In Cheshire West and Chester the approximate amount of C&I waste was 345,000 tonnes in 2009 (44% of the Cheshire C&I waste arisings).	In Cheshire as a C&I arisings have fallen 18.5% between 2006 and 2009 (967,571 to 788,194 tonnes). There is no data available for the Cheshire West and Chester level in the 2006 survey as it was carried out prior to Local Government Organisation.	0% waste growth (year on year) for all waste streams to 2020 (Updated Regional Waste Strategy for the North West, 2010)	In Cheshire East the approximate amount of C&I waste was approximately 441,000 tonnes in 2009.	The amount of C&I waste has fallen in recent years.
% of Commercial and Industrial (C&I) Waste Landfilled/Land Recovered	In Cheshire West and Chester 28.7% of C&I waste was landfilled/land recovered in 2009.	In Cheshire in 2009 29% (236,522 tonnes) was landfilled/land recovered compared to 53.1% in 2006. There is no data available for the Cheshire West and Chester level in the 2006 survey as it was carried out prior to Local Government Organisation.	None	The amount of C&I waste going to landfill in 2009 from Cheshire was around the average regional rate.	The trend has been that levels of landfilling of C&I waste have been falling.
% of Commercial and Industrial (C&I) Waste Recycled	In Cheshire West and Chester 56.8% of C&I waste was recycled in 2009.	In Cheshire 55% of C&I waste was recycled in 2009 compared to 27.3% (264,399 tonnes) in 2006. There is no data available for the Cheshire West and Chester level in the 2006 survey as it was carried out prior to Local Government Organisation.	Recycle 55% of C&I waste by 2020 (Updated Regional Waste Strategy for the North West, 2010)	The average rate of recycling on C&I waste at the regional level in 2009 was almost 60%	The rate of recycling of commercial and industrial waste is increasing.
Number of fly tipping incidents	In 2010-11 number of fly tipping incidents recorded by Cheshire West and Chester: 1,543	2008-09: 3,086 2009-10: 2,775		In 2009 number of fly tipping incidents recorded by Cheshire East: 1,882	

Feature	Baseline	Trends	Targets	Comparison	Comment
Sources of Data: ***Municipal Solid Waste Arisings***: Core Indicator W2: Cheshire West and Chester Local Plan Annual Monitoring Report 2012 ***Waste Management Capacity***: Core Indicator W1: Annual Monitoring Reports ***Kilogrammes of Waste***: Cheshire West and Chester Local Plan Annual Monitoring Report 2012***% of MSW landfilled***:Cheshire West and Chester Local Plan Annual Monitoring Report 2012 ***% of MSW recycled and composted***:Cheshire West and Chester Local Plan Annual Monitoring Report 2012 ***%of MSW energy recovery***:DEFRA Annual Municipal Waste Management Statistics via http://www,defra.gov.uk/environment/statistics/wastats/index.htm ***Commercial and Industrial Waste***: Study to fill the evidence gap for C&I Waste Streams in the North West Region, Urban Mines, 2007; North West of England Commercial and Industrial Survey 2009 for the Environment Agency, March 2010 ***Flytipping***: *Defra Flycapture Database*					

Cultural, heritage and landscape

Feature	Baseline	Trends	Targets	Comparison	Comment
Conservation Areas	**2011-12** 96 Conservation Areas in Cheshire West and Chester				Conservation areas play a key role in ensuring new development preserves or enhances the features of special historical or architectural interest in the area over which they have been designated. The preservation of conservation areas can be enhanced by conservation area appraisals produced to protect a conservation area from development which would be harmful to its features.
	2013 5 Conservation Areas recorded as being at risk within CWAC by English Heritage.	**2009** 25 Conservation Areas recorded as being at risk within CWAC by English Heritage.	Reduction in the number of Conservation Areas at Risk		Conservation areas are at risk from decay, neglect and inappropriate change. Given their importance in in preserving and enhancing areas special for their historical and archaeological interest, it is important that the number of conservation areas at risk in the authority area are reduced. The number of conservation areas recorded as being at risk dropped between 2010 and 2009, but this has been due to tighter selection criteria and is not a result of direct interventions.
Number and Area of Regionally Important Geological Sites	24 sites (wholly or in part), covering 174ha		None identified		
Listed Buildings	**2011** Number of Listed Building Entries: 2502 Grade I : 86 Grade II*:176 Grade II: 2238 Other: 3	**2009** Number of Listed Building Entries -: 2505 Grade I:86 Grade II*: 176 Grade II: 2240 Other: 3	None Identified	**2009** 2637 Listed Buildings Entries in Cheshire East Grade I: 47 Grade II*: 179 Grade II: 2417 Other: 2	New developments must ensure that they do not affect the setting of existing listed buildings, which are listed based on their special architectural or historic interest. Since 2009 there has been a slight decrease in the number of listed buildings in the authority area.
	2011-12 No of Locally Listed Buildings - 1310	Not applicable	None Identified		Locally listed and important buildings are those which are valued to the contribution they make

Feature	Baseline	Trends	Targets	Comparison	Comment
	(NB No information available for former Chester City Council area)				to the local scene and the relevance they may have to local history, but that do not meet national criteria for listing. They are designated by local authorities with planning policies created for their protection. The Council is currently undertaking a review of its locally listed buildings and is deciding how best to take this former district authority designation forward. Therefore there has been no change in the number of locally listed buildings since 2009.
	2013 Number of Buildings at Risk:15 Scheduled Monuments at risk:20	2009 Number of Buildings at Risk:10 Scheduled Monuments at risk:21	Reduction in the number of Buildings at Risk.		National register of Grade I and Grade II* listed buildings and structural scheduled monuments referred to English Heritage to be at risk through neglect and decay or vulnerable to becoming so. The majority of the buildings recorded on the register in Cheshire West and Chester are located within the more rural areas.
Archaeology and Monuments	**2011-12** 116 Scheduled Monuments **2011-12** 1 Area of Archaeological Importance		None Identified		Scheduled Monuments are nationally important archaeological remains which are scheduled by the Secretary of State. The majority of these are located within the rural parts of the authority areas. Areas of archaeological importance are areas of historic significance given limited protection by requiring developers to permit archaeological access to a site before development commences. There is one AAI within the authority area which covers part of Chester City Centre and part of Great Boughton. There has been no change in the number of Scheduled Monuments in the authority area between 2009 and 2011.
	Number of Cheshire Historic Environment Record entries for Cheshire West and Chester 2013: 5296	Not Applicable	None Identified		The Cheshire Historic Environment Record is the record of all known archaeological sites and finds, historic buildings and historic landscapes in Cheshire. The number of records is continually changing as new information is received
Historic Parks and Gardens	**2011-12** 7 Historic Parks and Gardens in Cheshire West and Chester	**2009** 7 Historic Parks and Gardens in Cheshire West and Chester	None Identified		Historic Parks and Gardens can contribute to the setting of historic buildings. They can be valued as "works of art", perhaps by a well-known designer. They can be valued for their horticultural interest, and for historic associations, for example with notable people or events. As part of the historic environment they make an important

Feature	Baseline	Trends	Targets	Comparison	Comment
					contribution to the local distinctiveness and character of an area. They are a fragile and finite resource.
Areas of Archaeological Potential	**2011-12** Cheshire West and Chester:11	Not applicable	None Identified	t	Areas of Archaeological Potential were identified by the Cheshire Historic Towns Survey, 2002, carried out by the former Cheshire County Council and are included in the relevant local plans.
Number of Historic Battlefields	**2011-12** Cheshire West and Chester: 1 (Battle of Rowton, Waverton)	**2009** Cheshire West and Chester: 1 (Battle of Rowton, Waverton)	None Identified		Historic battlefields are areas of historic significance where important battles took place and are included in the Register of Historic Battlefields compiled by English Heritage.

Feature	Baseline	Trends	Targets	Comparison	Comment
Open Space	**Total amount of recreational and open space (ha/1000 people) 2011 in Cheshire West and Chester** Parks and Gardens: 0.23 Amenity Greenspace: 0.81 Natural and Semi Natural Greenspace: 1.40 Provision for Children (Under 12): 0.06 Provision for Young People: 0.023 Allotments: 0.12 Tennis Courts: 0.45, Bowling Greens 0.23 Cemeteries and Churchyards - 0.22 Green Corridors: No information available Civic Spaces: No information available	Total amount of recreational and open space (ha/1000 people) **Chester City Council** (2008) Parks and Gardens: 0.17 Amenity Greenspace: 0.83 Natural and Semi Natural Greenspace: 0.53 Green Corridors: 0.43 km Outdoor Sport and Recreation: 0.85 Young People and Children: 0.06 Allotments: 0.165 Cemeteries and Churchyards: 0.27 **Ellesmere Port and Neston** - Information Unavailable **Vale Royal Borough Council** (2005) Parks and Gardens - 0.88 Amenity Greenspace: 0.93 Natural and Semi Natural Greenspace: 6.43 Green Corridors: Information Unavailable Outdoor Sport and Recreation: 1.7 Young People and Children: 0.06 Allotments: 0.05 Cemeteries and Churchyards:	Local Standards (ha) per 1,000 population Parks and Gardens: 0.37 Amenity Greenspace: 0.81 Natural and Semi Natural Greenspace: 1.5 Provision for Children (Under 12) - No standard set Provision for Young People - No standard set Allotments: 0.15 Grass pitches and synthetic turf: Protection of existing provision Tennis Courts: 0.45 Bowling Greens: 0.23 Golf course: No standard set Cemeteries and Churchyards: 2.34 hectares of burial space will be required up to 2026 Green Corridors: No standard set in line with PPG17 guidance Civic Spaces - No standard set line with PPG17 guidance	Congleton Borough Council 2005 Parks and Gardens: 0.64 Amenity Greenspace: 0.86 Natural and Semi Natural Greenspace: 1.43 Green Corridors - Information Unavailable Outdoor Sport and Recreation: 2.43 Young People and Children: 0.45 Allotments: 0.03 Cemeteries and Churchyards: Information Unavailable	Open space has a key role to play in creating strong and prosperous communities and in planning, designing and developing places that provide everyone, including future generations, with a decent quality of life and fair chances. In 2011 the first Cheshire West and Chester-wide open space assessment was completed. This study revealed that a small amount of additional open space, in the form of parks and gardens, allotments and natural and semi natural greenspace, is required in the authority area, to maintain accessibility, to cater for additional demand and to promote the creation of important spaces respectively. Current outdoor sports provision was assessed as being sufficient to meet ongoing needs, as too was the level of amenity greenspace. The study did not however set quantity standards for provision for young people and children, as the Council will take an accessibility led approach for assessing the open space provision for each of these groups. For green corridors and civic spaces no standards have been set in line with PPG17 guidance.

Feature	Baseline	Trends	Targets	Comparison	Comment
Areas of Special County Value (ASCV)	**2013** 8 Areas of Special County Value		None Identified		Areas of Special County Value were designated in the former Cheshire Structure Plan Alteration as areas of landscape considered to be of great importance because of their landscape quality or other features.
Landscape Character	**2008** There are 20 landscape character areas in Cheshire as a whole Information on the number located in Cheshire West and Chester is unavailable	Not applicable	None identified		The Cheshire West and Chester authority area contains a diverse range of landscapes, each important for giving a place its uniqueness and giving a locality its sense of place. It is important that the character of the landscape is understood when considering how it might change, so that any change is for the better. Information on the landscape character areas in Cheshire is taken from the 2008 Cheshire County Council Landscape Assessment, the most recent landscape assessment undertaken in the area.
	2007 The are 12 Historic landscape character groups in Cheshire as a whole: ● Settlement ● Woodland ● Non-improved Land ● Ornamental Landscapes ● Ancient Fieldscapes ● C20th Fieldscapes ● Military ● Communications ● Industry ● Recreation ● Water Bodies	Not applicable	None identified	Not Applicable	A historic landscape characterisation study was undertaken by the former Cheshire County Council in 2007 with English Heritage which presents a comprehensive view of the sequence of changes that have contributed to the character of the landscape and identifies 12 historic landscape character groups. HLC has a wide range of applications, including planning, countryside management, community projects and education. The study identifies management initiatives and recommends actions to ensure the sustainable management of the historic landscape. There has been no change in the baseline information on landscape character since the last scoping report.
Tourism	Examples of tourist attractions in Cheshire West and Chester ● Blue Planet Aquarium ● Chester Zoo ● National Waterways Museum ● Anderton Boat Lift ● Delamere Forest	Information Unavailable	None Identified	Tourist Attraction in Cheshire East include: ● Arley Hall ● Tatton Park ● Dunham Massey	Tourism makes an important contribution to the economy of Cheshire West and Chester. It can also play an important part in the economic regeneration of parts of the Borough.

Feature	Baseline	Trends	Targets	Comparison	Comment
	• Cheshire Oaks • Waterways Network • Weaver Hall Museum • Ness Gardens • Oulton Park			• Bidulph Grange • Moreton Hall • Joderall Bank • Hack Green Secret • Nuclear Bunker • The Railway Age	
	Number of visits to tourist attractions in Cheshire West and Chester (2011) Chester Zoo: 1,425,319 Cheshire Ice Cream Farm: 350,000 Chester Cathedral: 77,000 Ness Botanic Gardens: 74,020	Number of visits to tourist attractions in Cheshire West and Chester (2009) Chester Zoo: 1,239,004 Cheshire Ice Cream Farm: 275,000 Chester Cathedral: 81,000 Ness Botanic Gardens: 101,701	None Identified		This information is a for a selection of tourist attractions in Cheshire West and Chester that appear in top 20 paid and free North West attractions in the Visit England 2010 Annual Attractions Report.

Sources of Data

***Number of Conservation Areas, Listed Buildings, Locally Listed Buildings, Scheduled Monuments and Historic Parks and Gardens*:** English Heritage National Heritage List for England, Cheshire West and Chester Council Specialist Environmental Services, CHER

***Regionally Important Geological Sites*:** Information held by Cheshire West and Chester Special Environmental Services

***Heritage at Risk and Conservation Areas at Risk*:** English Heritage Heritage at Risk Register

***Open Space*:** Cheshire West and Chester Council Open Space Assessment 2011, Chester City Council

***Extent of Green Belt*:** Cheshire County Council Cheshire Current Facts and Figures

***Major Developed Sites within the Green Belt and Areas of Special County Value*:** Chester City Council, Ellesmere Port and Neston Borough Council, Vale Royal Borough Council adopted Local Plans

Historic Landscape Character: Cheshire Historic Landscape Characterisation Study 2007

***Landscape Character Areas*:** Cheshire County Council Landscape Character Assessment 2008

Number of Visitors and Tourist Visits to Cheshire West and Chester:

Tourist Attractions in Cheshire West and Chester: Visit England 2011 Annual Survey of Visits to Visitor Attractions

Population and Human Health

Feature	Baseline	Trends	Targets	Comparison	Comment
Population	Population Size 2011 Estimate: 329,608	Population Size 2007: 328,100 Population Size 2008: 326,000 Population Size 2009: 326,600	None identified	England and Wales estimated population: 56,075,912	
	Population Structure 2011: 0-19: 74,335 (22.6%) 20-29: 38,307 (11.6%) 30-44: 64,058 (19.4%) 45-64: 91,808(27.9%) 65-84: 53,169 (16.1%) 85+: 7,931 (2.4%)	Population Structure 2001 (mid-year estimates): 0-19: 77,200 (24.6%) 20-29: 35,300 (11%) 30-44: 72,300 (22.4%) 45-64: 82,400 (25.6%) 65-84: 49,900 (14.6%) 85+: 6,000 (1.9%)	None identified	Population Structure of England 2011: 0-19: 12,712,275 (24%) 20-29: 7,246,202 (13.7%) 30-44: 11,102,500 (20.6%) 45-64: 13,449,179 (25.4%) 65-84: 7,480401 (14%) 85+ : 1,108,128 (2.1%)	18.5% of the population is of pensionable age (65+) compared to 15.9% of the population of England. This is an increase from 16.4% of the population in 2001, and is evidence of an ageing population within the Borough. 22.6% of the population is 19 or below, compared to 24.6% in 2001. The falling numbers of school age children may have an impact on the provision of schools.
	Total deaths in 2011: 3,155	Total deaths in 2007: 3187.	None identified	Total deaths in 2011 (England and Wales)= 483,288 Death rate per 1000 Population (England and Wales)= 8.6	
	Average Household size (2011 census): 2.3	Average Household size (2001 Census): 2.42	None identified	Average household size England (2011): 2.4	Average household size is dropping, whilst the total population size is increasing.
	Cheshire West and Chester Predicted Population Size 2026: 345,700	N/A	None identified	Predicted Population size England 2026= 58,682,000	Within this forecast, the proportion of the population of pensionable age is predicated to increase to 24.2% (from 17.2% in 2006), and the proportion of 0-15 year olds to drop to 16.6% (18.7% in 2006). This forecast change will put increased pressure on the provision of services for elderly residents, and may lead to changes in the school provision across the Borough.

Feature	Baseline	Trends	Targets	Comparison	Comment
Ethnicity & Religion	Ethnicity Structure (2011 Census) White: 321,025(97.5%) Mixed: 3,050 (0.9%) Asian/Asian British: 3,162 (1%) Black/Black British: 908 (0.3%) Chinese or Other:1,463 (0.5%)	Ethnicity structure (2011 Census) White: 317,157 (98.5%) Asian or Asian British: 1,418 (0.4%) Black or Black British: 362 (0.1%) Chinese or Other: 1,393 (0.4%)	None identified	Ethnicity Structure England (2001) White: 45,281,142 (85.4%) Mixed: 1,192,879 (2.3%) Asian or Asian British: 3,763,900 (7.1%) Black or Black British: 1,846,614 (3.5%) Chinese or Other: 927,921 (0.8%)	The Borough has a lower proportion of people from ethnic minorities than in England.
	Religious Groups (2011 Census) Christian: 231,126 (70.1%) Buddhist: 776 (0.2%) Hindu: 653 (0.2%) Jewish: 250 (0.1%) Muslim: 1,686 (0.5%) Sikh: 195 (0.1%) Other: 854 (0.3%) No Religion: 72,649, (22%) Not Stated: 21,419 (6.5%)	Religious Groups (2001 Census) Christian: 259,981 (80.7%) Buddhist: 540 (0.2%) Hindu: 393 (0.1%) Jewish: 236 (0.07%) Muslim: 1,058 (0.3%) Sikh: 163 (0.05%) Other: 440 (0.1%) No Religion: 36,997 (11.5%) Not Stated: 22,163 (6.9%)	None identified	Religious Groups England (2011) Christian: 31,479,876 (59.4%) Buddhist: 238,626 (0.5%) Hindu: 806,199 (1.5%) Jewish: 261,282 (0.5%) Muslim: 2,660,116 (5%) Sikh: 420,196 (0.8%) Other: 227,825 (0.4%) No Religion: 13,114,232 (24.7%) Not Stated: 3,804,104 (7.2%)	The Borough is predominantly Christian, with very small proportions of other religions.
Deprivation	Index of Multiple Deprivation (2010) Cheshire West and Chester: 177	Index of Multiple Deprivation (2004) Rank: Chester: 178 Ellesmere Port & Neston: 141 Vale Royal: 176	Reduce number of areas in the worst 5% nationally for deprivation, by 2009. Longer term ambition is to have less than 20% of people with a household income of under 60% of the GB median by 2020 (Regional Economic Strategy, NWDA 2006)		
	Percentage of Lower layer Super Output Areas (LSOA's) within Cheshire West and Chester in the bottom 20% in the Index of Multiple Deprivation (2012): 15.6%	Data not available	Reduce number of areas in the worst 5% nationally for deprivation, by 2009. Longer term ambition is to have less than 20% of people with a household income of under 60% of the GB median by 2020 (Regional Economic Strategy, NWDA 2006)		33 LSOA's were identified in the Borough as falling within the top 20% most deprived areas in England. These were predominantly concentrated in Ellesmere Port (Grange, Stanlow & Wolverham, and Central wards) and Chester (Blacon Hall, and Blacon Lodge wards). Northwich Witton, and Winsford

Feature	Baseline	Trends	Targets	Comparison	Comment
	Households in fuel poverty (2010): 16,996 (19%)	Households in fuel poverty (2007): 8,264 (6.2%)	No-one should be living in fuel poverty by 2016/18, with no vulnerable households by 2010 (Our Energy Future: Creating a Low Carbon Economy, Energy White Paper, 2003)	Households in fuel poverty, UK (2010)= approx 4.75 million (18.6%)	Whilst Cheshire West and Chester has a smaller percentage of its population in Fuel Poverty, the target set is for this to be zero by 2018.
	Car/Van Ownership (2011 census): 115,145 households (81.4%)	Car/Van Ownership (2001 census): 105,922 households (79.7%)	None identified	Car/Van Ownership (England)= 16,372,117households (74.2%)	Car ownership has increased by 6.2% between the 1991 and 2001 census.
Health	Number of Super Output Areas within 20% most deprived with regard to health (2012) : 33 (15.6%)	Number of Super Output Areas within 20% most deprived with regard to health (2010) : 31 (14.7%)	None identified		33 LSOA's were identified in the Borough as falling within the bottom 20% nationally. These are predominantly concentrated in the wards of Blacon Hall, Central, Stanlow & Wolverham, and Grange, although 22 other wards in the Borough have an area of need.
	Percentage of population with a long term health problem of disability 18.5%	Percentage of population with a limiting long term illness 1991 Census:12.7%	None identified	Percentage of population with a long term health problem of disability in England: 17.6%	Increased percentage of the population with a limiting long term illness.
	Percentage of adult population binge drinking (2008): Chester: 19.9% Ellesmere Port & Neston: 19.5% Vale Royal: 19.0%	Percentage of adult population binge drinking (2003-5): Chester: 19.9% Ellesmere Port & Neston: 19.4% Vale Royal: 19.0%	None identified	Percentage of adult population binge drinking in Great Britain (2007): 19.0%	Data is only available for the former authority areas. Data taken from the lower 95% confidence limit.
	Percentage of adult population that smoke (2006-8) Cheshire West and Chester: 19.7%	Percentage of adult population that smoke (2003-5): Chester:17.9% Ellesmere Port & Neston: 22.4% Vale Royal: 17.4%	None identified	Percentage of adult population that smoke in England (2006-8): 22.2%	

Feature	Baseline	Trends	Targets	Comparison	Comment
	Percentage of population classified as obese (2003-5): Chester: 19.2% Ellesmere Port & Neston: 23.7% Vale Royal: 21.3%		None identified	Percentage of population classified as obese in England (2004): 22.7%	Data is only available for the former authority areas. Data taken from the lower 95% confidence limit.

Sources of Data:

Population Size : ONS Census 2011 via www.neighbourhood.statistics.gov.uk: Office for National Statistics
Age Structure:ONS Census 2011 via www.neighbourhood.statistics.gov.uk: Office for National Statistics
Deaths: ONS Census 2011 via www.neighbourhood.statistics.gov.uk: Office for National Statistics
Average Household Size: ONS Census 2011 via www.neighbourhood.statistics.gov.uk: Office for National Statistics
Predicated Population Size: ONS 2007 Registrar General's Mid Year Estimates (MYE)/2008 - 2027 Cheshire West and Chester Council, Population Forecasts Source: Office for National Statistics
Ethnicity Structure: ONS Census 2011 via www.neighbourhood.statistics.gov.uk: Office for National Statistics
Religious Groups: ONS Census 2011 via www.neighbourhood.statistics.gov.uk: Office for National Statistics
Index of Multiple Deprivation: including bottton 20% LSOAs: DCLG via http://www.communities gov,uk/publications/corporate/statistics/indices/2010
Households in Fuel Poverty: Fuel Poverty Index, Department for Work and Pensions via LiLAC
Car Ownership: ONS Census 2011 via www.neighbourhood.statistics.gov.uk: Office for National Statistics
Number of Super Output Areas within the 20% most Deprived with regard to Health, DCLG via http://www.communities.gov.uk/publications/corporate/statistics/indices/2010
Percentage of population with limiting long term illness (both in Cheshire West and Chester and England), ONS 2001 via Lilac source: Office for National Statistics **Percentage of population binge drinking, smoking, and classified as obese** taken from Jan03-Dec05, Neighbourhood Statistics
Percentage of Population that smoke in Great Britain from General Household Survey data
Percentage of population classified as obese in England 2004 from NHS data: http://www.ic.nhs.uk/pubs/opadjan08
All ONS data is ONS Crown Copyright 2011. Crown Copyright material is produced with the permission of the Controller of HMSO. ONS website http://www.statistics.gov.uk
Lilac is the Local Information for Local Areas in Cheshire - http://lilac.cheshire.gov.uk/MainMenu.aspx

Housing

Feature	Baseline	Trends	Targets	Comparison	Comment
Housing Stock	Occupied Housing stock 2009 Detached House : 40,279 (28.3%) Semi-Detached House: 47,156 (33.1%) Terraced House:26,554 (18.7%) Bungalow: 12,599 (8.9%) Maisonette: 696 (0.5%) Flat/apartment: 13,834 (9.7%) Caravan/Park home: 501 (0.4%) Other: 705 (0.5%	Occupied Housing stock 1991 Detached House: 34,362 (27.3%) Semi-Detached House: 46,013 (36.5%) Terraced House: 32,636 (25.9%) Purpose built flat/tenement: 10,472 (8.3%) Converted/Shared dwelling: 1,462 (1.2%) Other: 1,142 (0.9%)		Housing stock England (occupied dwellings) 2001 Census: Detached House : 4,786,456 (22.5%) Semi-Detached House: 6,713,183 (31.6%) Terraced House: 5,494,033 (25.8%) Flat/maisonette/apartment: 8,205,408 (38.6%) Caravan, or mobile/temporary accommodation: 88,918 (0.4%) Shared dwelling: 77,531 (0.4%)	There has been an increase in the number of occupied detached houses between 1991 and 2009, however there has also been a decrease in the number of terraced and semi-detached houses in this time. The total number of housing stock has increased in this time by approximately 16,000
Vacant Property	No of Vacant Dwellings 2010: 4571 (3.1%)	Number of vacant dwellings 2009: 4,323 (2.9%).	Reduce vacancy rates in the housing to 3% in the existing dwelling stock, through the increased re-use of suitable vacant housing (North West RSS 2008)	Number of vacant dwellings in England 2007/08 = 697,055 (3.1% of all stock)	.
Housing Need	Housing Need by Type: House: 86.1% Flat: 17.5% Bungalow: 35.6%	Not established	None identified	N/a	Respondents to the Household Survey as part of the 2009 SHMA could express more than one preference.
	Housing Need by Tenure: Owner Occupied: 5,660 Council/Transfer RSL: 2,089 Other RSL: 335 Private Rented: 1,736 Intermediate: 26	Not established	None identified	N/a	The SHMA 2009 identified a total of 9869 households in housing need. The predominant tenure need is for owner occupied.

Feature	Baseline	Trends	Targets	Comparison	Comment
Housing Supply	Number of new homes built in 2011-12: 803	Declining Trend in number of houses completed: 2003-04 = 1,062 2004-05 = 1,118 2005-06 = 1,336 2006-07 = 799 2007-08 = 707 2008-09= 723 2009-10= 733 2010-11= 654	Provision of 23,700 new homes (North West RSS 2008)		Increasing population, and decreasing household size is increasing the demand for housing. There has been a downward trend for new completions in the last few years, which will exert further pressure on existing housing,.
House Prices	Average (median) House Price 2010 (1st Quarter only) = £162,600	Average (median) House Price 2001= £82,608		Average (median) House Price 2009 England and Wales= £152,898	Median house prices in the Borough are approximately £6000 above the England and Wales average, and have seen growth of approximately £77,000 since 2001.
Homelessness	Percentage of Households Accepted as Homeless 2008: 0.16%	Percentage of Households Accepted as Homeless 2001: 0.2%	None identified	Percentage of Households Accepted as Homeless England 2005= 7.8% Percentage of Households Accepted as Homeless North West 2005= 8.6%	Assuming SHMA figure of 142,326 households in Cheshire West and Chester is correct.
Affordable Housing	Need for Affordable Housing: 1,244 per year		None identified		The identified need for affordable housing is approximately 5.5 times the current annual rate of completion.
	Gross Affordable Housing completions 2011-2012: 382	Gross Affordable Housing completions: 2007-2008: 171 2008-2009: 228 2009-10: 283 2010-2011: 323	None identified		Gross completions of affordable housing rose slightly in 2008-09 from 2007-08.
Housing Quality	Private Sector Housing 2010: 21.3% (31,430 houses) are classed as non decent		None identified	Private Sector Housing Nationally 2007: 35.8% classed as non decent	Non decency in the Borough is significantly higher in the private rented sector and geographically in the rural areas and Broxton, Gowy, Ledsham & Willaston and Upton wards.

Feature	Baseline	Trends	Targets	Comparison	Comment
Gypsy and Traveller	Number of Gypsy and Traveller Pitches (Jul 2011): 6 sites with permanent planning permission with a combined total of 60 pitches. A further 6 sites have temporary planning permission with a combined total of 24 pitches. 1 site for travelling show persons with 8 pitches. 1 accepted Council site (a site without permission, but no pending enforcement action) with 8 pitches	Number of Gypsy and Traveller Pitches including travelling showpersons pitches (2006): 68	Additional need for 31-45 permanent pitches and 10 transitory pitches for Gypsies and Travellers plus 10 pitches for travelling show people between 2006 and 2016 (Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment, 2007)		

Sources of data
Housing Stock: Cheshire West and Chester SHMA 2009 and Housing Land Monitor Report 2009
Number of vacant dwellings: Cheshire West and Chester from HSSA returns 2009/10
Housing Need : Strategic Housing Market Assessment 2009
Housing Supply: Cheshire West and Chester Housing Land Monitor 2011-12
Average (median) House Price 2009 England and Wales taken from Land Registry Press Release 1 June 09
Homelessness: SHMA 2009
Affordable Housing: Cheshire West and Chester Housing Land Monitor 2011-12
Housing Quality: Cheshire West and Chester Private Sector Housing Conditions Report, April 2010
Number of Gypsy and Traveller Sites: Study to Identify Potential Gypsy, Traveller and Travelling Showperson Sites in Cheshire West and Chester, Report for Cheshire West and Chester Council by Ekogen July 2011/Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment, May 2007

Community Safety

Feature	Baseline	Trends	Targets	Comparison	Comment
Domestic burglaries per 1000 households	**2009-10** Chester: 12 Ellesmere Port and Neston: 12 Vale Royal: 7	**2008-09 to 2009-10 change:** Chester: 26% Ellesmere Port and Neston: 1% Vale Royal: -8%	None identified	England and Wales: 12 (08/09-09/10 change -6%)	Cheshire West and Chester levels are below national levels and exhibit a greater % change over 06/07 date.
Violent crime per year per 1000 population in the LA area	**2009-10** Chester: 16 Ellesmere Port and Neston: 16 Vale Royal: 11	**2008-09 to 2009-10 change:** Chester: 6% Ellesmere Port and Neston: -14% Vale Royal: -6%	None identified	England and Wales: 16 (08/09-09/10 change -3%)	
Fear of crime	**2011 Our Community Survey**: % of residents with a high level of perceived anti-social behaviour: 11.4%	2010 Our Community Survey % of residents with a high level of perceived anti-social behaviour: 12.3%	Reduction over time	**2007-08 British Crime Survey** - 14% of people thought they were fairly or very likely to be a victim of burglary or violent crime, while 23% of those who owned a vehicle thought they were likely to be a victim of vehicle crime.	Perception of crime and the fear of crime is a significant issue for Cheshire West and Chester.
Total number of people killed or seriously injured (KSI) in road traffic collisions	**2011:** 228	2004: 244 2005: 280 2006: 266 2007: 223 2008: 213 2009: 198 2010: 186	By 2010 a 40% reduction in killed and seriously injured (KSI) casualties compared with the average for 1994-98		
Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions	**2010:** 11	2004: 13 2005: 25 2006: 19 2007: 17 2008: 12 2009: 22	By 2010 a 50% reduction in children killed and seriously injured (KSI) casualties compared with the average for 1994-98		

Sources of Data
***Local Crime*:** Local Authority areas - Recorded Crime for Key Offences 2008/09 to 2009/10
http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1210
***National Crime*:** Local Authority areas - Recorded Crime for Key Offences 2008/09 to 2009/10
http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1210
***Fear of Crime*:** Cheshire West and Chester Our Community Survey (2010) http://www.doriconline.org.uk/Resource.aspx?GroupID=6&ResourceID=1124

Feature	Baseline	Trends	Targets	Comparison	Comment
***KSI data*:** Cheshire West and Chester Statistics supplied by Cheshire Constabulary. Disclaimer: The Council cannot be held responsible for the quality and accuracy of this data at this time. National Statistics - Reported Road Casualties in Great Britain Main Results 2011					

Economic Development

Feature	Baseline	Trends	Targets	Comparison	Comment
Land / Floorspace	Employment Land Available Cheshire West and Chester 2011-2012: 425.69ha	Employment Land Available Cheshire West and Chester 2010-2011: 431.27ha	RSS requirement to de-allocate -297ha employment land across Cheshire and Warrington.	RSS identifies across the North West there is an additonal need for 1179ha employment land.	The employment land resource in Cheshire West and Chester is constrained by a small number of large allocations, land reserved for specialist uses or expansion land. In reality the Borough's employment land resource could be much lower than the overall supply figure. The amount of employment available int he authority area has continued to decrease since 2008 and is likely to do so again in 2011. This could reflect the current economic climate and the slow uptake and creation of additional employment premises.
	Amount of gross floorspace (m^2) developed for employment land by type **2011-2012**: B1a: 3,871 B1b: 0 B1c: 0 B2: 4,222 B8: 1,988 Mixed B uses: 37,659 Total: 47,740	**April 2009** B1a: 8724.2 B1b: 0 B1c: 210 B2: 434 B8: 5648 Mixed B uses: 51718 Total: 66734.2 **April 2008** B1: 16335m2 B2: 2819m2 B8: 20430m2 Mixed use: 14054m2 Total: 53638m2 **2010-2011** B1a: 1,387.35 B1b: 0 B1c:1,377 B2:3,520.2 B8:3,734 Mixed B Uses: 252 Total: 10,270.55	No targets in place for Cheshire West and Chester	N/a	The number of annual new employment developments completed in the authority area has fallen since 2008 and is likely to fall again in 2011.The number of large proposals, with the benefits of planning permission, being completed has slowed, with the smaller developments making up the majority of the supply. The figures for 2010 include the HQ building in Chester. The rate of current completions is likely to reflect the current economic climate.

Feature	Baseline	Trends	Targets	Comparison	Comment
Retail & Town centres	Amount of gross floorspace (m^2) for town centre uses in town centres **2011-2012** A1: 6,626.093 A2: 554.047 B1a: 3,871 D2: 169.8 Total: 11,837.35	**April 2009** A1: 0 A2: 345 B1a: 0 D2 4665 Total: 5010 **April 2008** A1: 2631m2 B1: 1906m2 Total: 4537m2 **2010-2011** A1:7.286.93 A2:83.5 B1a:1,387.35 D2:690 Total:9,447.78	No targets in place for Cheshire West and Chester	N/a	The amount of additional floorspace created for main town centre use in town centres has fluctuated over the past couple of years. In 2010 the completion of the HQ building in Chester accounted for the total amount of B1a floorspace. A number of new retail-led developments, or developments involving the creation of additional retail floorspace, are currently being considered in the authority area.
	Vacant retail units **2012** Chester - Primary shopping streets: 12.5% Northwich Primary Shopping Area: 17.8% Winsford Town Centre: 15.87% Ellesmere Port Town Centre: 18.44%	**April 2009** Chester - Primary Shopping Streets: 12% Northwich Primary Shopping Area: 14.35% Winsford Town Centre: 15.23% Ellesmere Port Town Centre: Not available **April 2008** Chester - Primary Shopping Streets: 7.7% Northwich Primary Shopping Area: 7.6%	N/a	N/a	Vacancy rates in Chester appear to have peaked in 2009, falling from 12.% back to 9% in 2010, but this trend is not reflected elsewhere in the Borough. Vacancy rates in both Northwich and Winsford prior to 2010 were calculated based on vacant frontage and not units, so trends cannot be made accurately, but the general picture indicates that whilst vacancies in Northwich have remained relatively stable since 2009, they have continued to increase in Winsford. 2010 was the first year that vacancy monitoring took place for Ellesmere Port town centre, this will form the base year for assessing future trends.

Feature	Baseline	Trends	Targets	Comparison	Comment
		Winsford Town Centre: 11.6% Ellesmere Port Town Centre: Not available **2011** Chester - Primary Shopping Streets: 10.85% Northwich Primary Shopping Area: 17.02% Winsford Town Centre: 15.84% Ellesmere Port Town Centre: 14.37%			
Unemployment	Unemployment rate based on Job Seekers Allowance claimants **March 2013** 6,654 (3.2%)	**June 2012** 7,426 (3.5%) **June 2011** 6,298 (3.0%) **June 2010** 6,173 (3.0%) **June 2009** 7,090 (3.4%) **June 2008** 3,449 (1.7%)	N/a	National and Regional Unemployment rate based on Job Seekers Allowance claimants **March 2013** Cheshire East: 5,883 2.5% North West: 4.4% Great Britain: 3.8%	Unemployment rates in in the authority area appear to have peaked in 2009, falling to the current level of 3% in June 2010 and remaining relatively stable up to June 2011. This picture of unemployment across the authority area is not uniform however, with pockets of high unemployment in the large urban areas of Chester, Northwich, and Winsford, with the highest levels in the Borough found in the central areas of Ellesmere Port. The Borough-wide unemployment rate is lower than both the regional and national average, but higher than the rate in Cheshire East.

Feature	Baseline	Trends	Targets	Comparison	Comment
	Number and percentage of Job Seekers Allowance claimants claiming for more than 12 months **June 2011** Aged 18-24: 30 (0.1%) Aged 25-49: 500 (0.5%) Aged 50-64: 175 (0.3%) **NB** percentages are as a proportion of the resident population of the same age	**June 2012** Aged 18-24: 0.9% Aged 25-49: 0.9% Aged 50-64: 0.5% **June 2011** Aged 18-24: 30, 0.1% Aged 25-49: 500, 0.5% Aged 50-64: 175, 0.3% **June 2010** Aged 18-24: 30, 0.1% Aged 25-49: 560, 0.5% Aged 50-64: 195, 0.3% **June 2009** Aged 18-24: 25, 0.1% Aged 25-49: 290, 0.3% Aged 50-64: 100, 0.2%	N/a	**March 2013** Cheshire East Aged 18-24: 280 1.0% Aged 25-49: 770, 0.6% Aged 50-64: 330, 0.4% North West: Aged 18-24: 1.4% Aged 25-49: 1.4% Aged 50-64: 0.8% Great Britain: Aged 18-24: 1.3% Aged 25-49: 1.2% Aged 50-64: 0.8%	The number and proportion of 18-24 year olds that have been claiming job seekers allowance for over 12 months has remained relatively stable over the past year, whilst the number of 25-49 and 50-64 year olds has decreased. However current levels for 25-49 and 50-64 year olds remain considerably higher than those seen in June 2009. The proportion of 18-24, 25-49 and 50-64 year old claimants compares favourably to the national and regional picture, but the proportion of >12 month 25-49 and 50-64 year old claimants in the authority area is higher than that in Cheshire East.
Employment	Percentage of economically active working age persons (16-64) in the local authority area **January to December 2012:** 78.5%	**January to December 2011:77.2%** **January to December 2010:74.5%** **January to December 2009** 72.6%	N/a	**January to December 2012** Cheshire East: 79.5% North West: 75.4% Great Britain:76.9%	The percentage of working age persons who are economically active has remained relatively stable in the Borough over the past two years. The current rate compares favourably with the regional and national rate and is quite similar to that seen in Cheshire East.

Feature	Baseline	Trends	Targets	Comparison	Comment
		January to December 2008 75.0%			
	Employment by Broad Industrial Group in Cheshire West and Chester **2009** Agriculture, Forestry & Fishing: 0.1% Mining, Quarrying & Utilities: 0.7% Manufacturing: 10% Construction: 4.6% Motor Trades: 2.4% Wholesale: 2.7% Retail: 12.8% Transport & Storage (inc Postal): 3.1% Accommodation & Food Services: 7.9% Information & Communication: 2.3% Finance & Insurance: 8.2% Property: 1.7% Professional, Scientific & Technical: 7.2% Business Administration and Support Services: 6.7% Education: 8.9% Health: 10.9% Public Admin: 5% Other: 4.8%	N/a	N/a	North West **2009** Agriculture, Forestry & Fishing: 1.2% Mining, Quarrying & Utilities: 1.0% Manufacturing: 10.8% Construction: 5.5% Motor Trades: 1.8% Wholesale: 3.9% Retail: 10.8% Transport & Storage (inc Postal): 4.2% Accommodation & Food Services: 6.8% Information & Communication: 2.7% Finance & Insurance: 3.4% Property: 1.8% Professional, Scientific & Technical: 6.5% Business Administration and Support Services: 6.8% Education: 8.8% Health: 13.6% Public Admin: 5.7% Other: 4.7%	Employment data shows that there are noticeably more people employed in finance and insurance professions, scientific and technical roles and in the retail, accommodation and food services sectors in the Borough when compared to the regional average. Less people are employed in health, and slightly less people in manufacturing and construction when compared to the regional picture. The statistics also show that a below average number of people in the Borough work in land-based professions, but this is likely to be a result of the statistics. The local authority data does not include farm data in the agriculture, forestry and fishing grouping. Historically farm related employment has been important in the local authority area and There is some variation of employee jobs within the authority area. Focus of manufacturing is in Ellesmere Port, Service industries concentrated in the former Chester area. Former Vale Royal area has a more balanced distribution across both services and manufacturing.
	Homeworking Cheshire West and Chester: 9%		N/a	41% of all businesses nationally are homebased	Information taken from the Draft Employment Land Review and DTI Annual Small Business Survey (2006)
Enterprise	Births of new enterprises **2011:** 1,350	**2010:** 1,160 **2009:** 1,180	N/a	Cheshire East **2011**:1,855 **2010**:1,735	The number of new enterprises created in the local authority area has shown a downward trend since 2007. A similar trend can be seen in the neighbouring Cheshire East authority area. New

Feature	Baseline	Trends	Targets	Comparison	Comment
		2008: 1,375 **2007:** 1,650 **2006:** 1,430		**2009:** 1,675 **2008:**1,960 **2007:**2,070 **2006:** 1,960	enterprise births can provide an indication of the health of the local business market.
	Deaths of enterprises in Cheshire West and Chester **2011:** 1,190	**2010:** 1,210 **2009:** 1,470 **2008:** 1,075 **2007:** 1,175 **2006:** 935	N/a	Cheshire East **2011:** 1,765 **2010:** 1,775 **2009:** 2,055 **2008:**1,600 **2007:**1,640 **2006:** 1,355	This indicator shows that there was a sharp rise in the number of businesses which closed or ceased to exist between 2009 and 2008, with losses relatively stable in 2008 and 2007, but a lower number of losses being seen in 2006. From 209 there seems to be a trend towards fewer failed businesses.
Skills	% working age population with no qualifications **January to December 2012:** 7.3%	**January to December 2011:**8.6% **January to December2010:** 7.7% **January to December 2009:** 12.3% **January to December 2008:** 13.9%	N/a	**January to December 2012** Cheshire East: 8.2% North West: 11.1% Great Britain: 9.7%	The area is below the regional and north west averages, but the percentage is higher than that seen in Cheshire East. Trends show however that the proportion of people with no qualifications in the Borough is dropping, with a big drop between 2009 and 2010.
	% working population qualified to NVQ level 2 and above in Cheshire West and Chester **January to December 2012:** 76.2%	**January to December 2011:72.7%** **January to December 2010:73.2%** **January to December 2009:** 66.1%	N/a	**January to December 2012** Cheshire East: 745.5% North West: 69.9% Great Britain: 71.8%	The area is above the regional and north west averages, but the percentage is slightly below that seen in Cheshire East. Trends show however that the proportion of people with and NVQ2 qualification and above in the Borough is increasing.

Feature	Baseline	Trends	Targets	Comparison	Comment
		January to December 2008: 65.8%			
	% working population qualified to NVQ level 4 and above Cheshire West and Chester **January to December 2012:** 31.8%	**January to December 2011:**33.5% **January to December 2010:**35.2% **January to December 2009:** 31.7% **January to December 2008:** 31.8%	N/a	**January to December 2012** Cheshire East: 39.5% North West: 30.3% Great Britain:34.4%	The area is above the regional and north west averages, but the percentage is slightly below that seen in Cheshire East. Trends show however that the proportion of people with and NVQ4 qualification and above in the Borough increased quite noticeably between 2009 and 2010.
Output	Gross Value Added (manufacturing output and expenditure 2001)	No data available for CWaC	N/a	Cheshire: The most important contributor is manufacturing from chemical products (41% GVA). Other significant figures were for coke/petroleum and nuclear fuels.	N/a
Travel to work patterns	Percentage and number of residents who commute outside of Cheshire West and Chester 2001: 52,528 (34.3%)	N/a	N/a	N/a	Around a third of all commuting trips originating in the authority area in 2001 were to work place destinations in neighbouring authority areas. When compared to the number of inward commuters, this equates to a net export of 2,187 work-based trips. The majority of outward trips were to East Cheshire (17.1%), Flintshire (14.6%), Greater Manchester (14.2%), and the Wirral (12.5%).

Feature	Baseline	Trends	Targets	Comparison	Comment
	Distance travelled to work by residents in Cheshire West and Chester **2011** Works mainly at or from home: 9.2% Less than 2km: 18.76% 2km-<5km: 18.7% 5km-<10km: 15.62% 10km-<20km: 17.65% 20km-<30km; 7.9% 30km-<40km: 3.41% 40km-<60km: 2.44% 60km and over: 2.5% No fixed place of work: 3.34% Working outside the UK: 0.3% Working at offshore installation: 0.08%	N/a	N/a	North West **2001** Works mainly at or from home: 8.36% Less than 2km: 21.16% 2km-<5km: 22.57% 5km-<10km: 19.50% 10km-<20km: 14.34% 20km-<30km; 4.62% 30km-<40km: 1.91% 40km-<60km: 1.54% 60km and over: 2.12% No fixed place of work: 3.53% Working outside the UK: 0.23% Working at offshore installation: 0.06%	The findings of the 2001 Census reveal that long distance commuting by employees in Cheshire West and Chester is broadly higher than the regional average, whilst a slightly higher percentage also work from home. Short distance work-related trips appear to be less common in the authority area than in the region as a whole according to the Census data.
	Percentage and number of people working in Cheshire West and Chester that commute into the Authority area. **2001** 50,341 (33.4%)	N/a	N/a	N/a	According to the 2001 Census Cheshire West & Chester is a major attractor of journeys to work from Merseyside with over 13,375 trips. The vast majority of these trips are from the Wirral, which accounts for over 10,000 trips to Cheshire West & Chester alone. Links between Merseyside (and particularly the Wirral) are therefore very important. 15% of all inward trips originated in Cheshire East, with 22% coming from Flintshire. There was a net gain of over 4,000 people travelling into the authority area from both Flintshire and the Wirral.

Source of Data:
Land/Floorspace, Retail & Town Centre Vacancies - Cheshire West and Chester Local Plan Annual Monitoring Report 2012.
Unemployment statistics and Economic Activity - Official Labour Market Statistics (Nomisweb). Office for National Statistics licensed under the Open Government Licence v.1.0
Employment by Broad Industrial Group - Business Register and Employment Survey (BRES) 2010. Office for National Statistics licensed under the Open Government Licence v.1.0
Home Working -
Employment Deprivation - English Indices of Deprivation 2010, Department for Communities and Local Government, Cheshire West and Chester Unitary Ward Profiles 2008
Enterprise - Office for National Statistics, Business Demography 2012. Office for National Statistics licensed under the Open Government Licence v.1.0
Skills -Official Labour Market Statistics (Nomisweb). Office for National Statistics licensed under the Open Government Licence v.1.0
GVA Output -

Feature	Baseline	Trends	Targets	Comparison	Comment
Travel to Work Patterns - Neighbourhood Statistics, 2001 Census. Office for National Statistics licensed under the Open Government Licence v.1.0. Cheshire West and Chester Integrated Transport Study: Summary of Baseline Report 2009					

G 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 sustainability appraisal process covered in this document. The Quality Assurance checklist covers both the technical and procedural steps of the sustainability appraisal process and will be updated as the different stages are reached.

Quality Assurance Checklist	Where and how met?
Objectives and Context	
The plan's purpose and objectives are made clear	CH1 & CH2 Sustainability Appraisal Report
Sustainability issues, including international and EC objectives, are considered in developing objectives and target	CH2 & CH3 Sustainability Appraisal Report
SA objectives are clearly set out and linked to indicators and targets where appropriate	CH3 Sustainability Appraisal Report
Links with other related plans, programmes and policies are identified and explained	CH2 & CH7 to CH17 Sustainability Appraisal 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 Sustainability Appraisal 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 Scoping Report and Issues and Options; Preferred Policy Direction and Publication Draft Sustainability Reports.
The appraisal focuses on significant issues	CH6 & CH7 to CH17 Publication Draft Sustainability Appraisal Report
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit	CH4 Publication Draft Sustainability Appraisal Report
Reasons are given for eliminating issues from further consideration	CH6 Publication Draft Sustainability Appraisal Report
Options/ Alternatives	
Realistic alternatives are considered for key issues, and the reasons for choosing- them are documented	CH18 & Appendix D of the Sustainability Appraisal Report

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Quality assurance checklist

Quality Assurance Checklist	Where and how met?
Objectives and Context	
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant	CH7 to CH17 Sustainability Report
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared	CH1 & Appendix D of the Sustainability Appraisal Report
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained	CH18 & Appendix D of the Sustainability Appraisal Report
Reasons are given for selection and elimination of alternatives	CH18 & Appendix D of the Sustainability Appraisal 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 & CH7 to CH17 and Appendix A & B Sustainability Report
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable	SA Scoping Report Update CH2 & CH7 to CH17 and Appendix A & B Sustainability Report
Difficulties such as deficiencies in information or methods are explained	CH4 Sustainability Appriasal Report
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and landscape) as relevant	CH7 to CH17 and Appendix A & B Sustainability Appraisal Report
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed	CH7 to CH17 and Appendix A & B Sustainability Appraisal Report
Likely secondary, cumulative and synergistic effects are identified where practicable	CH7 to CH17 and Appendix A & B Sustainability Appraisal Report
Inter-relationships between effects are considered where practicable	CH7 to CH17 and Appendix A & B Sustainability Appraisal Report

Quality Assurance Checklist	Where and how met?
Objectives and Context	
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations and thresholds	CH7 to CH17 and Appendix A & B Sustainability Appraisal Report
Methods used to evaluate the effects are described	CH4 Sustainability Report
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated	CH7 to CH17 Sustainability Report
Issues to be taken into account in development consents are identified	CH7 to CH17 and Appendix A & B Sustainability Appraisal Report
The Sustainability Appraisal 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 Sustainability Report
Explains who was consulted and what methods of consultation were used	As part of overall Local Plan consultation. Outcomes set out in Sustainability Appraisal Consultation Report
Identifies sources of information, including expert judgement and matters of opinion	SA Scoping Report Update CH7 to CH17 and Appendix A & B Sustainability Appraisal Report
Contains a non-technical summary	Yes
Consultation	
The SA is consulted on as an integral part of the plan-making process	CH4 Sustainability Appraisal Report
The consultation bodies, other consultees and the public are consulted in ways which give them an early and	As part of overall Local Plan consultation Outcomes set out in Sustainability Appraisal Consultation Report.

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Quality assurance checklist

Quality Assurance Checklist	Where and how met?
Objectives and Context	
effective opportunity within appropriate time frames to express their opinions on the draft plan and SA report	
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 Publication Draft Sustainability Appraisal Report
An explanation has been given of how they have been taken into account	Outcomes set out in Sustainability Appraisal Consultation Report.
Reasons are given for choices in the adopted plan, in the light of other reasonable alternatives considered	Outcomes set out in Sustainability Appraisal Consultation Report.
Monitoring measures	
Measures are proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA	CH7 to CH17 Sustainability 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
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
Proposals are made for action in response to significant adverse effects	As part of overall monitoring and implementation framework for the Local Plan