

Cheshire East Local Plan

# Draft Minerals and Waste Plan Interim Sustainability Appraisal

November 2022



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# Chapter 1: Introduction

## Background

**1.1** Cheshire East Council (CEC) is undertaking a Sustainability Appraisal (SA) in support of the emerging Minerals and Waste Plan (MWP). SA of Local Plans is a legal requirement; Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out SA for a Local Plan during its preparation.

**1.2** SA is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.<sup>(1)</sup> The National Planning Policy Framework (2021) (NPPF) identifies the SA process as an integral part of plan-making and should consider all likely significant effects on the environment, economic and social factors.

## SA explained

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

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

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

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

## Minerals and Waste Plan

### Overview

**1.6** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the Local Plan Strategy (LPS), was adopted at Council on 27 July 2017. The second part of the Local Plan is the Site Allocations and Development Policies Document (SADPD), which was submitted to the Secretary of State on 29 April 2021 for examination. The MWP is a stand-alone document that forms part of the Council's Local Plan, with a plan period of 20 years from 2021 to 2041. An initial call

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1 Planning Practice Guidance (PPG): Strategic environmental assessment and sustainability appraisal.  
2 Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004



for minerals sites exercise was undertaken in 2014, followed by a consultation on the issues to be addressed through the MWP, which took place between 24 April and 5 June 2017. This was accompanied by a separate ‘call for sites’ exercise, to enable interested parties to submit sites or areas for potential allocation for mineral and waste uses. A consultation on the accompanying Draft Sustainability Appraisal Scoping Report was also undertaken between 27 February and 10 April 2017.

**1.7** Once adopted, the MWP will set out the proposed strategy for meeting the Borough’s mineral and waste needs to 2041. It will replace the Cheshire Replacement Minerals Local Plan (1999) (CRMLP) and the Cheshire Replacement Waste Local Plan (2007) (CRWLP).

**1.8** The MWP will:

1. Allocate sites and areas so that the Council can sustainably meet identified requirements for the provision of minerals and the management of waste.
2. Set out policies to guide decisions on planning applications for minerals and waste in the Borough.

## Objectives

**1.9** The Draft MWP identifies a Vision and 14 objectives to achieve it, which will replace the Vision and Strategic Priorities identified for minerals and waste set out in the LPS, taking account of the wider policy context.

## General

### Objective OB 1

#### Tackling climate change

To minimise the causes of climate change by taking appropriate mitigation measures to reduce greenhouse gas and carbon emissions through energy efficient design and operation, including minimising the use of non-renewable energy sources and vehicle movements, for example by using appropriate technology, co-locating waste facilities or by processing minerals at extraction sites.

To minimise the impacts of climate change by taking mitigation measures such as avoiding inappropriate development in areas at high risk of flooding.



## Objective OB 2

### Reducing transport impacts

To explore realistic opportunities to minimise the transport impacts on climate change, local communities and the environment from the movement of minerals and waste by road, through the greater use of more sustainable transport alternatives (such as rail, waterways or pipelines) and the preferred use of non-minor roads for lorry movements.

## Objective OB 3

### Making development acceptable within its wider locality

To minimise the impacts and maximise the benefits of minerals and waste development on local communities and the environment, both natural and historic, by requiring appropriate measures of mitigation and enhancement to make development acceptable.

## Objective OB 4

### Maximising biodiversity net gain

To maximise opportunities to deliver measurable improvements for biodiversity net gain by creating or enhancing habitats in association with proposed minerals and waste development. This will be achieved on site, off site or as a combination of measures.

## Minerals

## Objective OB 5

### Promoting the prudent and efficient use of mineral resources

To promote the prudent and efficient use of the Borough's mineral resources by encouraging the maximum practical recovery of aggregate from secondary and recycled material in preference to the use of primary aggregates, as well as using substitute aggregates.

To make sure that applications for new primary mineral reserves are considered appropriate and sustainable in resource use terms when compared with estimated unmet need requirements and the NPPF requirement to make "best use" of mineral resources to secure their long-term conservation.





## Objective OB 6

### Ensuring an adequate and steady minerals supply

To seek to deliver an adequate and steady supply of aggregate sand and gravel, silica sand, salt, crushed rock and building stone to help meet the planned growth needs of Cheshire East and to make an appropriate contribution to meeting wider needs outside of the Borough, particularly for strategically important minerals such as silica sand and salt.

## Objective OB 7

### Enabling appropriate oil and gas development

To protect local communities and the environment within Cheshire East from any unacceptable impacts associated with potential oil and gas development, whilst acknowledging the contribution that an acceptable proposal for such development can make to help achieve the national need for energy security.

## Objective OB 8

### Ensuring high quality restoration and aftercare

To restore mineral sites at the earliest opportunity and to the highest possible standards with an appropriate afteruse that positively contributes to the area through a range of factors including landscape character, nature conservation and enhancement, enhanced ecological networks, countryside access and recreation, local amenity and the local economy.

## Objective OB 9

### Safeguarding mineral resources, facilities and infrastructure

To safeguard important mineral resources from unnecessary sterilisation by non-mineral development so they remain available for potential future use, as well as safeguarding mineral facilities (including those used to process and recycle secondary aggregate) and infrastructure that support the supply of minerals in the Borough.



## Waste

### Objective OB 10

#### Achieving net self-sufficiency

To seek to achieve net self-sufficiency for managing waste generated within the Borough in the long term, through supporting appropriate proposals for waste management that help meet identified capacity gaps, move waste up the 'Waste Hierarchy' and minimise disposal to landfill.

### Objective OB 11

#### Implementing the proximity principle

To seek to minimise the distance that mixed municipal waste generated in Cheshire East is moved by road through the development of a network of facilities, which deliver the Borough's identified waste management capacity requirements, in locations as close as possible to the main sources of waste or to the place where the output is to be used, such as the digestate from anaerobic digestion.

### Objective OB 12

#### Prioritising brownfield land use

To prioritise the use of previously developed land or allocated employment land over undeveloped land outside of settlement boundaries for providing sites for waste management purposes, while recognising that a rural location close to a farm, for example, may be preferable for amenity reasons in some limited instances such as the provision of compost sites or anaerobic digestion facilities where odour or bioaerosols may be an issue.

### Objective OB 13

#### Reusing or restoring waste sites

To restore to a high standard those waste management sites that are no longer required or acceptable in a particular location, so they can be sustainably used for other appropriate purposes to the benefit of the local community.



## Objective OB 14

### Safeguarding waste management capacity and facilities

To safeguard waste management capacity in the Borough to meet identified needs, both current and proposed, from proposals for non-waste development. This includes the protection of permitted waste management facilities required to meet locational needs and the prevention of non-waste proposals close to waste management facilities that will prejudice their full operation.

**1.10** Further information and appraisal of the objectives can be found in Chapter 3 and Appendix C of this Report.

### What is the MWP not trying to achieve?

**1.11** The MWP will not include housing and employment policies or make site allocations for these uses. It will also not review policy boundaries around towns and villages or designate land that needs protection because of its significance to biodiversity or the historic environment, for example.

### The purpose and structure of this SA Report

**1.12** This interim SA Report has been produced and is published alongside the Draft MWP, under Regulation 18 of the Local Planning Regulations, to demonstrate that the SA process has formed an integral part of plan-making. It sets out the method and findings of the SA at this stage, including the consideration of any reasonable alternatives.

**1.13** The legally required SA Report will be published alongside the final draft ('Publication') version of the MWP, under Regulation 19 of the Local Planning Regulations.

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

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

**1.15** Documents referenced with the 'DMW' prefix are available to view in the Draft MWP consultation library.



## Chapter 2: Scope of the SA

### Introduction

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

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

### Consultation on the scope

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

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

### Policy context and baseline information

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

### Key issues

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

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

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



- social inclusiveness
- economic development

Table 2.1 Sustainability issues

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



| Topics               | Sustainability issues  |
|----------------------|--|
|                      | The majority of dwellings in the Borough are private sector  |
|                      | The Borough contains Lower Super Output Areas that are some of the most deprived in England  |
|                      | There is an association between deprivation and car access reflected in lower incidences of access in deprived areas   |
|                      | Women are likely to travel shorter distances to work   |
| Economic development | The Borough has a high jobs density  |
|                      | The proportion of 16 to 64 year olds in the Borough with a first degree or equivalent qualification has fallen below exceeds the figures for the North West and UK, but this may be due to survey sampling error margins, rather than an actual worsening of the Borough's relative position |
|                      | Almost half of the people working in the Borough are employed in high-skill occupations  |
|                      | The proportions working in each broad occupational group are broadly similar to the UK average   |
|                      | There is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed   |
|                      | Agriculture, forestry and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale, retail, accommodation and food services businesses make up a relatively high proportion of businesses in urban areas  |

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

## SA objectives

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

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

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



Table 2.2 Sustainability Topics and Objectives

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



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





## Chapter 3: SA of alternatives

### Introduction

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

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

- the approach to minerals and waste development in the Borough
- the consideration of site options, using a detailed site selection process to identify candidate sites for development in the MWP

### Background

**3.3** The purpose of the MWP is to set detailed planning policies to guide planning decisions and allocate sites for minerals and waste development.

**3.4** The Draft Minerals Site Selection Report [DMW 03] and Draft Waste Site Selection Report [DMW 04] set out, respectively, the requirements for minerals and waste development. Options have been developed where possible, however, in the case of non-aggregates and salt an adequate and steady supply is needed, to which there is not considered to be a reasonable alternative. Any reasonable alternative options would be subject to SA.

**3.5** The 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07], informed by evidence, considered a number of alternative options for aggregates.

### Strategy for minerals and waste development

**3.6** The strategy for minerals development is that the MWP will make provision for an adequate and steady supply of minerals in support of economic growth without unacceptable adverse impacts on the environment and communities. This will be achieved by ensuring that finite mineral resources are conserved as far as possible. This includes the safeguarding of mineral resources and the sites where minerals are extracted, processed, and manufactured. It also includes the safeguarding sites that support the production of secondary and recycled aggregates.

**3.7** As set out in the Local Plan Strategy (2017) (¶¶13.118 to 13.119), the sustainable management of waste is a key focus for the Council, with a move towards a zero waste economy<sup>(5)</sup> in which material resources are re-used, recycled or recovered wherever possible, and only disposed of as the last option. To achieve this, waste must be managed according to the principles of the 'Waste Hierarchy'<sup>(6)</sup>, whereby options for management are prioritised in order according to their environmental impact. The most sustainable and environmentally

5 As set out in: DEFRA (2011) 'Government Review of Waste Policy in England 2011'

6 A legislative requirement under Article 4 of the revised EU Waste Framework (Directive 2008/98/EC) transposed through the Waste (England and Wales) Regulations 2011.



friendly option is to reduce the amount of waste that is produced in the first place. When waste is created, priority is then given to preparing it for re-use, then to recycling (including composting), then to recovery (including energy generation), and last of all disposal (for example landfill).

**3.8** It is clear that the allocation of additional sites, where necessary, for development to meet the needs of the Borough is at the heart of the MWP and therefore it is considered reasonable<sup>(7)</sup> that alternatives appraisal in the MWP should focus on this matter at this stage.

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

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

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

## Replacement of LPS Policies SE 10 and SE 11

**3.11** The MWP will replace LPS Policies SE 10 'Sustainable Provision of Minerals' and SE 11 'Sustainable Management of Waste'. These policies are largely general in nature and reproduce planning guidance and act as a marker to explain how mineral and waste matters will be covered in the Council's subsequent minerals and waste local plan. Since the LPS was adopted, the Council has undertaken further work on the minerals and waste evidence base and as a result now has a better understanding of minerals and waste matters in Cheshire East. This is reflected in the detailed policies contained within the Draft MWP. The MWP does not use apportionment to determine supply requirements for aggregate sand and crushed rock for the reasons given in ¶¶3.30 and ¶¶ 3.67 to 3.71 of the Draft MWP. Therefore, this criteria in LPS Policy SE 10 (together with accompanying Table 13.2 and relevant justification text) needs to be formally replaced by the MWP and is not seen as a reasonable alternative. In addition, the Draft MWP does not currently identify any areas for new waste management facilities, but uses a criteria-based policy to determine any applications for new facilities. Further evidence base work is required on waste needs for the whole plan period but as things stand this aspect (criterion 2.i) of Policy SE 11 is also inconsistent with the Draft MWP and is not seen as a reasonable alternative. It is for these reason that the Council intends to replace LPS Policies SE 10 and SE 11 in their entirety through the relevant policies in the MWP.

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



## Objectives

### Developing the reasonable alternatives

**3.12** The Draft MWP identifies a Vision and 14 objectives to achieve it, which will replace the Vision and Strategic Priorities identified for minerals and waste set out in the LPS, taking account of the wider policy context. There is no regulatory requirement to develop reasonable alternatives for Development Plan Document Objectives, only that they be tested against the SA Framework (SAF). Therefore, the 14 Objectives subject to testing are:

#### General

##### Objective OB 1

###### Tackling climate change

To minimise the causes of climate change by taking appropriate mitigation measures to reduce greenhouse gas and carbon emissions through energy efficient design and operation, including minimising the use of non-renewable energy sources and vehicle movements, for example by using appropriate technology, co-locating waste facilities or by processing minerals at extraction sites.

To minimise the impacts of climate change by taking mitigation measures such as avoiding inappropriate development in areas at high risk of flooding.



## Objective OB 2

### Reducing transport impacts

To explore realistic opportunities to minimise the transport impacts on climate change, local communities and the environment from the movement of minerals and waste by road, through the greater use of more sustainable transport alternatives (such as rail, waterways or pipelines) and the preferred use of non-minor roads for lorry movements.

## Objective OB 3

### Making development acceptable within its wider locality

To minimise the impacts and maximise the benefits of minerals and waste development on local communities and the environment, both natural and historic, by requiring appropriate measures of mitigation and enhancement to make development acceptable.

## Objective OB 4

### Maximising biodiversity net gain

To maximise opportunities to deliver measurable improvements for biodiversity net gain by creating or enhancing habitats in association with proposed minerals and waste development. This will be achieved on site, off site or as a combination of measures.

## Minerals

## Objective OB 5

### Promoting the prudent and efficient use of mineral resources

To promote the prudent and efficient use of the Borough's mineral resources by encouraging the maximum practical recovery of aggregate from secondary and recycled material in preference to the use of primary aggregates, as well as using substitute aggregates.

To make sure that applications for new primary mineral reserves are considered appropriate and sustainable in resource use terms when compared with estimated unmet need requirements and the NPPF requirement to make "best use" of mineral resources to secure their long-term conservation.



## Objective OB 6

### Ensuring an adequate and steady minerals supply

To seek to deliver an adequate and steady supply of aggregate sand and gravel, silica sand, salt, crushed rock and building stone to help meet the planned growth needs of Cheshire East and to make an appropriate contribution to meeting wider needs outside of the Borough, particularly for strategically important minerals such as silica sand and salt.

## Objective OB 7

### Enabling appropriate oil and gas development

To protect local communities and the environment within Cheshire East from any unacceptable impacts associated with potential oil and gas development, whilst acknowledging the contribution that an acceptable proposal for such development can make to help achieve the national need for energy security.

## Objective OB 8

### Ensuring high quality restoration and aftercare

To restore mineral sites at the earliest opportunity and to the highest possible standards with an appropriate afteruse that positively contributes to the area through a range of factors including landscape character, nature conservation and enhancement, enhanced ecological networks, countryside access and recreation, local amenity and the local economy.

## Objective OB 9

### Safeguarding mineral resources, facilities and infrastructure

To safeguard important mineral resources from unnecessary sterilisation by non-mineral development so they remain available for potential future use, as well as safeguarding mineral facilities (including those used to process and recycle secondary aggregate) and infrastructure that support the supply of minerals in the Borough.



## Waste

### Objective OB 10

#### Achieving net self-sufficiency

To seek to achieve net self-sufficiency for managing waste generated within the Borough in the long term, through supporting appropriate proposals for waste management that help meet identified capacity gaps, move waste up the 'Waste Hierarchy' and minimise disposal to landfill.

### Objective OB 11

#### Implementing the proximity principle

To seek to minimise the distance that mixed municipal waste generated in Cheshire East is moved by road through the development of a network of facilities, which deliver the Borough's identified waste management capacity requirements, in locations as close as possible to the main sources of waste or to the place where the output is to be used, such as the digestate from anaerobic digestion.

### Objective OB 12

#### Prioritising brownfield land use

To prioritise the use of previously developed land or allocated employment land over undeveloped land outside of settlement boundaries for providing sites for waste management purposes, while recognising that a rural location close to a farm, for example, may be preferable for amenity reasons in some limited instances such as the provision of compost sites or anaerobic digestion facilities where odour or bioaerosols may be an issue.

### Objective OB 13

#### Reusing or restoring waste sites

To restore to a high standard those waste management sites that are no longer required or acceptable in a particular location, so they can be sustainably used for other appropriate purposes to the benefit of the local community.



## Objective OB 14

### Safeguarding waste management capacity and facilities

To safeguard waste management capacity in the Borough to meet identified needs, both current and proposed, from proposals for non-waste development. This includes the protection of permitted waste management facilities required to meet locational needs and the prevention of non-waste proposals close to waste management facilities that will prejudice their full operation.

## Appraising the Objectives

**3.13** The following section sets out the method and summary appraisal findings for the Objectives.

**3.14** A detailed method for the appraisal of the Objectives is presented in Appendix C, however, in summary the appraisal seeks to categorise the performance of each Objective against the sustainability topics in terms of ‘significant effects’ (using red or green shading).

**3.15** A summary of the appraisal findings for the Objectives identified in ¶3.12 of this Report is provided below. Detailed appraisal findings are presented in Appendix C.

**3.16** OB 1 focuses on tackling climate change through various measures including the co-locating of waste facilities, which could have a negative effect on cultural heritage and landscape, and economic development topics; however, mitigation is available through LPS, emerging SADPD and proposed MWP Policies. OB 1 was found to have a potential positive effect against topics relating to biodiversity, flora and fauna, population and human health, water and soil, air, transport and climate change.

**3.17** OB 2 focuses on reducing transport impacts including greater use of pipelines, which has the potential to minimise vehicle movements for example, with potential positive effects against topics relating to biodiversity, flora and fauna, population and human health, air, transport, and economic development. However, it could result in negative effects on water and soil, cultural heritage and landscape and economic development if the pipelines are new (either under or overground); but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**3.18** OB 3 focuses on making development acceptable in its wider locality including for local communities and the natural and historic environment. This has the potential for a positive effect on biodiversity, flora and fauna, water and soil, air, population and human health, cultural heritage and landscape, and economic development.

**3.19** OB 4 focuses on maximising biodiversity net gain. This has the potential for a positive effect against topics relating to biodiversity, flora and fauna, population and human health, and water and soil.



**3.20** OB 5 focuses on prioritising secondary, recycled and substitute aggregates, which could minimise the use of primary aggregates and potentially create jobs. This could have a positive effect on topics relating to biodiversity, flora and fauna, population and human health, water and soil, air, transport, cultural heritage and landscape, social inclusiveness, and economic development.

**3.21** OB 6 focuses on ensuring an adequate and steady mineral supply to meet needs (including the provision of local building stone) and could provide jobs. This has the potential for a positive effect against topics relating to cultural heritage and landscape, social inclusiveness, and economic development. However, it could also have a negative effect on cultural heritage and landscape, as well as on biodiversity, flora and fauna, water and soil, population and human health, transport, and air; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies and there is also the potential for positive effects through restoration.

**3.22** OB 7 focuses on enabling appropriate oil and gas development (providing jobs) whilst protecting local communities and the environment from unacceptable impacts. This has a potential positive effect against topics relating to social inclusiveness and economic development. However, it could have negative effects on biodiversity, flora and fauna, water and soil, air, population and human health, transport and cultural heritage and landscape; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**3.23** OB 8 focuses on ensuring high quality restoration and aftercare for mineral sites, with uses that are appropriate and contribute to the area and could attract species. This has a potential positive effect against topics relating to biodiversity, flora and fauna, population and human health, air, water and soil, transport, cultural heritage and landscape, social inclusiveness, and economic development. However, it could also have a negative effect against biodiversity, flora and fauna; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**3.24** OB 9 focuses on safeguarding mineral resources, facilities and infrastructure to support the supply of minerals, and provide jobs, which could have a negative effect on biodiversity, flora and fauna, water and soil, air, cultural heritage and landscape, population and human health, and transport; however, mitigation is available through LPS, emerging SADPD and proposed MWP Policies and there is also the potential for positive effects through restoration. OB9 was found to have a positive effect against topics relating to social inclusiveness, and economic development.

**3.25** OB 10 focuses on achieving net self-sufficiency including minimising the disposal of waste to landfill. This could have a positive effect on biodiversity, flora and fauna, population and human health, air, transport, cultural heritage and landscape, economic development, and water and soil.

**3.26** OB 11 focuses on implementing the proximity principle, which seeks to minimise the distance that mixed municipal waste generated in the Borough moves. This has the potential for a positive effect against topics relating to biodiversity, flora and fauna, population and human health, air, transport, cultural heritage and landscape, and economic development.





**3.27** OB 12 focuses on prioritising brownfield land use and recognises that rural locations can be preferable for amenity reasons. This could have a positive effect against topics relating to population and human health, air, water and soil, cultural heritage and landscape, and economic development. However, it has the potential for a negative effect on biodiversity, flora and fauna; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**3.28** OB 13 focuses on using or restoring waste sites to the benefit of local communities. This has the potential for a positive effect on topics relating to biodiversity, flora and fauna, population and human health, water and soil, air, transport, cultural heritage and landscape, social inclusiveness, and economic development. However, it could also have a negative effect on biodiversity, flora and fauna; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**3.29** OB 14 focuses on safeguarding waste management capacity and facilities in the Borough. This is likely to have a positive effect on social inclusiveness, and economic development. However, it has the potential for a negative effect on topics relating to biodiversity, flora and fauna, water and soil, air, transport, and cultural heritage and landscape; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies and there is also the potential for positive effects through restoration.

**3.30** In conclusion, the appraisal has found that, read as a whole, the objectives of the MWP are unlikely to have any significant negative effects. Ultimately, the nature and significance of effects against most topics will be dependent on how they are taken forward, both through final policy proposals and subsequent implementation. It is considered that mitigation provided through Local Plan Policies and available at the project level should make sure that there are no significant negative effects.

## Minerals and waste requirement options

### Developing the reasonable alternatives

#### Minerals

**3.31** Within Cheshire East there are a range of mineral resources. The approach to forecasting the need for minerals and ensuring an adequate and steady supply is maintained is dependent on the type of mineral being worked. Table 3.1 illustrates the approach taken to forecasting need and the requirement for the main minerals found in Cheshire East.

Table 3.1 Mineral, type, requirement and forecasting approach

| Mineral type                                     | Requirement  | Forecasting approach                                |
|--|--|---|
| Aggregate sand                                   | Maintain landbank reserves of at least 7 years <sup>(1)</sup>  | Average sales over 10 years plus 2% uplift per year |
| Aggregate crushed rock (sandstone)               | Maintain landbank reserves of at least 10 years <sup>(2)</sup> | Average sales over 10 years plus 2% uplift per year |
| Non-aggregate stone (building stone) (sandstone) | Maintain an adequate and steady supply <sup>(3)</sup>          | Average sales over 10 years                         |



| Mineral type                            | Requirement   | Forecasting approach                          |
|---|---|---|
| Non-aggregate sand (silica)             | Maintain a stock of permitted reserves of at least 10 years/15 years at individual silica sand sites <sup>(4)</sup> | Average sales over 10 years                   |
| Salt (controlled solution brine mining) | Maintain an adequate and steady supply  | No approach identified in guidance or the MWP |

1. NPPF, 2021, ¶213f
2. NPPF, 2021, ¶213f
3. The NPPF 2021 does not specify minimum levels of reserves for non-aggregate stone. The Council's approach is to use average sales over the past 10 years which is a similar approach to that for industrial minerals. It is based on a borough-wide rather than individual site basis for requirement / forecasting purposes.
4. NPPF, 2021, ¶214c

## Local Aggregate Assessment

**3.32** The LAA provides a yearly position statement on sales and reserves data for aggregates in Cheshire East. The LAA provides information specifically on aggregate sand and aggregate crushed rock (sandstone). The LAA is prepared in accordance with the NPPF, Mineral Planning Guidance and (non-Government) Good Practice Guidance<sup>(8)</sup> and is consulted upon with members of the North West Aggregate Working Party (NW AWP) and other relevant parties. The latest Cheshire East LAA 2021 covered the two-year period 1 January 2019 to 31 December 2020 and was ratified by members of the NW AWP on 21 December 2021.

### Aggregate sand

**3.33** The LAA 2021<sup>(9)</sup> uses 2019 and 2020 sales and reserves data, to inform aggregate sand need forecasting for the 15-year period 2021 to 2035. Key information includes the 10-year sales average, 10-year sales average with 2% annual uplift (which takes account of economic growth and other local information indicators). The forecast aggregate sand need over a 15-year period is also presented in Table 3.2.

Table 3.2 Aggregate sand supply/demand forecast information (shown in the LAA)

| 10-year sales average (2011 to 2020) | 10-year sales average (2021 to 2035) including 2% annual uplift | Forecast need for 15-year period 2021 to 2035 | Permitted aggregate sand reserve at December 2020 | Net aggregate need |
|--------------------------------------|---|---|---|--------------------|
| 0.406Mt                              | 0.477Mt   | 7.162Mt                                       | 2.60Mt  | 4.562Mt            |

**3.34** The draft MWP provides for a new plan period to address aggregate demand for the 20-year period 2021 to 2041 and is beyond the 15-year period presented in the LAA 2021. Based on the most up-to-date information available, the forecast need has been rolled forward to 2041 and is presented in Table 3.3.

8 Practice Guidance on the Production and Use of Local Aggregate Assessments (Living Document), Planning Officers Society and Mineral Products Association, May 2017

9 Cheshire East Local Aggregate Assessment 2021 [ratified-cheshire-east-laa202120192020data.pdf](https://www.cheshireeast.gov.uk/media/120192020data.pdf) (cheshireeast.gov.uk)



Table 3.3 Aggregate sand forecast need 2021 to 2041

| 10-years sales average (2021 to 2035) including 2% annual uplift | Forecast need for 20-year period 2021 to 2041 | Permitted aggregate sand reserve at December 2020 | Net aggregate need |
|--|---|---|--------------------|
| 0.477Mt  | 9.54Mt  | 2.6Mt   | 6.94Mt             |

**3.35** Tables 3.2 and 3.3 provide information on the forecast aggregate need position using the most up-to-date information. Future iterations of the LAA will provide an updated position on sales, reserves and forecast for aggregate sand demand for the 20-year period using 10-year sales data with a 2% uplift for the whole plan period. Consideration is also given during LAA updates on the indicators it contains so that the most appropriate information and forecasting method is used.

**3.36** The Council considered four possible reasonable alternatives for determining the aggregate sand requirement in the MWP. These comprised:

- apportionment (as identified in the LPS);
- 10 year sales average;
- 3 year sales average; and
- 10 year sales average plus 2% annual uplift

**3.37** These are discussed in more detail below.

**Option AS(a): Apportionment**

**3.38** The first option is the one identified within Policy SE 10 ‘Sustainable Provision of Minerals’ in the adopted LPS. This makes provision for an adequate and steady supply of minerals based on apportionment. Levels of aggregate supply to meet demand are set out in Table 13.2 in the LPS and were informed by the north west apportionment of the 2005-2020 National Aggregate Provision Guidelines, as detailed in section 2 of the ‘Background paper on the requirement and forecasting of aggregate need in Cheshire East’ [DMW 07].

**3.39** This identifies Cheshire East as having an annualised average requirement per year (for the period 2010 to 2030) of 0.71Mt for sand & gravel. Table 13.2 in the LPS also identifies an additional seven year provision using the same average requirement figure to maintain landbanks beyond the plan period (to 2037). As set out in the ‘Background paper on the requirement and forecasting of aggregate need in Cheshire East’ [DMW 07] the Council does not consider this option to be a reasonable alternative for the following reasons:

1. Use of apportionment as a forecasting method is no longer considered robust due to the age of the forecasting data that underpins the guidelines from which the apportionment figure is derived.
2. The method used to derive the Council’s apportionment figure from the Cheshire sub-regional figure following local government reorganisation is also no longer considered robust due to the insufficient weight given to the nature of the sand outputs in the Borough. These are mostly non-aggregate (silica) sand rather than aggregate sand. The reverse is true for the Cheshire West & Chester MPA area. This makes it very difficult for the aggregate sand apportionment figure for Cheshire East to be achieved, which is borne



out by the fact that it has only been met or exceeded once (in 2014) since the Council was formed in 2009; and.

3. The Council's latest 2019 LAA no longer uses apportionment to calculate the aggregate requirement. The approach now used is considered to better meet NPPF requirements (in terms of sales and local need information consideration) and has been ratified by the NW AWP.

**3.40** The Council will review this option should the Government prepare and publish updated National and Sub-National guidelines in the future. In the meantime, the apportionment approach continues to be reported in the Council's LAA for the purpose of maintaining long-term trend information.

### **Option AS(b): 10-year sales average**

**3.41** The second option is based on the 10-year sales average, which is a key element required by ¶213a of the 2021 NPPF to forecast future demand. The 10-years sales average for Cheshire East has only been available since 2010, having been previously included in sales figures for the Cheshire County area. The 10- years sales average is compiled from annual operator survey returns submitted confidentially and informs the production of aggregated data for LAAs and the NWAAP Annual Monitoring Report. Data included in the LAA is consulted upon and is presented for ratification by members of the NWAAP as a test of robustness.

**3.42** The 10-year sales average is one factor used to calculate the landbank position in the LAA and is used as a monitoring tool to indicate whether there could be a possible disruption to the provision of an adequate and steady supply of land-won aggregates in the MPA. The landbank trigger of 'at least 7-years' is used to review the area's current aggregate provision and to determine if a review of the site allocations in the plan is needed. The aggregate landbank position in Cheshire East has remained below the 'at least 7-year' for several years based on the 10-years sales average. As the 7-year landbank is not being maintained in Cheshire East, and as set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07] this option on its own is not considered to be a reasonable alternative as it does not take account of other relevant local information as required by ¶213a of the 2021 NPPF.

### **Option AS(c): 3-year sales average**

**3.43** This third option is based on the 3-year sales average of aggregate sand in the Cheshire East MPA area. Minerals Planning Guidance advises that in preparing LAAs, MPAs should also look at average sales over the last 3 years to identify the general trend of demand, as part of the consideration of whether it might be appropriate to increase supply. The LAA 2021 and previous iterations provide a summary of this information. The 3-year sales average is less than the 10-year sales average, and the impact of COVID-19 on more recent sales is not understood. For these reasons, and as set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07] the 3-year sales average option is not considered to be a reasonable alternative.



### Option AS(d): 10-year sales average + 2% annual uplift (the local rate)

**3.44** The final option uses the 10-year average sales information (Option AS(b)) as a baseline but applies an annual 2% uplift to take account of relevant local information. This approach has been used in the latest 2021 LAA, which covers the period to 2035, and has been ratified by the NAWWP. A 2% figure for the uplift was determined following an analysis of key demographic, economic and housing indicators, as detailed in the 2021 LAA. The MWP forecasts for the period 2021 to 2041 and uses the local rate position reported in the LAA 2021 to provide an indication of the forecast demand for aggregate sand. The next iteration of the LAA will review the 2% uplift figure to ensure that it remains appropriate and apply a relevant uplift figure to the latest 10 year sales average. As set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07] this option is considered to be a reasonable alternative as it is based on robust 10-years sales data and takes account of relevant local information.

**3.45** Therefore, taking into account the assessment of Options above, Option AS(d) is considered to be the only reasonable approach for forecasting aggregate sand requirements at this time, with the other Options not considered to be reasonable alternatives.

**3.46** The Council will continue to monitor the performance of individual options in subsequent iterations of the MWP, in response to consultation responses, revised evidence and information submitted through the call for sites exercise.

### Aggregate crushed rock (sandstone)

**3.47** The LAA 2021<sup>(10)</sup> uses the average of the import and consumption data for crushed rock reported in the National Aggregate Mineral Survey for the years 2014 and 2019. This information is provided for the Cheshire sub-region, which includes Cheshire East and Cheshire West and Chester. A 2% annual uplift (which takes account of economic growth and other local information indicators) has been applied. The forecast aggregate crushed rock (sandstone) need over a 15-year period is also presented in Table 3.4.

Table 3.4 Aggregate crushed rock (sandstone) supply/demand forecast information (shown in LAA 2021)

| Average import and consumption for the Cheshire sub region in 2014 and 2019 (baseline figure) | Average import and consumption for the Cheshire sub region with 2% annual uplift (2021 to 2035) | Forecast sub-regional need for 15-year period 2021 to 2035 | Permitted aggregate crushed rock reserve at December 2020 | Net aggregate crushed rock need |
|---|---|--|---|---------------------------------|
| 1.84Mt  | 2.16Mt  | 32.4Mt   | 4.88Mt  | 32.4Mt                          |

**3.48** The LAA 2021 provides details on the estimated reserve of sandstone being around 4.88Mt. However, it also comes to the conclusion that evidence on past sales and the operation of the quarries indicates that the quarry operators generally supply the building stone market rather than crushed rock market. The LAA 2021 also reports that as the permitted reserves are not meeting an estimated Cheshire sub-regional demand figure of some 32.5Mt over the 15-year period 2021 to 2035, there is a requirement for the MPA and indeed the Cheshire sub-region to rely on crushed rock aggregate

10 Cheshire East Local Aggregate Assessment 2021 [ratified-cheshire-east-laa202120192020data.pdf](https://www.cheshireeast.gov.uk/ra/ra-2021/ratified-cheshire-east-laa202120192020data.pdf) (cheshireeast.gov.uk)



**3.49** The draft MWP provides for a new plan period to address aggregate demand for the 20-year period 2021 to 2041 and is beyond the 15-year period presented in the latest LAA 2021. Based on the most up-to-date information available, the forecast need has been rolled forward to 2041 and is presented in Table 3.5.

Table 3.5 Aggregate crushed rock forecast need 2021 to 2041

| Baseline position including 2% uplift 2021 to 2035 | Forecast Cheshire sub regional need for 20-year period 2021 to 2041 |
|--|---|
| 2.16Mt   | 43.2Mt  |

**3.50** Tables 3.4 and 3.5 provide information on the forecast aggregate crushed rock need position using the most up-to-date information. Future iterations of the LAA will provide an updated position and forecast for aggregate crushed rock need for the 20-year period using the baseline 2.16Mt with a 2% uplift for the whole plan period. As with aggregate sand, a review of crushed rock indicators will continue to take place so that the most appropriate information and forecasting method is used.

**3.51** The Council has stated in the LAA 2021 that it will continue to rely on the import of crushed rock limestone into the Borough and wider Cheshire sub-region to meet its requirements for the foreseeable future.

**3.52** The Council considered five possible reasonable alternatives for determining the crushed rock requirement in the MWP. These comprised:

- apportionment (as identified in the LPS);
- 10 year sales average;
- 3 year sales average;
- 10 year sales average plus 2% annual uplift; and
- average sub-regional importation and consumption data plus 2% annual uplift

**3.53** These are discussed in more detail below.

### Option CR(a): Apportionment

**3.54** The first option is the one identified within Policy SE 10 ‘Sustainable Provision of Minerals’ in the adopted LPS. This makes provision for an adequate and steady supply of minerals based on apportionment. Levels of aggregate supply to meet demand are set out in Table 13.2 in the LPS and were informed by the north west apportionment of the 2005-2020 National Aggregate Provision Guidelines, as detailed in section 2 of the ‘Background paper on the requirement and forecasting of aggregate need in Cheshire East’ [DMW 07]. Historically, Cheshire East has been the only part of Cheshire where sandstone resources are known to be and where aggregate crushed rock extraction has been permitted. Consequently, the whole Cheshire sub-regional apportionment has been applied to the Cheshire East MPA area.

**3.55** This identifies Cheshire East as having an annualised average requirement per year (for the period 2010 to 2030) of 0.04Mt for crushed rock. Table 13.2 in the LPS also identifies an additional ten-year provision using the same average requirement figure to maintain



landbanks beyond the plan period (to 2040). As set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07] the Council does not consider this option to be a reasonable alternative for the following reasons:

1. Use of apportionment as a forecasting method is no longer considered robust due to the age of the forecasting data that underpins the guidelines from which the apportionment figure is derived;
2. The method used to derive the Council's apportionment figure from the Cheshire sub-regional figure following local government reorganisation is also no longer considered robust due to the fact that this figure took account of quarries which are not actually located within the current Cheshire sub-regional area; and
3. The Council's latest 2019 LAA no longer uses apportionment to calculate the aggregate requirement owing to the poor return rate amongst operators to the annual aggregate survey and the fact that where returns were made these were actually reporting sales of sandstone for non-aggregate uses rather than aggregate crushed rock. This was considered misleading. Therefore, the approach now used is considered to better meet NPPF requirements (by using average sub-regional importation and consumption data to better reflect actual demand / supply, as well as using an uplift figure based on relevant local information) and has been ratified by the NW AWP.

**3.56** The Council will review this option should the Government prepare and publish updated National and Sub-National guidelines in the future. In the meantime, the apportionment approach continues to be reported in the Council's LAA for the purpose of maintaining long-term trend information.

### **Option CR(b): 10-year sales average**

**3.57** The second option is based on the 10-year sales average, which is a key element required by ¶213a of the 2021 NPPF to forecast future demand. The 10-years sales average is compiled from annual operator survey returns submitted confidentially and informs the production of aggregated data for LAAs and the NWAAP Annual Monitoring Report. The data source is not felt to be robust owing to the poor return rate amongst operators and, of those operators making a return, they were reporting sales of sandstone for non-aggregate uses instead of aggregate uses. It was not felt appropriate to continue estimating an annual sales figure of 0.001Mt as the forecasting method and inferring that the sandstone reserve of circa 4.8Mt was for aggregate crushed rock uses when it was primarily being used for non-aggregate uses. The conclusion in LAAs that the NPPF requirement for a 10-year crushed rock landbank was being met and was set to continue into the future was not a robust method to form the basis for future demand forecasting. Therefore, taking the above into account and as set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07], this option is not considered to be a reasonable alternative.

### **Option CR(c): 3-year sales average**

**3.58** This third option is based on the 3-year sales average of aggregate crushed rock in the Cheshire East MPA area. Minerals Planning Guidance advises that in preparing LAAs, MPAs should also look at average sales over the last 3 years to identify the general trend of demand, as part of the consideration of whether it might be appropriate to increase supply. The LAA 2021 and previous iterations provide a summary of this information. The 3-year sales average identified in the 2021 LAA is the same as the 10-year sales average. Therefore,



for the reasons identified under that option and as set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07], the 3-year sales average option is not considered to be a reasonable alternative.

### **Option CR(d): 10-year sales average + 2% annual uplift**

**3.59** The fourth option uses the 10-year average sales information (Option CR(b)) as a baseline but applies an annual uplift to take account of relevant local information. Although applying an uplift to take account of relevant information accords with NPPF guidance, the fact that this is being applied to 10 year average sales information means that this approach is not considered to be a reasonable option, as set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07] for the same reasons as identified under Option CR(b)).

### **Option CR(e): Average sub-regional importation and consumption data + 2% annual uplift**

**3.60** The final option is based on the average of importation and consumption data reported in the National Aggregate Mineral Survey (NAMS) for 2014 and 2019. The NAMS is considered to be the most appropriate and available data to use to forecast aggregate crushed rock demand at this time. As the above discussion of alternative options has identified, the other options are not considered to be as robust in forecasting future demand for crushed rock for the reasons given. The LAA 2021 reports on the approach taken, which has been to provide a baseline figure of 2.16mt per year to be met to 2035, which includes a 2% annual uplift. This level of uplift was determined following an analysis of key demographic, economic and housing indicators to provide a local rate, as detailed in the 2021 LAA. The MWP forecasts for the period 2021 to 2041 and uses the local rate position reported in the LAA 2021 to provide an indication of the forecast demand for aggregate crushed rock for the Cheshire sub-region. The next iteration of the LAA will review the 2% uplift figure to ensure that it remains appropriate and apply a relevant uplift figure to the latest 10 year sales average. As set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07], this option is considered to be a reasonable alternative as it is based on robust NAMS data and takes account of relevant local information.

**3.61** Therefore, taking into account the assessment of Options above, Option CR(e) is considered to be the only reasonable approach for forecasting aggregate crushed rock requirements at this time, with the other Options not considered to be reasonable alternatives.

**3.62** The Council will continue to monitor the performance of individual options in subsequent iterations of the MWP, in response to consultation responses, revised evidence and information submitted through the call for sites exercise.

### **Non-aggregate sandstone (building stone)**

**3.63** The LAA recognises that the permitted sandstone reserve of around 4.88Mt has previously been used and is expected to continue to be used for non-aggregate uses. The MWP approach is to maintain an adequate and steady supply for non-aggregate uses at individual sites using a proxy forecast of 10 years average sales. This mirrors the NPPF





guidance on aggregate crushed rock. In the absence of any national guidance on landbanks for non-aggregate sandstone (building stone), it is considered that there are no reasonable alternative options at this time for the provision of non-aggregate sandstone (building stone).

### **Non-aggregate sand (silica)**

**3.64** The MWP approach is to plan for at least 10-year stock of permitted reserves at individual silica sand sites and at least 15 year permitted reserves where significant new capital is required, as identified in the NPPF and repeated in ¶3.37 of the draft MWP. Taking the above into account, it is considered that there are no reasonable alternative options at this time for the provision of non-aggregate sand (silica).

### **Salt and brine (controlled solution mining)**

**3.65** In the absence of any national guidance on landbanks and a lack of up-to-date sales and remaining reserve information for salt, the Council proposes not to quantify the need for salt in the MWP. However, the Council has prepared a salt policy that gives priority to any new reserve requirements being in the form of identified preferred extensions to existing brinefields. This acknowledges the national and local importance of salt as a mineral resource and meets the requirement in guidance for ensuring a steady and adequate supply<sup>(11)</sup> to meet society's needs over the period 2021 to 2041. No alternative site proposals for salt extraction have been proposed by the industry. Taking the above into account, it is considered that there are no reasonable alternative options at this time for the provision of salt.

### **Waste**

**3.66** The MWP must consider the amount and type of waste that will be generated in Cheshire East over the plan period to 2030, the existing waste management capacity and the extent to which further facilities are required to manage this waste (taking account of available capacity outside of the Borough). The Waste Needs Assessment (WNA) is a key evidence document that the Council prepares to enable such considerations to take place.

**3.67** A WNA was published in 2017 (principally using 2015 data from the Environment Agency) and prepared for the Council by BPP Consulting. It considered the following waste streams:

- local authority collected waste (municipal/household);
- commercial and industrial;
- construction, demolition and excavation;
- hazardous;
- low level radioactive;
- agricultural; and
- wastewater.

**3.68** It found that just over 1.2Mt of waste arose within Cheshire East in 2015 and that, while there appears to be sufficient existing capacity to meet recycling and organic waste treatment management requirements, there is a predicted shortfall in capacity to manage residual waste (black bin) and inert waste over the plan period.

11 NPPF, ¶214a-c, MHCLG, July 2021



**3.69** A refresh of the WNA was undertaken in 2019 using more recently published waste data including 2017 data from the Environment Agency. This confirmed that the overall findings from the 2017 WNA remained valid.

**3.70** The WNA findings indicate that the MWP should seek to make provision for a landfill site (c150,000 tonnes per annum) and an energy from waste facility (c285,000 tonnes per annum maximum) either a single, larger facility or a number of smaller community facilities, unless appropriate additional capacity can be identified for the plan period in nearby areas outside of Cheshire East with the agreement of the relevant planning authorities through Duty to Co-operate (DtC) discussions.

**3.71** The two areas of need (residual waste and inert waste) are currently managed outside of the Borough, and it is envisaged that this will continue, however this needs to be agreed through DtC discussions with the relevant planning authorities. If an agreement cannot be reached, then the Council will need to relook at its approach to meeting the predicated shortfall in capacity, which could result in the consideration of reasonable alternatives.

## Conclusion

**3.72** Taking the above into account it has been determined that, in looking at the alternative options for aggregate sand and aggregate crushed rock, there are no reasonable alternatives to the approaches proposed in the Draft MWP, and there are no reasonable alternative options for the provision of non-aggregates (including salt/brine) to meet the requirements for a steady and adequate supply of these minerals. In relation to waste, residual and inert waste are to be managed outside of the Borough, which is envisaged to continue, and there is sufficient capacity to manage the other waste streams to 2030. Therefore, there are no reasonable alternative options to be appraised for waste (or minerals) at this stage.

## Site options

### Site Selection Process

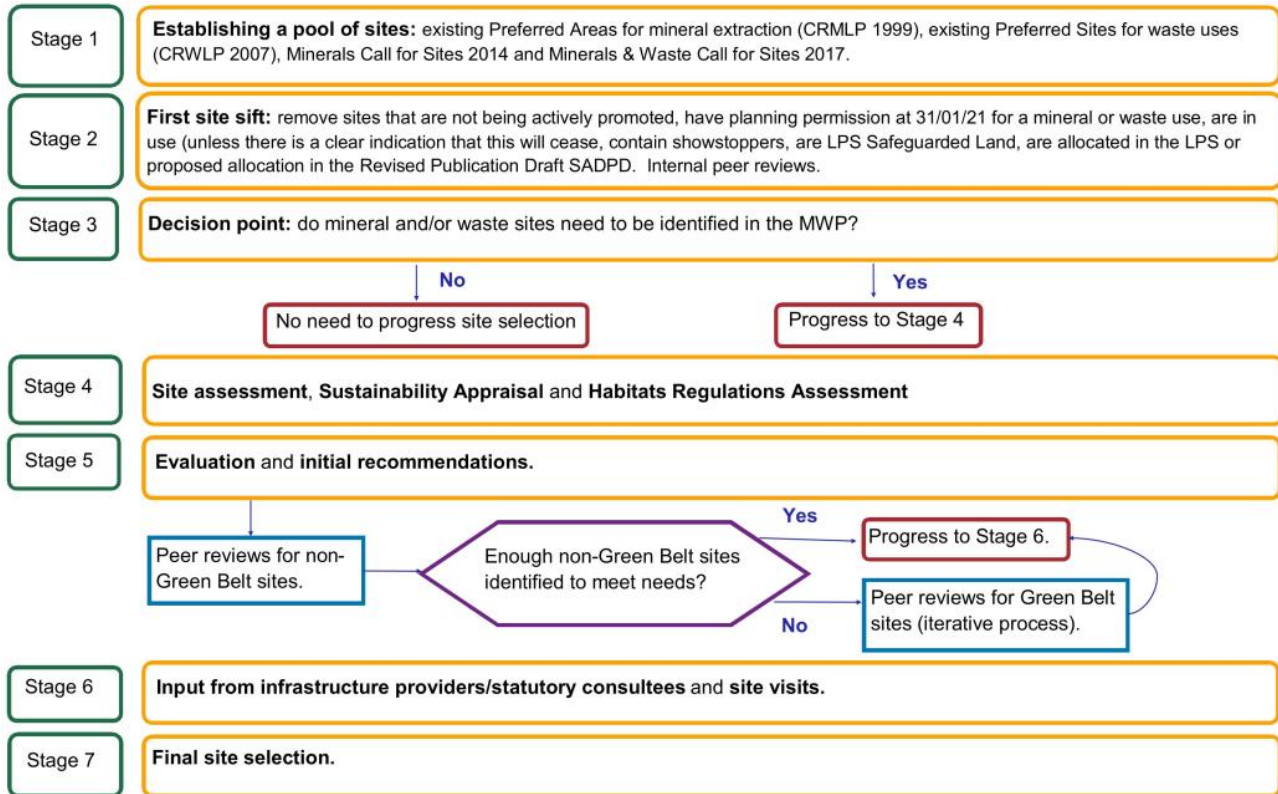
**3.73** The Council used a detailed site selection process (SSM) to carry out the appraisal of site options to identify candidate sites for development (including safeguarded land) in the MWP. This process integrated SA as the criteria used as part of the SSM were in line with the SA framework in Table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

**3.74** The SSM sets out the steps undertaken to determine the sites that should be selected to meet the mineral and waste requirements identified in the individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively).

**3.75** The SSM is comprised of a series of Stages, as shown in Figure 3.1. The first two stages are set out in further detail in ¶¶3.76 to 3.85 of this Report as these are the stages that have led to the identification of the short list of reasonable site options.



Figure 3.1 Key stages in the site selection process



### Stage 1: Establishing a pool of sites

**3.76** The longlist of mineral sites and areas requiring assessment have been derived from three sources. Firstly, those undeveloped ‘preferred extension areas’ identified in the CRMLP. It is important that the Council considers whether any of these ten preferred extension areas, which have been identified as suitable through a previous local plan preparation process (albeit some time ago), still has potential for allocation for mineral purposes as part of this current process. This will be achieved by applying the current assessment methodology to them.

**3.77** These comprised extensions to seven existing silica sand sites, two controlled brinefields and one existing sand and gravel site. The CRMLP also identified ‘areas of search’. However, these will only be considered as part of this process if they have been resubmitted through either of the subsequent call for sites exercises undertaken by the Council. This is because there is less information available on these areas, which can be extensive in terms of their geographical footprint, and it is important for the Council to show that there is currently interest from the minerals industry in promoting a particular area, namely that there is an indication that an area of search covers mineral resource areas where there is a real prospect that proposals for extraction will come forward and be delivered within the plan period.

**3.78** The Stage 1 assessment also looks at whether any of the 13 preferred sites for waste management facilities located in Cheshire East and identified in the CRWLP, are still suitable for allocation in the MWP.

**3.79** The second source of sites are those submitted following the Council’s first call for sites exercise undertaken during 2014. This exercise was limited to mineral sites only, so there are no waste sites to assess from this source. While an assessment of these 29 mineral



sites was undertaken at the time and the results published on the Council's website<sup>(12)</sup>, these need to be reconsidered in line with the assessment methodology detailed in the Site Selection Methodology Report [DMW 02]. The final source of sites to be assessed are the 27 mineral sites or areas and 20 waste sites submitted following the Council's most recent call for sites exercise in 2017.

**3.80** The list of sites that make up Stage 1 can be found in the individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively).

### **Stage 2: First site sift**

**3.81** The aim of this Stage is to sift the sites identified at Stage 1 to produce a shortlist of sites and areas for further consideration in the site selection process. This involves removing those sites and areas which:

- are not being actively promoted or are considered unlikely to be available within the plan period
- have subsequently been granted planning permission for a mineral or waste use by 31/01/21
- are in use (unless there is clear indication that this will cease)
- are identified in the LPS as Safeguarded Land
- are an allocated site in the LPS or Revised Publication Draft SADPD

**3.82** Where there is a proposal to allocate a waste site, the Council will also sift out sites that contain showstoppers, such as a Special Protection Area, Special Area of Conservation, Ramsar, Site of Special Scientific Interest, functional floodplain (flood zone 3b), or historic battlefield. As not all these showstoppers would necessarily prevent the allocation of a minerals site or area, their presence is not used as a sieve for mineral proposals at this stage.

**3.83** Where there is a proposal to allocate a mineral site, the Council also requires sufficient information on the nature of the mineral resource that is present and whether it can be economically extracted to determine whether it is suitable for site allocation rather than allocation as a preferred area or area of search. This could include information on the extent of the available reserves, the viability of working and the ability of the site to be worked without significant adverse impacts on designated sites, priority or protected species or to important historic environments. Where the consultee has proposed multiple potential uses for the land they have identified, such as an allocation, preferred area or area of search, the Council will indicate what it considers is the most likely identifiable use for the site in the MWP based on the comprehensiveness of the information that has been submitted.

**3.84** In some instances, the same or geographically similar sites have been identified through more than one of the information sources used in this assessment, namely, the CRMLP or the 2014 and 2017 call for sites exercises. In these circumstances, the Council will only put forward to the next stage of the assessment process the most recently submitted proposal for that site, since this is the one currently being promoted and so most likely to be implemented. In most cases this will be the proposal submitted during the 2017 call for sites exercise.

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



**3.85** The reasons as to why any sites were sifted out are provided, which includes an element of planning judgement in some instances, and the results subjected to an internal peer review. The list of sites, including the reasons for sifting out can be found in the individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively).

**3.86** Further information can be found in the Site Selection Methodology Report [DMW 02].

## Appraising the site options

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

### Method

**3.88** A detailed method for the appraisal of the site options is presented in Appendix E of this Report, however, in summary the appraisal employs GIS datasets, site visits<sup>(13)</sup>, measuring, qualitative analysis and planning judgement to see how each site option relates to various constraint and opportunity features.

**3.89** Several evidence base documents and assessments have informed the Council's decision-making process to determine the preferred approach to establish and appraise the site options including the SSM [DMW 02], SA [DMW 05] findings, Habitats Regulations Assessment (HRA) findings [DMW 06], the Local Aggregates Assessment 2021, the Council's Sand Study 2019<sup>(14)</sup>, the Waste Needs Assessment (2017) and its refresh (2019) and the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07].

**3.90** The MWP includes a Vision for Cheshire East to develop 'a sustainable approach to minerals and waste', which includes providing 'sufficient capacity for mineral supply and waste management to meet identified needs in the Borough and, where appropriate, to help contribute to meeting wider needs'. To help meet this Vision, several options were developed, although these were not appraised through the SA as there were no reasonable alternatives to the approaches proposed in the Draft MWP at that time.<sup>(15)</sup> The preferred approach was established through work carried out on the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07] and appraised through the HRA.

**3.91** The SSM was used to determine if there was a need to allocated sites/areas for minerals and/or waste, taking into account the mineral and waste requirements identified in the individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively). The Council used the outcomes of the call for sites process, and existing Preferred Areas for minerals extraction (in the CRMLP) and Preferred Sites for waste uses (in the CRWLP), which formed the initial pool of sites and then undertook a 'site sift' for those sites that did not meet detailed requirements. Once a decision had been made to allocate sites/areas, then a traffic light assessment was carried out to help determine what constraints and issues a site had. The assessment covered issues such as ecology, viability, accessibility, and

13 In this particular instance (for the Draft MWP), it was not possible to undertake site visits due to COVID-19. Instead, a desk based assessment has been undertaken, which utilises aerial photography and it is proposed to undertake site visits prior to the publication of the next iteration of the assessment work

14 Cheshire East Council Sand Study (2019-20), Cuesta Consulting Limited, 5 June 2019  
<https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/cheshire-east-sand-study-2019-20-final-report.pdf>

15 As set out in the 'Background paper on the requirement and forecasting of aggregate need in Cheshire East' [DMW 07]



flooding for example. Occasionally the traffic light assessment indicated that further work was required on, for example, flood risk, which will require a Flood Risk Assessment to be carried out. The options were also subject to HRA.

**3.92** Mineral development in Green Belts and engineering operations are not considered to be inappropriate development in national planning guidance, unlike many other forms of development, and no waste sites were assessed as residual and inert waste are to be managed outside of the Borough, which is envisaged to continue, and there is sufficient capacity to manage the other waste streams to 2030.<sup>(16)</sup>

**3.93** Further information on the site selection process can be found in the Site Selection Methodology Report [DMW 02]. Individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) have been produced, which detail the need for any site/area allocations and includes traffic light assessments, where appropriate.

### **Reasons for selecting site options**

**3.94** Appendix E sets out the Council's approach to the SA of site options. It should be noted that whilst the SA findings are considered by the Council in its selection of options and forms part of the evidence base supporting the Local Plan, the SA findings are not the sole basis for decision making; other factors, set out in detail in the individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively), have informed the Council's approach to decision making. Reasons for progression or non-progression of site options in plan-making are included in Appendix E (Table E.3).

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16 This position will be revised once the findings of an updated WNA to the end of the Plan period in 2041 are available.



## Chapter 4: SA of the Draft Plan

### Introduction

**4.1** The aim of this Chapter is to present an appraisal of the Draft MWP, as currently published under Regulation 18 of the Local Planning Regulations.

### Methodology

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

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

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

**4.4** The appraisal narrative for each topic considers the effect characteristics and 'significance criteria' presented in Schedules 1 and 2 of the SEA Regulations.<sup>(17)</sup> So, for example, where necessary, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. Cumulative effects are considered, which is the potential for the Draft MWP to impact an aspect of the baseline when implemented alongside other plans, programmes, and projects, in Chapter 5 of this Report.

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

**4.6** The Draft MWP is strategic in nature. Even the allocation of sites should be considered a strategic undertaking, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given the strategic nature of the Draft MWP there will be several uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.



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

- Minerals
- Site allocations
- Development management
- Appraisal of the draft plan as a whole

## Appraisal of the Draft MWP

### Biodiversity, flora and fauna

**4.8** The HRA screening assessment for the Draft MWP [DMW 01] determined that the Draft MWP, including proposed site allocations, could potentially have significant adverse effects alone on the Midland Meres and Mosses Phase 1 Ramsar, Midland Meres and Mosses Phase 2 Ramsar and Rostherne Mere Ramsar.

**4.9** An Appropriate Assessment as part of the HRA was undertaken to assess whether the Draft MWP has the potential to result in significant adverse effect on the integrity of European sites alone.

**4.10** The Assessment identified that the existing policies and provisions in the LPS, emerging SADPD, and Draft MWP in relation to the development of mineral sites, and the protection of designated nature conservation sites and the wider environment, will make sure that the Draft MWP will have no adverse effects on these European sites.

### Minerals

**4.11** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to extract safeguarded minerals without causing unacceptable adverse impacts on the environment. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna.

**4.12** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** requires there to be no unacceptable adverse impacts on the environment and for a suitable scheme and timetable for restoration to be proposed. However, this wording allows for some adverse impacts and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna. Restoration, which could provide increased habitat and environmental system connectivity, may also result in an increase in species that are hazardous to aircraft. Policy **MIN 3** sets out a hierarchy of resource delivery that seeks to reduce environmental disturbance (especially where access and mitigation measures are already in place), which has the potential for a medium term minor positive effect on biodiversity, flora and fauna. However, there is a potential cumulative impact that continued extraction could have on the area if successive extensions or new sites are permitted that could have a medium term minor negative effect on biodiversity, flora and fauna.





**4.13** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**4.14** Proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** supports the use of substitute, secondary and recycled aggregates, which could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction. This has the potential for a medium term minor positive effect on biodiversity, flora and fauna.

**4.15** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves. Policy **MIN 6** requires that the extraction should not cause unacceptable adverse impacts to the environment, although this wording allows for some adverse impacts, which could have a medium term minor negative effect on biodiversity, flora and fauna. The policy does not require a suitable restoration scheme to be proposed, as the cliff face can often be left as is. Additionally, proposed MWP Policy **DM 4 ‘Restoration and aftercare’** provides mitigation.

**4.16** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** requires there to be no unacceptable adverse impacts to the environment. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna. Nevertheless, the Policy does require that any environmental impacts can be controlled to an acceptable level. This has the potential for a medium term minor positive effect on biodiversity, flora and fauna. Policy **MIN 8** also prioritises sites, seeking to reduce environmental disturbance (especially where access and mitigation measures are already in place), which has the potential for a medium term minor positive effect on biodiversity, flora and fauna. However, there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium term minor negative effect on biodiversity, flora and fauna.

**4.17** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**4.18** Proposed MWP Policy **MIN 9 ‘Afteruse of salt cavities’** requires there to be no unacceptable adverse impacts to the wider environment. However, this wording allows for some adverse impacts, and therefore the Policy could have a long term minor negative effect on biodiversity, flora and fauna.

**4.19** Proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’** requires well sites and facilities to be sited in the least sensitive location. This could include consideration of the natural environment and therefore has the potential for a medium term minor positive effect on biodiversity, flora and fauna. Policy **MIN 10** also requires there to be no unacceptable adverse impact on the environment, including wetland habitats. Yet, this wording allows for some adverse impacts, and therefore the Policy could have medium term minor negative effect on biodiversity, flora and fauna. Nevertheless, the Policy also requires proposals to include restoration measures, which could increase habitat and environmental system connectivity and has the potential for a long term minor positive effect on biodiversity, flora and fauna. However, hydraulic fracturing has the potential to degrade the quality of groundwater resources and could impact on European sites.



**4.20** Peatlands are important to our planet as they provide wildlife habitats. Proposed MWP Policy **MIN 11 'Peat'** does not permit the development of new sites for peat extraction or for physical extensions to existing sites. It also requires applications for time extensions to demonstrate that the proposal is necessary for proper restoration of the land or to secure biodiversity objectives of the Local Plan. This has the potential for a long term minor positive effect on biodiversity, flora and fauna.

**4.21** Proposed MWP Policy **MIN 12 'Borrow pits'** supports the use of borrow pits, which could have a short term minor negative effect on biodiversity, flora and fauna. Policy **MIN 12** also requires provision to be made for the restoration of the site, which has the potential for a long term minor positive effect on biodiversity, flora and fauna through the potential for increased habitat and environmental system connectivity, for example. However, restoration may result in an increase in species that are hazardous to aircraft. Originally, the Policy did not require that extraction should not cause unacceptable adverse impacts on the environment. However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts.

**4.22** Proposed MWP Policy **MIN 13 'Minerals processing at quarries and other sites'** supports mineral processing at a quarry and rail depot and requires impacts on the surrounding area to be minimised. If this includes the natural environment, there is potential for a medium term minor positive effect on biodiversity, flora and fauna. Policy **MIN 13** also seeks to protect the agreed restoration scheme at the site – restoration could increase habitat and environmental system connectivity, which has the potential for a long term minor positive effect on biodiversity, flora and fauna. However, restoration may result in an increase in species that are hazardous to aircraft.

**4.23** Proposed MWP Policy **MIN 14 'Blasting'** seeks to minimise the impact of blasting on the natural environment, however, there is still potential for a medium term minor negative effect on biodiversity, flora and fauna.

### Site allocations

**4.24** All the proposed site allocations have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are five areas in the assessment that are considered to relate to biodiversity, flora and fauna – ecology, contamination, aircraft, land stability and restoration; the sites are considered under these headings. Points to note are:

### Ecology

- All the proposed sites have the potential for a medium to long term significant negative effect on biodiversity, flora and fauna, being assessed as either amber with the possibility of red (if Natural England identify a potential impact on a Site of Special Scientific Interest (SSSI)), or red. This is because most of the sites are greenfield or contain greenfield areas, with protected species or habitats, as well as areas of ecological value potentially affected by hydrological impacts. Policies including LPS Policy SE 3 'Biodiversity and Geodiversity', emerging SADPD Policy ENV 2 'Ecological implementation' and proposed MWP Policy **DM 12 'Protecting land of biodiversity or geological value'** will also help to minimise the impact on biodiversity, flora and fauna, although there is an element of uncertainty in this assessment with regards to the level of mitigation that the MWP Policies can provide.



- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** falls within Natural England’s impact risk zone (IRZ) for assessing likely impacts on SSSIs, Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. There is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.
- Ancient and priority woodlands are located immediately adjacent to proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** and could be adversely affected due to hydrological impacts from extraction. The site falls within Natural England’s IRZ for assessing likely impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Avoidance or mitigation would be difficult to achieve. There is the potential for protected species to be present, Bag Brook runs through the site and Snape Brook borders the site. These should be protected and enhanced. Appropriate ecological and hydrological surveys should be undertaken, and protective measures will need to be put in place if required.
- Proposed Site **MIN 4.3 ‘Arclid, Sandbach’** falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site is bordered by a watercourse and contains Wet Woodland and Marshy Grassland, Smallwood Local Wildlife Site (LWS) and an area of priority woodland habitat. There is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.3** is approximately 1.5km south of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. It is within the Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions, and so on. In addition, Site **MIN 4.3** is less than 5km from Midland Meres and Mosses – Phase 2 Ramsar: Oakhanger Moss SSSI, and any sand extraction at Site **MIN 4.3** could potentially also impact this site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Midland Meres and Mosses Phase 2 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.4 ‘Land North of Mill Lane, Adlington’** is located adjacent to the Isles Wood LWS. The site has been put forward as a Preferred Area for sand extraction



– this is likely to have hydrological impacts on the LWS. The site falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Gibson Wood, an area of priority woodland, is in the site boundary and would be very difficult to replace if lost. Avoidance or mitigation would be difficult to achieve. The site is also located within Source Protection Zone (SPZ) 3, is within the boundary of SPZ 2 and borders very close to SPZ 1 for public water supply abstraction. There is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.

- Proposed Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The potential for adverse impacts on water should be considered due to the proximity of the Ramsar and SSSI and the potential for extraction below the water table. The site contains a Priority Habitat Inventory Deciduous Woodland, which is also within 50m outside of the site to the east. Multiple watercourses and two LWS (Greys Gorse and Yarwood Heath Covert) are within the site, which should be protected and enhanced, and there is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.5** is approximately 350m north of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. This site is not, however, located within the catchment of Rostherne Mere, identified by Natural England, with regards to a risk of increased nutrients and the need for any development to demonstrate at least nutrient neutrality. In addition, Site **MIN 4.5** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand extraction at Site **MIN 4.5** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.



- Proposed Site **MIN 4.6 ‘Land West of A556, near Altrincham’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs, and there are two Sites of Biological Importance adjacent to the site: Rushey Pits Covert to the west and M56/A556 Cloverleaf to the east. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Agden Brook runs through the site and Rostherne Mere SSSI and Ramsar is adjacent to the site – these features should be protected and enhanced. There is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, as should a HRA of the potential effects on the Ramsar. Protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.6** is approximately 250m west of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. In addition, Site **MIN 4.6** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.6** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** falls within Natural England’s IRZ for Rostherne Mere/The Mere SSSI and Ramsar, SPAs and SACs, to which the site is adjacent, along with Cicely Mill Pool LWS and Rostherne Mere National Nature Reserve (NNR). These features should be protected and enhanced. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. An ancient woodland is present on site, and there is potential for protected species to be present. An appropriate ecological survey should be undertaken, as should a HRA of the potential effects on the Ramsar and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.7** is less than 50m from both Midland Meres and Mosses – Phase 1 Ramsar: The Mere, Mere SSSI and Rostherne Mere Ramsar, and 1km from the Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI. At this distance, any developments



requiring a planning application are considered to have the potential to impact on these sites, this includes planning applications for quarries relating to new proposals, ROMP, extensions, variations to conditions, and so on. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact these European sites. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** falls within Natural England's IRZ for Tatton Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site is located close to priority woodland, wood pasture and parkland priority habitat, which could be affected by sand extraction. There is also the potential for protected species to be present, which should be protected and enhanced. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.8** is approximately 200m to 300m from two separate areas designated as part of the Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI and is also 2.5km south of Rostherne Mere Ramsar. At this distance, the Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on these European sites. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact these European sites. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air



quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses, five LWS and is bordered by Birkin Brook and the River Bollin (both Main Rivers) and seven LWSs, all of which should be protected and enhanced. There is also the potential for protected species to be present as well as priority woodland habitat, which is also located adjacent. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.9** is approximately 600m northeast of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. This site is not, however, located within the catchment of Rostherne Mere, identified by Natural England, with regards to a risk of increased nutrients and the need for any development to demonstrate at least nutrient neutrality. In addition, Site **MIN 4.9** is less than 3.5km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.9** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses, three LWS and is adjacent to Rostherne Mere SSSI and Ramsar, The Mere SSSI and Ramsar and Rostherne Mere NNR. These features should be protected and enhanced.



There is also the potential for protected species to be present as well as priority and ancient woodland. An appropriate ecological survey should be undertaken, as should a HRA of the potential effects on the Ramsar and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.10** is less than 10m north of Rostherne Mere Ramsar. At this distance, any developments requiring a planning application are considered to have the potential to impact on these sites, this includes planning applications for quarries relating to new proposals, ROMP, extensions, variations to conditions, and so on. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. In addition, Site **MIN 4.10** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.10** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.11** 'Land East of Tatton Park, Knutsford' falls within Natural England's IRZ for Tatton Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses, and Wood near Arden House LWS. These should be protected and enhanced. Priority and ancient woodland habitat are on the site and there is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.11** is located approximately 1km east of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. This site is not, however, located within the catchment of Rostherne Mere, identified by Natural England, with regards to a risk of increased nutrients and the need for any development to demonstrate at least nutrient neutrality. In addition, Site **MIN 4.11** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.11** could





potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** falls within Natural England’s IRZ for assessing impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Cockmoss Wood LWS is located to the north and is potentially sensitive to hydrological changes resulting from extraction and would need further assessment. There is also the potential for protected species to be present on site. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site is bordered by two watercourses including Arclid Brook (a Main River). These should be protected and enhanced. There is the potential for hydrological impacts on the Wet Woodland and Marshy Grassland, Smallwood LWS located to the south. A traditional orchard priority habitat is located on site, which would need to be retained or compensatory planting provided if it was unavoidably lost and there is the potential for protected species. Appropriate ecological and hydrological surveys should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.13** is located approximately 2km south of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. It is within a Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, ROMP, extensions, variations to conditions and so on. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies



SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-East of Sandbach'** falls within Natural England's IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site includes multiple watercourses including the River Weaver (a Main River) and the Trent and Mersey Canal, as well as four LWSs. These are expected to be protected and enhanced. The site also contains an extensive area of priority woodland habitat and there is potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.14** is approximately 3km south of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI and Midland Meres and Mosses – Phase 2 Ramsar: Oakhanger Moss SSSI. It is within the Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, ROMP, extensions, variations to conditions and so on. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Midland Meres and Mosses Phase 2 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** falls within Natural England's IRZ for Bagmere SSSI and Ramsar, SACs and SPAs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Avoidance or mitigation would be difficult to achieve. The site contains multiple watercourses (including the River Croco, which is a Main River and is part of the Bagmere SSSI/Ramsar), which should be protected and enhanced, as well as Arclid Wood LWS and Brereton Mill Pool and Blackberry Covert LWS, with Pinfold Rough LWS partly within the site. Marsh South of Bagmere LWS and Taxmere LWS are located adjacent to the site and maybe adversely effected by hydrological changes. A small part of the River Dane (Holmes Chapel to Radnor Bridge) LWS is also located adjacent to the site. There is the potential for protected species to be present and there are areas of priority woodland habitat. An appropriate ecological survey and Water Framework Directive (WFD) assessment should



be undertaken, as should a HRA of the potential effects on the Ramsar and a mitigation plan for species and habitats. If these wildlife sites and watercourses cannot reasonably be avoided by the proposals, for example through undeveloped buffer zones, adequate mitigation and compensation for any adverse effects should be provided and an overall biodiversity net gain to make sure the development is sustainable. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.15** overlaps with the boundary of Midlands Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. Any development within the Ramsar could impact on the qualifying features of the site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** includes Brook House Moss SSSI and is located close to Bagmere SSSI and Ramsar. Avoidance or mitigation would be difficult to achieve, and the site is highly likely to have an adverse impact upon national/internationally important designated sites (SSSI and Ramsar). The site falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses including the River Croco (a Main River), which should be protected and enhanced. The site also includes priority woodland habitats and priority woodland and there is the potential for protected species to be present. Brook House Swamp LWS, Moorhead Farm Marsh LWS, Marsh South of Bagmere LWS, and The Moss, Somerford LWS are located close to the site and could potentially be affected by hydrological changes. An appropriate ecological survey and WFD assessment should be undertaken, as should an assessment of the potential effects on the SSSI, and a mitigation plan for species and habitats. If these wildlife sites and watercourses cannot reasonably be avoided by the proposals, for example through undeveloped buffer zones, adequate mitigation and compensation for any adverse effects should be provided and an overall biodiversity net gain to make sure the development is sustainable. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.16** is approximately 1km south-east of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. It is within the Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, ROMP, extensions, variations to conditions and so on. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on



internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’** is highly likely to have an adverse impact upon national/internationally important designated sites (SSSI and Ramsar), such as Bagmere. The site falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Avoidance or mitigation would be difficult to achieve. It also has the potential to have adverse impacts on two LWS. The site contains blocks of priority woodland, and three watercourses, which should be protected and enhanced. An appropriate ecological survey and WFD assessment should be undertaken, as should a HRA of the potential effects on the Ramsar and a mitigation plan for species and habitats. If these wildlife sites and watercourses cannot reasonably be avoided by the proposals, for example through undeveloped buffer zones, adequate mitigation and compensation for any adverse effects should be provided and an overall biodiversity net gain to make sure the development is sustainable. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.17** overlaps with the boundary of Midlands Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. Any development within or adjacent to the site could impact on the qualifying features of the site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** falls within Natural England’s IRZ for assessing likely impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Ponds/issues are near the



site and there are potentially several protected species on or near to the site. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.

- Proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** falls within Natural England’s IRZ for assessing likely impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains LBAP Deciduous Woodland Priority Habitat, Hoggins Brook and three LWS ponds (Ridding Farm ponds), and the River Weaver borders the site. Protected species may also be present on the site. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.

## Contamination

- Most of the proposed sites have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 ‘Pollution, Land Contamination and Land Instability’ and proposed MWP Policy **DM 1 ‘General Development Management Criteria’**, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- There is landfill on the opposite side of the River Bollin in relation to proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’**. There is a rifle range shown on historical mapping (1877 and 1882) in the north west, with a former mill (still present) and race in the north east. There are also a few potentially infilled ponds in the site’s centre. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.
- At proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** historical mapping indicates a few ponds and marshes that may have been infilled, areas of disturbed ground, an old sand pit that may have been infilled, a smithy and a garage. There is also a previously unregulated waste site (William Beech) and in the north of the site 1967 foot and mouth burials occurred at/by Arclid Cottage Farm. Further site investigations are likely to be needed. Additionally, there’s a depot within the search area, and a small area of the site along the western boundary is within a historical landfill buffer, which may require assessment.
- In relation to proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** there are several historical landfill sites with buffer areas within the north, central and southern areas of the proposed area of search. Historical mapping also indicates a former brick works at Brownedge and a former hospital site at Arclid, as well as a few ponds/marshes that may have been infilled. 1967 foot and mouth burials occurred at Park House Farm and there is a former mill adjacent to the farm. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.
- In relation to proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’**, historical mapping shows various clay pits, sand pits, disturbed ground, ponds, and marshes; all of which could be infilled. There’s also a depot at Mossend. 1967 foot and mouth burials occurred in the site’s centre at/by Handfield Farm, and there is a historical landfill site



with a buffer area only within the site to the south (Child's Lane, Brownlow). This may require further assessment.

- Adjacent to proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** is a landfill for salt purification process waste. There are also ponds and marshes shown on historical mapping that could be infilled and an area of disturbed ground to the north. Additionally, 1967 foot and mouth burials occurred in the north west of the site at/by Park Hall and Park House. Although the development is predominately underground, a contaminated land assessment may need to be submitted as part of any planning application.

### Aircraft

- All but three of the proposed sites are within an aircraft consultation zone, with the potential for a long term minor negative effect on biodiversity flora and fauna. However, the nature of the development is unlikely to attract birds or medium level mitigation measures, including where there is the potential for a (or an existing) large water body, could be provided making the attraction of birds unlikely - reducing the risk of bird strike. Policies including LPS Policy SE 3 'Biodiversity and Geodiversity', emerging SADPD Policy ENV 2 'Ecological implementation' and proposed MWP Policies **DM 1 'General development management criteria)** and **DM 16 'Safeguarded aerodromes'** will help to reduce the risk of bird strike, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- The proposed restoration scheme for proposed Site **MIN 4.2 'Astle Farm East, Chelford'** is to agricultural land: the risk of attracting birds and increasing the risk of bird strike is less than a large water body.
- The proposed restoration scheme for proposed Site **MIN 4.3 'Arclid, Sandbach'** is progressive restoration to agricultural land and water bodies. The water body is likely to attract birds and increase the risk of bird strike for aircraft without mitigation.

### Land stability

- Almost all of the proposed sites have no known, or are low risk from, land stability issues. Where sites do have an issue, Policy, such as proposed MWP Policy **DM 13 'Land stability and subsidence'** provides the opportunity to make sure that there is not an unacceptable adverse effect on the stability or safety of surrounding land, buildings and watercourses during and following cessation of operations. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policy can provide.
- Proposed site **MIN 4.13 'Land West of A50, Newcastle Road Arclid, Sandbach'** includes property and is adjacent to a highway, the A50 and an operational sand quarry; a land stability report would be required as part of a planning application.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** contains property, is adjacent to underground brine mining and is located on the edge of the Cheshire Brine Compensation Board District Consultation Area. The advice of the Board would be sought on any planning application and a land stability report may be required.

### Restoration

- For those sites where restoration and/or aftercare information has been provided, almost all have a high-quality restoration and aftercare scheme proposed, with the potential for a long term minor positive effect on biodiversity, flora and fauna. Proposed MWP Policy



**DM 4 'Restoration and aftercare'** provides the opportunity to provide an appropriate phased sequence of working, restoration, afteruse and aftercare. In relation to Preferred Area proposals and extension to existing brinefield operations, opportunities for beneficial restoration and aftercare will be limited by the method of extraction that is underground working.

- Proposed Site **MIN 4.2 'Astle Farm East, Chelford'** will be excavated using an open-cast mining method and then restored to agricultural land.

## Waste

**4.25** Proposed MWP Policy **WAS 1 'Waste management strategy'** supports the development of waste management facilities. If this occurs on greenfield land the development would lead to a removal of vegetation and soil and could have a medium term minor negative effect on biodiversity, flora and fauna. Also, dependent on the type of waste facility, there is potential for vermin, gulls and corvids (crow family) to be attracted to the site who may prey on species, particularly the eggs of young and nesting birds, which could have a medium term minor negative effect on biodiversity, flora and fauna, as could noise and light pollution. The development of these facilities should not have an unacceptable adverse impact on the environment, but this wording allows for some adverse impacts. However, Policy **WAS 1** requires the location of development to be in accordance with proposed MWP Policy **WAS 3**, which has the potential for a long term minor positive effect on biodiversity, flora and fauna.

**4.26** Proposed MWP Policy **WAS 2 'Waste management capacity and needs'** supports the development of waste management facilities. If this occurs on greenfield land the development would lead to a removal of vegetation and soil and could have a medium term minor negative effect on biodiversity, flora and fauna. Also, dependent on the type of waste facility, there is potential for vermin, gulls and corvids (crow family) to be attracted to the site who may prey on species, particularly the eggs of young and nesting birds, which could have a medium term minor negative effect on biodiversity, flora and fauna, as could noise and light pollution.

**4.27** The location of waste management facilities can have an important effect on minimising impact on the environment. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities, for example seeking to use sites that provide transport and environmental benefits prior to land with an existing employment or industrial use within the B2 and B8 use classes. This could have a medium term minor positive effect on biodiversity, flora and fauna.

**4.28** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate waste related development in the Green Belt. If this were to take place on greenfield land it would lead to a removal of vegetation and soil and could have a medium term minor negative effect on biodiversity, flora and fauna. Also, dependent on the type of waste facility, there is potential for vermin, gulls and corvids (crow family) to be attracted to the site who may prey on species, particularly the eggs of young and nesting birds, which could have a medium term minor negative effect on biodiversity, flora and fauna, as could noise and light pollution.

**4.29** Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit waste related development in the open countryside, which has the potential for a long term minor positive effect on biodiversity, flora and fauna.



**4.30** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities. This could have a long term minor positive effect on biodiversity, flora and fauna as it reduces the need to find additional locations for facilities, which could otherwise be in an area that impacts on sensitive biological sites.

**4.31** Proposed MWP Policy **WAS 7 ‘Wastewater and sewage treatment facilities’** seeks to locate facilities for the management of wastewater and sewage sludge on sites where transport and environmental benefits can be demonstrated, which could have a medium term minor positive effect on biodiversity, flora and fauna. If there are no such sites, then the Policy goes on to require the proposal to meet environmental standards, which could also have a medium term minor positive effect on biodiversity, flora and fauna.

**4.32** Anaerobic digestion facilities can reduce environmental pollution through better waste management, produce improved organic fertiliser and reduce the impact from chemical fertiliser (through reducing outlay). Proposed MWP Policy **WAS 8 ‘On-Farm anaerobic digestion plants’** supports the development of such facilities and therefore could have a medium term minor positive effect on biodiversity, flora and fauna.

**4.33** Proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** supports the development of such facilities. However, if development occurs on greenfield land, this will lead to a removal of vegetation and soil and could have a medium term minor negative effect on biodiversity, flora and fauna. Nevertheless, Policy **WAS 9** also seeks to minimise transport emissions, which could have a medium term minor positive effect on biodiversity, flora and fauna.

**4.34** Ancillary development is assumed to be a temporary feature of waste management sites. Proposed MWP Policy **WAS 10 ‘Ancillary development at landfill, landraise, and open organic waste management’** supports ancillary development at waste management facilities where environmental effects of the proposal are demonstrated to be acceptable. This suggests that there could be negative effects on the environment, albeit minor, and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna.

**4.35** Proposed MWP Policy **WAS 11 ‘Deposit of inert waste to land for restoration and land improvement’** requires sufficient evidence to demonstrate that the proposal will provide a greater environmental value than the previous land use, which could have a long term minor positive effect on biodiversity, flora and fauna.

### **Development management**

**4.36** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the natural environment. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of the natural environment and biodiversity net gain, which has the potential for a long term minor positive effect on biodiversity, flora and fauna.





**4.37** Soils management is essential to sustaining all natural systems and impacts across a range of matters including ecology. Proposed MWP Policy **DM 2 ‘Minimising waste during construction and development’** recognises the importance of soils through its requirement for a soil survey and management plan, as well as details on how the movement and extraction of soils will be minimised during construction. This has the potential for a medium term minor positive effect on biodiversity, flora and fauna.

**4.38** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** seeks the long term enhancement of the environment including restoration to improve or enhance habitats and associated ecosystem services to biodiversity, and for the provision of biodiversity net gain. Restoration can also provide beneficial outcomes such as green infrastructure provision. Additionally, Policy **DM 4** looks to reduce the risk of aviation bird strike. This has the potential for a long term minor positive effect on biodiversity, flora and fauna.

**4.39** Proposed MWP Policy **DM 5 ‘Transport’** supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which provide the opportunity to reduce transport emissions and have the potential for a medium term minor positive effect on biodiversity, flora and fauna.

**4.40** Proposed MWP Policy **DM 6 ‘Landscape and visual impacts’** supports afteruses that develop a network of green infrastructure that benefits wildlife. This has the potential for a long term minor positive effect on biodiversity, flora and fauna.

**4.41** Proposed MWP Policy **DM 7 ‘Water resources and flood risk’** seeks to protect and improve water quality, which could have a medium term minor positive effect on biodiversity, flora and fauna. However, part of the Policy also refers to ‘unacceptable adverse impacts’, the wording of which allows for some adverse impacts, with the potential for a medium term minor negative effect on biodiversity, flora and fauna.

**4.42** Noise and vibration can impact on ecology. Proposed MWP Policy **DM 8 ‘Noise and Vibration’** looks to set noise level limits, which has the potential for a medium term minor positive effect on biodiversity, flora and fauna.

**4.43** Proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on air quality and the natural environment. However, this wording allows for some adverse impacts on the natural environment, and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna.

**4.44** Proposed MWP Policy **DM 10 ‘Other amenity impacts’** looks to avoid unacceptable adverse impacts on the environment, through lighting for example, however, this wording allows for some adverse impacts on the natural environment and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna.

**4.45** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on such sites, however, this wording allows for some adverse impacts on the natural environment, and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna.



**4.46** Proposed MWP Policy **DM 13 ‘Land stability and subsidence’** seeks to avoid an unacceptable adverse impact on the stability or safety of surrounding land and buildings, including the assessment of the significance of any potential hazard to environmental assets. However, this wording allows for some adverse impacts, and therefore the Policy could have a long term minor negative effect on biodiversity, flora and fauna.

**4.47** Adverse cumulative impacts could include increased levels of noise, vibration, dust, odour and artificial lighting. Proposed MWP Policy **DM 15 ‘Cumulative impact’** looks to avoid unacceptable adverse level of disturbance to the environment; however, this wording allows for some adverse impacts on the natural environment, and therefore the Policy could have a medium term minor negative effect on biodiversity, flora and fauna.

**4.48** Proposed MWP Policy **DM 16 ‘Safeguarded aerodromes’** requires the preparation and implementation of a Bird Management Plan where bird strike is identified as a potential hazard, which could have a long term (if in relation to restoration) minor positive effect on biodiversity, flora and fauna.

**4.49** Proposed MWP Policy **DM 18 ‘Public rights of way’** seeks to protect and improve access to cycleways, providing the opportunity to use a sustainable form of travel, with the potential to reduce transport emissions. This could have a long term minor positive effect on biodiversity, flora and fauna.

#### **Appraisal of the draft plan as a whole**

**4.50** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), offer a high level of protection for designated and non-designated sites of biodiversity importance and look to enhance provision, where possible. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.51** The appraisal found that there is the potential for residual medium to long term significant negative effects, which are difficult to mitigate, because of the proposed site allocations, predominantly due to the loss of greenfield land and potential loss and fragmentation of habitats. However, this assessment will be reconsidered in light of consultation responses received on the Draft MWP. Additionally, minerals can only be extracted where they are found, which reduces the scope to completely avoid sensitive areas when allocating sites for minerals development. There is also potential for residual long term minor negative effects because of the proposed site allocations, predominantly due to site’s located in aircraft consultation zones. However, Policies in the LPS, emerging SADPD and Draft MWP provide sufficient mitigation to make sure that there will not be any significant residual negative effects in relation to this.

**4.52** It is recommended that any proposed should seek a net gain for biodiversity, where possible, in line with Government guidance/requirements.



## Population and human health

### Minerals

**4.53** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed, to contribute to the supply of aggregates to meet the health infrastructure needs of communities over the Plan period, and to continue in perpetuity. Minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. Additionally, the mineral resources could also supply traditional building materials, the use of which contribute to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This could have a long term minor positive effect on population and human health. Policy **MIN 1** requires prior extraction in certain cases, which could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example Public Rights of Way (PROW) and open space) with a potential medium term minor negative effect on population and human health. However, that the extraction should not cause unacceptable adverse impacts on the local community is a further requirement of Policy **MIN 1**, although this wording allows for some adverse impacts.

**4.54** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates to meet the health infrastructure needs of communities over the Plan period. The mineral resources could also supply traditional building materials, the use of which contribute to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This could have a long term minor positive effect on population and human health.

**4.55** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them, it is assumed, to contribute to the supply of aggregates and silica sand to meet the health infrastructure needs of communities over the Plan period. The sand resource could also be used in the supply of traditional building materials (mortar), the use of which contribute to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This could have a long term minor positive effect on population and human health. However, mineral development could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW and open space) with a potential medium term minor negative effect on population and human health. Also, Policy **MIN 3** sets out a hierarchy of resource delivery - there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium term minor negative effect on population and human health. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 3**, although this wording allows for some adverse impacts. There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. In relation to this, Policy **MIN 3** requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as recreational opportunities and green infrastructure provision, with a potential long term minor positive effect on population and human health.



**4.56** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**4.57** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** allows them, it is assumed, to contribute to the supply of aggregates to meet the health infrastructure needs of communities over the Plan period. The use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction. This could have a long term minor positive effect on population and human health.

**4.58** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them, it is assumed, to potentially contribute to the supply of aggregates (in terms of concrete and asphalt production, as well as use for drainage systems for example) to meet the health infrastructure needs of communities over the Plan period. This could have a long term minor positive effect on population and human health. Additionally, minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, mineral development could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW and open space) with a likely medium term minor negative effect on population and human health. Policy **MIN 6** requires, however, that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. This can be provided through restoration, however, the policy does not require a suitable restoration scheme to be proposed, as the cliff face can often be left as is. Additionally, proposed MWP Policy **DM 4 ‘Restoration and aftercare’** provides mitigation.

**4.59** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone allowing it, it is assumed, to contribute to the supply of building materials to meet the health infrastructure needs of communities over the Plan period. Non-aggregate sandstone can also be used as a traditional building material, the use of which contributes to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This has the potential for a long term minor positive effect on population and human health. Additionally, minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, mineral development could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW and open space) with a likely medium term minor negative effect on population and human health.

**4.60** Salt is an essential raw material in producing chlorine and caustic soda, both of which have uses that relate to health. Chlorine is an effective disinfectant used for cleansing drinking water and swimming pools and it is also used during the manufacturing process for many



medicines<sup>(18)</sup> Caustic soda can be used as a bottle cleaner in relation to beverages, in waste-water treatment, and in the pharmaceutical industry. Proposed MWP Policy **MIN 8 'Provision for salt extraction'** seeks to manage the supply of salt to meet the health needs of communities over the plan period. This has the potential for a long term minor positive effect on population and human health. Additionally, minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, mineral development could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW and open space) with a likely medium term minor negative effect on population and human health. Also, Policy **MIN 8** prioritises sites - there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium term minor negative effect on population and human health. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 8**, although this wording allows for some adverse impacts, as is that any amenity impacts can be controlled to an acceptable level.

**4.61** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 'Provision for salt extraction'**).

**4.62** Proposed MWP Policy **MIN 9 'Afteruse of salt cavities'** requires there to be no unacceptable adverse impacts to the local community, although this wording allows for some adverse impacts and therefore has the potential for a long term minor negative effect on population and human health.

**4.63** Proposed MWP Policy **MIN 10 'Conventional and unconventional hydrocarbons (oil and gas)'** requires well sites and facilities to be sited in the least sensitive location. This could include consideration of local communities and therefore has the potential for a medium term minor positive effect on population and human health. Additionally, minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, if the site is located close enough for local communities to still feel the effects of the development, for example potential seismic activity from energy extraction and the fluid injection process, as well as a loss of recreation opportunities (for example PROW and open space), then there is potential for a medium term minor negative effect on population and human health. The Policy requires there to be no unacceptable adverse impacts on human health, although this wording allows for some adverse impacts and therefore has the potential for a medium term minor negative effect on population and human health. However, Policy **MIN 10** requires fugitive emissions to be minimised, which has the potential for a medium term minor positive effect on population and human health. There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. In relation to this, Policy **MIN 10** requires restoration measures, which could provide beneficial outcomes such as recreational opportunities and green infrastructure provision, with a potential long term minor positive effect on population and human health.

18 European Salt Producers Association, <https://eusalt.com/about-salt/salt-uses/industry/>, accessed 24/5/22.



**4.64** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits. Mineral development could be accompanied by dust, noise, vibration and an increase in traffic levels (although the need for haulage of materials onto site from further afield may be reduced, reducing transport impacts on communities), as well as a loss of recreation opportunities (for example PROW and open space) with a likely short term minor negative effect on population and human health. There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. In relation to this, Policy **MIN 12** also requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as recreational opportunities and green infrastructure provision, with a potential long term minor positive effect on population and human health. Additionally, minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. Originally, the Policy did not require that the extraction should not cause unacceptable adverse impacts on the local community. However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts.

**4.65** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can, it is assumed, contribute to the supply of aggregates to meet the health infrastructure needs of communities over the Plan period. The mineral resources could also supply traditional building materials, the use of which contribute to high quality environments helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This could have a long term minor positive effect on population and human health. Additionally, minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, mineral development could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW and open space) with a potential medium term minor negative effect on population and human health. Policy **MIN 13** requires, however, impacts on the surrounding area to be minimised. If this includes local communities, there is potential for a medium term minor positive effect on population and human health.

**4.66** Proposed MWP Policy **MIN 14 ‘Blasting’** seeks to minimise the impact of blasting on amenity and human health, however, there is still potential for a medium term minor negative effect on population and human health.

### Site allocations

**4.67** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are five areas in the assessment that are considered to relate to population and human health – these being health/amenity, accessibility, contamination, land stability and services and facilities; the sites are considered under these headings. Points to note are:

#### Health/amenity

- Over half of the proposed sites are located within 100m of sensitive land uses, with the potential for a medium term significant negative effect on population and human health.



The remaining sites are located between 100 and 250m of sensitive land uses. Negative effects on amenity of local residents and communities through noise, vibration, and light pollution can occur during site preparation, operation and restoration and through transportation of minerals around and from the site. Policies including LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policy ENV 12 'Air quality' and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** will help to minimise the impact on health and reduce the significance of the effect.

- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** contains Keepers Cottage (which appears to be dilapidated). There are also several properties within 250m of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Agricultural land and buildings including residential use are located immediately adjacent to proposed Site **MIN 4.2 'Astle Farm East, Chelford'**. The tourist attraction of Capesthorpe Hall and gardens is located to the south east of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Over 10 properties are immediately adjacent to the eastern boundary of proposed Site **MIN 4.3 'Arclid, Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are over 10 residential properties within 250m of proposed Site **MIN 4.4 'Land North of Mill Lane, Adlington'**, including Adlington Hall. The A523 is close by and the site is close to the planned route of the Poynton Relief Road. A noise and vibration assessment will need to be submitted as part of any planning application.
- Proposed Site **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** contains residential properties, with an adjacent group of residential properties located along Spodegreen Lane and Coe Lane. The proximity of the site to the major road network suggests the site and surrounding uses experience noise and vibration. A noise, dust and vibration assessment will need to be submitted as part of any planning application. Substantial mitigation measures including an appropriate buffer zone would be required to protect amenity.
- There are over 10 houses within 250m of proposed Site **MIN 4.6 'Land West of A556, near Altrincham'**. Bucklow Manor Care Home is located within 80m, but it is physically separated by the A556. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are sensitive receptors within proposed Site **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and within 250m of it including residential, agricultural and commercial uses. Tatton Park Registered Park and Garden (Grade II\* listed) is immediately adjacent the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Squirrel Cottage is within proposed Site **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'**, over 10 properties are within 250m of it, and Cottons Hotel, Birds of Prey Centre, Fryers Garden Centre, Guy Salmon Cars, and various leisure activities including Knutsford Football and Cricket Clubs are close by. The level of impact on sports facilities is unclear from the information provided and therefore further clarity is required. A noise, dust and vibration assessment will need to be submitted as part of any planning application.



- There are a small number of properties within proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’**, and the southern part of Hale Barns is within 250m. Other receptors include The Priory Hospital and Primary Schools, with Hale Golf Course immediately adjacent the site to the west, whereby further discussion with Sport England and England Golf will be required to understand the potential impact on the golf course. Ashley Hall itself is a major tourist/visitor/events venue and is in the locality. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Farmsteads and individual residential properties are within proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’**, with the village of Ashley located adjacent to the site boundary and a primary school within 500m of it. The site is likely to experience noise and vibration from the adjacent road network. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Ashley village is adjacent to proposed Site **MIN 4.11 ‘Land East of Tatton Park, Knutsford’**, and several properties are in and adjacent to the site. The site also contains Ashley Cricket ground and pavilion on which there should not be a prejudicial impact. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are farmsteads and residential properties close to proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’**. A noise and vibration assessment will need to be submitted as part of any planning application.
- Residential and farm properties are within and immediately adjacent to the southern boundary of proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Residential properties, farmsteads and buildings and commercial use are within and close to proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Holmes Chapel, Brereton Green and northern Arclid are within 250m of proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’**. Additionally, Brereton Primary School is within 200m and there are over 50 individual residences and farmsteads within or adjacent to the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are many residential properties and farmsteads within and adjacent to proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’**. The site is also immediately adjacent to Somerford Business Court. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There is one property within and other farms and residential properties immediately adjacent to proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Parkfield Farm is located within proposed Site **MIN 8.1 ‘Land West of railway line, Warmingham’** and Minshull Vernon (including Moat House Farm) is located about 250m





away. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. A noise and vibration assessment will be required.

- There are farms and individual houses within proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** and within 250m of it. However, most operational activities take place underground with limited surface development. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. Nearby sensitive receptors will need to be considered and this will require a noise and vibration assessment to be submitted as part of any planning application.

## Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a medium term significant negative effect on accessibility. Proposed MWP Policies **DM 12 'Protecting land of biodiversity or geological value'** and **DM 18 'Public rights of way'** will help to minimise the impact on accessibility and reduce the significance of the effect, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

## Contamination

- Most of the proposed sites have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 'Pollution, Land Contamination and Land Instability' and proposed MWP Policy **DM 1 'General development management criteria'**.
- There is landfill on the opposite side of the River Bollin in relation to proposed Site **MIN 4.9 'Land North of M56, near Altrincham'**. There is a rifle range shown on historical mapping (1877 and 1882) in the north west, with a former mill (still present) and race in the north east. There are also a few potentially infilled ponds in the site's centre. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.
- At proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-East of Sandbach'** historical mapping indicates a few ponds, marshes and an old sand pit that may have been infilled, areas of disturbed ground, a smithy and a garage. There is also a previously unregulated waste site (William Beech) and in the north of the site 1967 foot and mouth burials occurred at/by Arclid Cottage Farm. Further site investigations are likely to be needed. Additionally, there's a depot within the search area, and a small area of the site along the western boundary is within a historical landfill buffer, which may require assessment.
- In relation to proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** there are several historical landfill sites with buffer areas within the north, central and southern areas of the proposed area of search. Historical mapping also indicates a former brick works at Brownedge and a former hospital site at Arclid, as well as a few ponds/marshes that may have been infilled. 1967 foot and mouth burials occurred at Park House Farm and there is a former mill adjacent to the farm. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.



- In relation to proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'**, historical mapping shows various clay pits, sand pits, disturbed ground, ponds, and marshes; all of which could be infilled. There's also a depot at Mossend. 1967 foot and mouth burials occurred in the site's centre at/by Handfield Farm, and there is a historical landfill site with a buffer area only within the site to the south (Child's Lane, Brownlow). This may require further assessment.
- Adjacent to proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** is a landfill for salt purification process waste. There are also ponds and marshes shown on historical mapping that could be infilled and an area of disturbed ground to the north. Additionally, 1967 foot and mouth burials occurred in the north west of the site at/by Park Hall and Park House. Although the development is predominately underground, a contaminated land assessment may need to be submitted as part of any planning application.

### Land stability

- Almost all of the proposed sites have no known, or are low risk from, land stability issues. Where sites do have an issue, Policy, such as proposed MWP **Policy DM 13 'Land stability and subsidence'** provides the opportunity to make sure that there is not an unacceptable adverse effect on the stability or safety of surrounding land, buildings and watercourses during and following cessation of operations. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policy can provide.
- Proposed site **MIN 4.13 'Land West of A50, Newcastle Road Arclid, Sandbach'** includes property and is adjacent to a highway, the A50 and an operational sand quarry; a land stability report would be required as part of a planning application.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** contains property, is adjacent to underground brine mining and is located on the edge of the Cheshire Brine Compensation Board District Consultation Area. The advice of the Board would be sought on any planning application and a land stability report may be required.

### Services/utilities

- All the proposed sites contain services or utilities, with the potential for a medium term minor negative effect on population. This is due to the potential disruption to water, gas and electricity supply through rerouting, which can impact on cooking, heating and powering of medical equipment for example. There is also the potential for the water supply to become contaminated. Emerging SADPD Policy INF 9 'Utilities' will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 'Astle Farm East, Chelford'** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 'Arclid, Sandbach'** and **MIN 4.4 'Land North of Mill Lane, Adlington'** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** and **MIN 4.6 'Land West of A556, near Altrincham'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.



The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.

- Proposed Sites **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** and **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 ‘Land North of M56, near Altrincham’**, **MIN 4.10 ‘Land south of M56, near Altrincham’** and **MIN 4.11 ‘Land East of Tatton Park, Knutsford’** contain a National Grid 400Kv overhead transmission line, whereby National Grid’s policy is to retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020. Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**.
- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** contains overhead lines and United Utilities assets (these are also on the boundary) that could require re-routing and/or mitigation. The Site includes a hazardous site at Mossend as identified in the Health and Safety Executive (HSE) consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warrington’** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered Control of Major Accident Hazards (COMAH) site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.
- Proposed Site **MIN 8.2 ‘Extension to Warrington Brinefield’** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.



## Waste

**4.68** Proposed MWP Policies **WAS 1 ‘Waste management strategy’** and **WAS 2 ‘Waste management capacity and needs’** support the development of waste management facilities. Waste development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, this can lead to adverse effects on the amenity of local residents and communities through odour, noise, vibration, light pollution and waste transportation, as well as a loss of recreation opportunities (for example PROW and open space). This could have a medium term minor negative effect on population and human health. Additionally, Policy **WAS 1** requires the development of these facilities to not have an unacceptable adverse impact on human health. However, this wording allows for some adverse impacts, which could have a medium term minor negative effect on population and human health.

**4.69** The location of waste management facilities can have an important effect on minimising impacts on communities. Proposed MWP Policy **WAS 3 ‘Spatial strategy for locating waste management facilities’** sets priorities for the location of waste management facilities. Originally the Policy did not include reference to health impacts/impacts on sensitive receptors, which could have a medium term minor negative effect on population and human health. However, as the SA is an iterative process, the policy has been amended to include reference to impacts on health/sensitive receptors.

**4.70** Proposed MWP Policy **WAS 4 ‘Waste management facilities in the Green Belt’** supports not inappropriate waste related development in the Green Belt. Waste development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. This can lead to adverse effects on the amenity of local residents and communities through odour, noise, vibration, light pollution and waste transportation, as well as a loss of recreation opportunities (for example PROW and open space). This could lead to a medium term minor negative effect on population and human health.

**4.71** Waste development can lead to adverse effects on the amenity of local residents and communities through odour, noise, vibration, light pollution and waste transportation, as well as a loss of recreation opportunities (for example PROW and open space). Proposed MWP Policy **WAS 5 ‘Waste management facilities in the open countryside’** looks to limit waste related development in the open countryside, which has the potential for a long term minor positive effect on population and human health. However, there is little opportunity to provide jobs through this Policy, which could have a negative effect on population and human health, particularly for people who suffer from mental illness associated with employment and poverty. However, it is acknowledged that waste development provides relatively few jobs, which reduces the negative effect identified.

**4.72** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities. This could have a long term minor positive effect on population and human health as it reduces the need to find additional locations for facilities, which could otherwise be in an area containing sensitive receptors or that results in a loss of recreation opportunities (for example PROW, open space



and cycleways). Additionally, waste development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty.

**4.73** Proposed MWP Policy **WAS 7 ‘Wastewater and sewage treatment facilities’** seeks to locate new facilities or extension to existing facilities on land within an existing waste management use. Waste development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, Policy **WAS 7** does allow the development of wastewater and sewage sludge management facilities to be in other locations. This can lead to adverse effects on the amenity of local residents and communities through odour, noise, vibration, light pollution and waste transportation, as well as a loss of recreation opportunities (for example PROW and open space). This could lead to a medium term minor negative effect on population and human health.

**4.74** Anaerobic digestion plants can be smelly, therefore the location of such plants on farms (away from more densely populated areas), as supported by proposed MWP Policy **WAS 8 ‘On-farm anaerobic digestion plants’**, could have a medium term minor positive effect on population and human health. Additionally, waste development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty.

**4.75** Proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** seeks to minimise transport emissions, which could have a medium term minor positive effect on population and human health. Waste development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty. However, the development of such facilities can generally lead to adverse effects on the amenity of local residents and communities through (depending on the type of facility) odour, noise, vibration, light pollution and waste transportation, as well as a loss of recreation opportunities (for example PROW and open space). This could have a medium term minor negative effect on population and human health.

## Development management

**4.76** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on local amenity, health, public open space, flood risk, PROW and outdoor recreation facilities. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on population and human health. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of PROW and the green infrastructure network as well as the creation of recreation opportunities. There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. This has the potential for a long term minor positive effect on population and human health.

**4.77** There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working,



restoration, afteruse and aftercare. Restoration can provide beneficial outcomes such as recreational opportunities and green infrastructure provision with a potential long term minor positive effect on population and human health. Policy **DM 4** also seeks to protect and enhance PROW, for flood risk on or off-site to not be increased and for opportunities to reduce flooding maximised, which could have a long term minor positive effect on population and human health.

**4.78** Proposed MWP Policy **DM 5 ‘Transport’** supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which provide the opportunity to reduce transport emissions and have the potential for a medium term minor positive effect on population and human health. Policy **DM 5** also requires associated vehicle movements to not have an unacceptable adverse impact on the safety of all road users. However, this wording allows for some adverse impacts on road safety, and therefore the Policy could have a medium term minor negative effect on population and human health.

**4.79** Landscapes can contribute to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. Proposed MWP Policy **DM 6 ‘Landscape and visual impacts’** supports the conservation and enhancement of landscape quality, which has the potential for a long term minor positive effect on population and human health. Policy **DM 6** also supports afteruses that develop a network of green infrastructure that benefits local communities. This has the potential for a long term minor positive effect on population and human health.

**4.80** Flood risk should not be exacerbated, as required by proposed MWP Policy **DM 7 ‘Water resources and flood risk’**, which has the potential for a medium term minor positive effect on population and human health.

**4.81** Proposed MWP Policy **DM 8 ‘Noise and vibration’** requires that noise and vibration impacts will not result in unacceptable adverse impacts on public health and amenity. However, this wording allows for some adverse impacts and therefore the Policy could have a medium term minor negative effect on population and human health. Policy **DM 8** looks to set noise limits, which has the potential for a medium term minor positive effect on population and human health.

**4.82** Proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on amenity, human health and air quality. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on population and human health. Nevertheless, Policy **DM 9** also requires all emissions to not have a significant detrimental impact on residential amenity or human health, which has the potential for a medium term minor positive effect on population and human health.

**4.83** Proposed MWP Policy **DM 10 ‘Other amenity impacts’** looks to avoid unacceptable adverse impacts on community wellbeing; however, this wording allows for some adverse impacts and therefore the Policy could have a medium term minor negative effect on population and human health.



**4.84** The presence of heritage assets can contribute to a high quality environment, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. Proposed MWP Policy **DM 11 ‘Historic environment’** seeks to conserve and enhance the historic environment and therefore could have a long term minor positive effect on population and human health.

**4.85** Landscapes and the presence of heritage assets can contribute to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. Additionally, there are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. In relation to this, proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on Local Landscape Designation areas (LLDs), open space (including country parks and village greens), conservation areas, locally listed buildings, and land or buildings in sport or recreation use. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on population and human health, or a long term minor negative effect if a locally listed building is lost.

**4.86** Proposed MWP Policy **DM 13 ‘Land stability and subsidence’** seeks to avoid an unacceptable adverse impact on the stability or safety of surrounding land and buildings, including the assessment of the significance of any potential hazard to people and property. However, this wording allows for some adverse impacts, and therefore the Policy could have a long term minor negative effect on population and human health.

**4.87** Community liaison committees, supported by proposed MWP Policy **DM 14 ‘Community liaison’** assist communication between operators and the local community and therefore could have a medium term minor positive effect on population and human health.

**4.88** Adverse cumulative impacts could include increased levels of noise, vibration, dust, odour and artificial lighting. Proposed MWP Policy **DM 15 ‘Cumulative impact’** looks to avoid unacceptable adverse level of disturbance to residents and visitors; however, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on population and human health.

**4.89** Proposed MWP Policy **DM 16 ‘Safeguarded aerodromes’** looks to avoid adverse impacts on aircraft, which could have a medium term minor positive effect on population and human health.

**4.90** There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity. Proposed MWP Policy **DM 18 ‘Public rights of way’** seeks to protect and improve access to PROW, providing the opportunity to use active travel, with the potential to reduce transport emissions. This could have a long term minor positive effect on population and human health.

### **Appraisal of the draft plan as a whole**

**4.91** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), look to provide opportunities for active transport and offer a high level of protection for areas of open space, where possible. The individual minerals



and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.92** The appraisal found that, generally, there is the potential for residual medium term significant negative effects because of the proposed site allocations, predominantly due to noise, vibration, light pollution, and accessibility. Additionally, minerals can only be extracted where they are found, which reduces the scope to completely avoid sensitive areas when allocating sites for minerals development. There is also potential for residual medium term minor negative effects because of the proposed site allocations, predominantly due to the potential disruption to water, gas and electricity supply through rerouting. Policies in the LPS, emerging SADPD and Draft MWP provide sufficient mitigation to make sure that there will not be any significant residual negative effects in relation to this.

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

**4.94** A Health Impact Assessment has been carried out for the Draft MWP (see Appendix H of this Report). It found that the Draft MWP, (in conjunction with the LPS and emerging SADPD), seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for unemployed people, children aged 5 to 12, low income households, and families with children, with any negative impacts mitigated through policy or the use of planning conditions.





## Water and soil

### Minerals

**4.95** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint allowing them to contribute to the supply of aggregates to meet needs over the Plan period, and to continue to contribute in perpetuity. This has the potential for a medium term minor positive effect on water and soil. Policy **MIN 1** also acknowledges that there could be instances where prior extraction is appropriate, avoiding the sterilisation of minerals, with the potential for a medium term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a medium term minor negative effect on water and soil.

**4.96** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them to contribute to the supply of aggregates to meet needs over the Plan period. This has the potential for a medium term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels.

**4.97** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them to contribute to the supply of aggregates and silica sand to meet needs over the Plan period. Policy **MIN 3** requires a suitable scheme and timetable for restoration to be proposed. This has the potential for a medium term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a medium term minor negative effect on water and soil. Policy **MIN 3** also sets out a hierarchy of resource delivery that seeks to reduce environmental disturbance (especially where access and mitigation measures are already in place), which has the potential for a medium term minor positive effect on water and soil. However, there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium term minor negative effect on water and soil.

**4.98** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**4.99** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** allows them to contribute to the supply of aggregates to meet needs over the plan period. Additionally, the use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction. This could have a medium term minor positive effect on water and soil.



**4.100** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them to contribute to the supply of aggregates to meet needs over the plan period. This could have a medium term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a medium term minor negative effect on water and soil. However, Policy **MIN 6** requires there to be no unacceptable adverse impacts to the environment, although this wording allows for some adverse impacts.

**4.101** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone, allowing it to contribute to the supply of building materials to meet needs over the plan period. This could have a medium term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a medium term minor negative effect on water and soil.

**4.102** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt and brine, allowing them to contribute to the supply to meet needs over the plan period. This could have a medium term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a medium term minor negative effect on water and soil. Policy **MIN 8** also prioritises sites, seeking to reduce environmental disturbance (especially where access and mitigation measures are already in place), which has the potential for a medium term minor positive effect on water and soil. However, there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium term minor negative effect on water and soil. Policy **MIN 8** requires, however, that the extraction should not cause unacceptable adverse impacts on the environment, although this wording allows for some adverse impacts, and that any environmental impacts can be controlled to an acceptable level.

**4.103** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**4.104** Proposed MWP Policy **MIN 9 ‘Afteruse of salt cavities’** requires all the salt resource that can be safely and economically extracted to be removed, ensuring maximum resource recovery. Additionally, the salt cavity structure should not be compromised, and the extracted resources should be used sustainably and not discarded. This has the potential for a long term minor positive effect on water and soil. The Policy also requires for there to be no unacceptable adverse impacts to the wider environment; however, this wording allows for some adverse impacts and therefore the Policy could have a long term minor negative effect on water and soil.

**4.105** Proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’** requires well sites and facilities to be sited in the least sensitive location. This could include consideration of waterbodies and ground/surface water and therefore has the potential for a medium term minor positive effect on water and soil. Policy **MIN 10** also



requires development to be located outside Protected Groundwater Source Areas, with the potential for a medium term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a medium term minor negative effect on water and soil. Hydraulic fracturing has the potential to degrade the quality of groundwater resources. Policy **MIN 10** requires there to be no unacceptable adverse impacts (in terms of quantity and quality) on sensitive water receptors and the environment. However, this wording allows for some adverse impacts, and therefore the Policy could have medium term minor negative effect on water and soil. Nevertheless, proposals are required to include restoration measures, which has the potential for a long term minor positive effect on water and soil.

**4.106** Peatlands are important to our planet as they help with water management - extraction of peat impacts on its ability to prevent flooding and filter water. Proposed MWP Policy **MIN 11 'Peat'** does not permit the development of new sites for peat extraction or for physical extensions to existing sites. This has the potential for a long term minor positive effect on water and soil.

**4.107** Proposed MWP Policy **MIN 12 'Borrow pits'** supports the use of borrow pits, allowing them to contribute to the supply of aggregates (as well as other materials such as clay and soil) to meet needs over the plan period, with the potential for a short term minor positive effect on water and soil. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. These could have a short term minor negative effect on water and soil. Policy **MIN 12** also requires provision to be made for the restoration of the site, which has the potential for a long term minor positive effect on water and soil. Originally the Policy did not require that the extraction should not cause unacceptable adverse impacts on the environment. However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts.

**4.108** Proposed MWP Policy **MIN 13 'Minerals processing at quarries and other sites'** supports mineral processing at a quarry and rail depots, which can contribute to the supply of aggregates to meet needs over the plan period. Additionally, Policy **MIN 13** requires impacts on the surrounding area to be minimised. If this includes the consideration of waterbodies and ground/surface water, there is potential for a medium term minor positive effect on water and soil. Policy **MIN 13** also seeks to protect the agreed restoration scheme at the site, which has the potential for a long term minor positive effect on water and soil.

**4.109** Proposed MWP Policy **MIN 14 'Blasting'** seeks to minimise the impact of blasting on the natural environment, however, there is still potential for a medium term minor negative effect on water and soil.



## Site allocations

**4.110** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are eight areas in the assessment that are considered to relate to water and soil – these being water, minerals, brownfield/greenfield, agriculture, contamination, land stability, restoration, and services/utilities; the sites are considered under these headings. Points to note are:

### Water

- Most of the proposed sites have some flooding, drainage, water quality or resource issues, with the potential for medium term minor negative effects on water and soil. All the proposed sites contain greenfield land either wholly, or in part, the development of which is likely to lead to an increase in paved surface areas, reducing the ability of water to infiltrate into the ground. Policies including LPS Policy SE 13 ‘Flood Risk and Water Management’, emerging SADPD Policy ENV 16 ‘Surface water management and flood risk’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 7 ‘Water Resources and flood risk’** will help to minimise impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- There is a potential for surface water flooding on proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** and a flood risk assessment (FRA) is needed.
- Part of proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** is within flood zones 2 and 3 and there is potential for surface water flooding. The site includes Bag Brook on its northern boundary and Snape Brook on the southern boundary. There is the potential for deterioration in the hydrological regime in relation to Bag Brook and Snape Brook (and tributaries) if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed, as well as a FRA.
- There is potential for surface water flooding on proposed Site **MIN 4.3 ‘Arclid, Sandbach’**, and a FRA is needed. There is the potential for deterioration in the hydrological regime in relation to Arclid Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. There is potential for significant water resources impacts in the area around the existing Arclid Quarry. This may impact on consideration of any applications for dewatering by the Environment Agency should sub water table extraction be proposed in this location.
- The Red Brook (a Main River) runs through and adjacent to proposed Site **MIN 4.4 ‘Land North of Mill Lane, Adlington’**, and would need to be enhanced, and protected from any impacts resulting from the sourcing and winning of minerals and any restoration works. Part of the site is within flood zones 2 and 3 and a FRA is needed. The site is also located within Source Protection Zone (SPZ) 3, is within the boundary of SPZ 2 and borders very close to SPZ 1 for public water supply abstraction. Furthermore, the site is located above three types of geology, each with a different aquifer status and vulnerability. All these should be considered, and the associated potential risk posed to public water factors fully assessed and submitted as part of a planning application. There is a potential for deterioration of the hydrological regime in relation to the River Dean if mineral extraction processes involve water abstraction and/or discharge to a waterbody.



Permits are needed to mitigate the risk, and further assessment (submitted as part of planning application) and mitigation is needed.

- Part of proposed Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** is within flood zone 2 and there is potential for surface water flooding. A FRA is needed. The Sutt Brook (Main River) runs through the site, and would need to be enhanced and protected from any impacts resulting from the sourcing and winning of minerals and any restoration works.
- Part of proposed Site **MIN 4.6 ‘Land West of A556, near Altrincham’** is within flood zones 2 and 3 and there is the potential for surface water flooding. A FRA is needed. Sutt Brook and Agden Brook (Main Rivers) run through the site and need to be enhanced and protected from any impacts resulting from the sourcing and winning of minerals and any restoration works. There is the potential for deterioration of the hydrological regime in relation to the River Dean if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- Part of the proposed Site **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** is within flood zones 2 and 3 and a FRA is needed. There is the potential for deterioration in the hydrological regime in relation to Birkin Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. Further risk to ecological elements of the waterbody would be difficult to adequately mitigate. Rostherne Mere is sensitive to change and is also an important ecological asset.
- There is the potential for surface water flooding on proposed Site **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’**, which contains land drains and ponds. A FRA is needed.
- Part of proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’** is within flood zones 2 and 3. A FRA is needed and there is potential for surface water flooding. The site is bordered by two Main Rivers (Birkin Brook to the south west and the River Bollin to the northern boundary), which should be protected and enhanced. There is the potential for deterioration in the hydrological regime in relation to Birkin Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- Part of proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’** is within flood zones 2 and 3. A FRA is needed. The area includes multiple watercourses. There is the potential for deterioration in the hydrological regime in relation to Mobberley Brook and Birkin Brook (and tributaries) if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- Part of proposed Site **MIN 4.11 ‘Land East of Tatton Park, Knutsford’** is within flood zones 2 and 3. A FRA is needed. The area includes multiple watercourses that should be protected and enhanced. There is the potential for deterioration in the hydrological regime in relation to Mobberley Brook and Birkin Brook (and tributaries) if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.



- There is potential for surface water flooding on proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’**. A FRA is needed.
- Along the northern boundary of proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** there are areas of flood zone 2 and 3 and there is potential for surface water flooding on the site. A FRA is needed. The site is bordered by two watercourses including Arclid Brook (Main River). There is the potential for deterioration in the hydrological regime in relation to Arclid Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. There is potential for significant water resources impacts in the area around the existing Arclid Quarry. This may impact on consideration of any applications for dewatering by the Environment Agency should sub water table extraction be proposed in this location.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** is within and adjacent to flood zones 2 and 3 and a FRA is needed. There is also potential for surface water flooding on the site. There is the potential for deterioration in the hydrological regime in relation to the River Wheelock and Kidsgrove Stream if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. There is potential for significant water resources impacts in the area around the existing Arclid Quarry. This may impact on consideration of any applications for dewatering by the Environment Agency should sub water table extraction be proposed in this location.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** is adjacent to flood zones 2 and 3, there is potential for surface water flooding and a FRA is needed. There is the potential for deterioration in the hydrological regime in relation to the River Dane and River Croco if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- Proposed Site **MIN 4.16 ‘Land West and South-West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** is within/adjacent to flood zones 2 and 3 and a FRA is needed. There is a potential for surface water flooding and deterioration in the hydrological regime in relation to the River Croco, with related impacts on ecological elements. Further assessment (submitted as part of a planning application) and mitigation is needed.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’** is within/adjacent to flood zones 2 and 3 and there is potential for surface water flooding. A FRA is needed. There is the potential for deterioration in the hydrological regime in relation to Loach Brook and the River Croco, with related impacts on ecological elements. Further assessment (submitted as part of a planning application) and mitigation is needed.
- Part of proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** is within flood zones 2 and 3 and a FRA will be required.
- The River Wheelock (a Main River) runs adjacent to proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** and would need to be protected from any impacts resulting from the sourcing and winning of minerals and any restoration works. Part of the site is within flood zones 2 and 3 and a FRA will be required.



## Minerals

- All the proposed sites have been put forward for minerals development.

## Brownfield/greenfield

- All the proposed sites contain greenfield land either wholly, or in part, the development of which is likely to lead to an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a medium term minor negative effect on water and soil. Policies including LPS Policy SE 13 'Flood Risk and Water Management', emerging SADPD Policy ENV 16 'Surface water management and flood risk', and proposed MWP Policies **DM 1 'General development management criteria'** and **DM 7 'Water resources and flood risk'** will help to minimise any impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

## Agriculture

- All the proposed sites contain Grade 3 or Grade 3b agricultural land – currently there is insufficient evidence to differentiate between Grades 3a and 3b in some parts of the Borough, therefore a precautionary approach has been taken in the assessment, with the potential for a medium term minor negative effect on water and soil. Policies such as LPS Policy SE 2 'Efficient Use of Land', and emerging SADPD Policy RUR 5 'Best and most versatile agricultural land', as well as proposed MWP Policy **DM 1 'General development management criteria'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

## Contamination

- Most of the proposed sites have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 'Pollution, Land Contamination and Land Instability' and proposed MWP Policy **DM 1 'General development management criteria'**, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- There is landfill on the opposite side of the River Bollin in relation to proposed Site **MIN 4.9 'Land north of M56, near Altrincham'**. There is a rifle range shown on historical mapping (1877 and 1882) in the north west, with a former mill (still present) and race in the north east. There are also a few potentially infilled ponds in the site's centre. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.
- At proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and south-east of Sandbach'** historical mapping indicates a few ponds, marshes and an old sand pit that may have been infilled, areas of disturbed ground, a smithy and a garage. There is also a previously unregulated waste site (William Beech) and in the north of the site 1967 foot and mouth burials occurred at/by Arclid Cottage Farm. Further site investigations are likely to be needed. There's also a depot within the search area, and



a small area of the site along the western boundary is within a historical landfill buffer, which may require assessment.

- In relation to proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** there are several historical landfill sites with buffer areas within the north, central and southern areas of the proposed area of search. Historical mapping also indicates a former brick works at Brownedge and a former hospital site at Arclid, as well as a few ponds/marshes that may have been infilled. 1967 foot and mouth burials occurred at Park House Farm and there is a former mill adjacent to the farm. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.
- In relation to proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'**, historical mapping shows various clay pits, sand pits, disturbed ground, ponds, and marshes; all of which could be infilled. There's also a depot at Mossend. 1967 foot and mouth burials occurred in the site's centre at/by Handfield Farm, and there is a historical landfill site with a buffer area only within the site to the south (Child's Lane, Brownlow). This may require further assessment.
- Adjacent to proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** is a landfill for salt purification process waste. There are also ponds and marshes shown on historical mapping that could be infilled and an area of disturbed ground to the north. Additionally, 1967 foot and mouth burials occurred in the north west of the site at/by Park Hall and Park House. Although the development is predominately underground, a contaminated land assessment may need to be submitted as part of any planning application.

### Land stability

- Almost all of the proposed sites have no known, or are low risk from, land stability issues. Where sites do have an issue, Policy, such as proposed MWP **Policy DM 13 'Land stability and subsidence'** provides the opportunity to make sure that there is not an unacceptable adverse effect on the stability or safety of surrounding land, buildings and watercourses during and following cessation of operations. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policy can provide.
- Proposed site **MIN 4.13 'Land West of A50, Newcastle Road Arclid, Sandbach'** includes property and is adjacent to a highway, the A50 and an operational sand quarry; a land stability report would be required as part of a planning application.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** contains property, is adjacent to underground brine mining and is located on the edge of the Cheshire Brine Compensation Board District Consultation Area. The advice of the Board would be sought on any planning application and a land stability report may be required.

### Restoration

- For those sites where restoration and/or aftercare information has been provided, almost all have a high-quality restoration and aftercare scheme proposed, with the potential for a long term minor positive effect on water and soil. Proposed MWP **Policy DM 4 'Restoration and aftercare'** provides the opportunity to provide an appropriate phased sequence of working, restoration, afteruse and aftercare. In relation to Preferred Area proposals and extension to existing brinefield operations opportunities for beneficial





restoration and aftercare will be limited by the method of extraction that is underground working.

- Proposed Site **MIN 4.2 'Astle Farm East, Chelford'** will be excavated using an open-cast mining method and then restored to agricultural land.

## Services/utilities

- All the proposed sites contain services or utilities, with the potential for a medium term minor negative effect on water and soil. This is due to the competing uses for water from commercial (including mineral extraction) and agriculture. Mineral sites use water for processing and washing, whereas agriculture uses the water for crops. There may also be a disruption to supply through rerouting, and a potential for contamination. Emerging SADPD Policy INF 9 'Utilities' will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 'Astle Farm East, Chelford'** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 'Arclid, Sandbach'** and **MIN 4.4 'Land North of Mill Lane, Adlington'** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** and **MIN 4.6 'Land West of A556, near Altrincham'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 'Land North of M56, near Altrincham'**, **MIN 4.10 'Land south of M56, near Altrincham'** and **MIN 4.11 'Land East of Tatton Park, Knutsford'** contain a National Grid 400Kv overhead transmission line, whereby National Grid's policy is to retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020. Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**.
- Proposed Site **MIN 4.12 'Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 'Land West of A50, Newcastle Road, Arclid, Sandbach'** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South East of Sandbach'** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'** contains overhead lines



and United Utilities assets (these are also on the boundary) that could require re-routing and/or mitigation. The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.

- Proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath'** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a 'hazardous site') therefore an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a 'hazardous site') therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

## Waste

**4.111** Proposed MWP Policies **WAS 1 'Waste management strategy'** and **WAS 2 'Waste management capacity and needs'** support the development of waste management facilities. This could lead to a potential pollution risk to water resources from residual liquids or leachate and to vulnerable waterbodies where there is a hydrological link. Additionally, if development occurs on greenfield land there is potential for a medium term minor negative effect on water and soil, through a decrease in rainwater infiltration and increase in run-off. Policy **WAS 1** also requires the development of these facilities to not have an unacceptable adverse impact on the environment. However, this wording allows for some adverse impacts, which could have a medium term minor negative effect on water and soil.

**4.112** The location of waste management facilities can have an important effect on minimising impact on the environment. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities, for example seeking to use sites with an existing waste management use prior to greenfield sites. This could have a long term minor positive effect on water and soil.

**4.113** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate waste related development in the Green Belt. This could lead to a potential pollution risk to water resources from residual liquids or leachate and to vulnerable waterbodies where there is a hydrological link. Additionally, if development occurs on greenfield land there is potential for a medium term minor negative effect on water and soil, through a decrease in rainwater infiltration and increase in run-off. However, Policy **WAS 4** supports the re-use of buildings and redevelopment of previously developed land, which could have a long term minor positive effect on water and soil.



**4.114** Proposed MWP Policy **WAS 5 ‘Waste management facilities in the open countryside’** looks to limit waste related development in the open countryside, which has the potential for a long term minor positive effect on water and soil.

**4.115** Proposed MWP Policy **WAS 7 ‘Wastewater and sewage treatment facilities’** seeks to locate facilities for the management of wastewater and sewage sludge on sites where environmental benefits can be demonstrated, which could have a medium term minor positive effect on water and soil.

**4.116** Anaerobic digestion facilities can reduce environmental pollution through better waste management, produce improved organic fertiliser and reduce the impact from chemical fertiliser (through reducing outlay). Proposed MWP Policy **WAS 8 ‘On-farm anaerobic digestion plants’** supports the development of such facilities and therefore could have a medium term minor positive effect on water and soil.

**4.117** Incineration avoids the negative effects from landfill including potential pollution risks to water resources from residual liquids or leachate and to vulnerable waterbodies where there is a hydrological link. Proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** supports those processes that either directly burn waste to recover energy value or produce a floc that could be used as fuel, and therefore could have a medium term minor positive effect on water and soil. Additionally, the use of such facilities can be seen as an alternative to burning coal for heat.

**4.118** Ancillary development is assumed to be a temporary feature of waste management sites. Proposed MWP Policy **WAS 10 ‘Ancillary development at landfill, landraise, and open organic waste management’** supports ancillary development at waste management facilities where environmental effects of the proposal are demonstrated to be acceptable. This suggests that there could be negative effects on the environment, albeit minor, and therefore the Policy could have a medium term minor negative effect on water and soil.

**4.119** Proposed MWP Policy **WAS 11 ‘Deposit of inert waste to land for restoration and land improvement’** requires sufficient evidence to demonstrate that the proposal will provide a significant improvement to damaged or degraded land and/or provide a greater agricultural land value than the previous land use. This could have a long term minor positive effect on water and soil.

### **Development management**

**4.120** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the water environment, flood risk, capacity of existing drainage systems, agricultural land, land stability, ground contamination, risks of pollution and geological environment. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on water and soil. Nevertheless, Policy **DM 1** also requires regard to be given to safeguarding the long-term potential of best and most versatile agricultural land and conserving soil resources, as well as preventing soil pollution. This has the potential for a medium term minor positive effect on water and soil.



**4.121** Soils management is essential to sustaining all natural systems and impacts across a range of matters. Proposed MWP Policy **DM 2 ‘Minimising waste during construction and development’** recognises the importance of soils through its requirement for a soil survey and management plan, as well as details on how the movement and extraction of soils will be minimised during construction. This has the potential for a medium term minor positive effect on biodiversity, flora and fauna. Policy **DM 2** also seeks to minimise the use of primary minerals, encourage the use of recycled materials for building, which could have a medium term minor positive effect on water and soil.

**4.122** Proposed MWP Policy **DM 3 ‘Plant and buildings’** supports the construction of plant, machinery or other associated development. However, if development occurs on greenfield land there is potential for a medium term minor negative effect on water and soil, through a decrease in rainwater infiltration and increase in run-off.

**4.123** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. Restoration can provide beneficial outcomes such as green infrastructure provision with a potential long term minor positive effect on water and soil. Policy **DM 4** also seeks minimisation of land disturbance, delivery of opportunities for restoration to improve or enhance associated ecosystems to agricultural land quality (as well as restoring as much of the best and most versatile agricultural land as practicable), flood risk on or off-site to not be increased and opportunities to reduce flooding to be maximised, all of which could have a long term minor positive effect on water and soil.

**4.124** Proposed MWP Policy **DM 7 ‘Water resources and flood risk’** seeks to protect and improve water quality, which could have a medium term minor positive effect on water and soil. However, part of the Policy also refers to ‘unacceptable adverse impacts’, the wording of which allows for some adverse impacts, with the potential for a medium term minor negative effect on water and soil. Policy **DM 7** does require flood risk to not be exacerbated, which has the potential for a medium term minor positive effect on water and soil.

**4.125** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on Local Geological Sites, however, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on water and soil.

**4.126** Proposed MWP Policy **DM 13 ‘Land stability and subsidence’** seeks to avoid an unacceptable adverse impact on the stability or safety of surrounding land, buildings and watercourses. However, this wording allows for some adverse impacts, and therefore the Policy could have a long term minor negative effect on water and soil.

**4.127** Proposed MWP Policy **DM 17 ‘Sustainable use of soils’** looks to avoid development that has an unacceptable adverse impact on best and most versatile agricultural land. However, this wording allows for some adverse impacts and therefore the Policy could have a medium term minor negative effect on water and soil.



## Appraisal of the draft plan as a whole

**4.128** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), look to reduce the risk of flooding and manage surface water runoff where possible. They also seek to remediate land contamination and protect water quality. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.129** The appraisal found that generally, there is the potential for residual medium term minor negative effects because of the proposed site allocations, predominantly due to a potential increase in paved surfaces, flooding, drainage, water quality or resource issues, potential loss of Grade 3a agricultural land, competing uses for water, and disruption to/potential contamination of water supply. Policies in the LPS, emerging SADPD and Draft MWP provide sufficient mitigation to make sure that there will not be any significant residual negative effects.

**4.130** It is recommended that any proposal should seek a reduction in surface water runoff and minimise the risk from flooding, where possible as well as minimise the impact on ground and surface water quality.



## Air

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

### Minerals

**4.132** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs over the Plan period, and to continue to contribute in perpetuity. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. Policy **MIN 1** requires prior extraction in certain cases, which could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential medium term minor negative effect on air quality. However, that the extraction should not cause unacceptable adverse impacts on the environment or local community is a further requirement of Policy **MIN 1**, although this wording allows for some adverse impacts.

**4.133** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. In addition, the safeguarding of sites for bulk transport provides the opportunity to reduce vehicle movements, lessening the impact on atmospheric pollution, with a likely medium term minor positive effect on air quality.

**4.134** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them, it is assumed, to contribute to the supply of aggregates and silica sand to meet infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. However, mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential medium term minor negative effect on air quality. Policy **MIN 3** does require, however, that the extraction should not cause unacceptable adverse impacts on the environment and local community, although this wording allows for some adverse impacts. Policy **MIN 3** also requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as green infrastructure provision, with a potential long term minor positive effect on air quality.

**4.135** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).



**4.136** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** allows them, it is assumed, to contribute to the supply of aggregates to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. The use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction. This could have a long term minor positive effect on air quality.

**4.137** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them, it is assumed, to contribute to the supply of aggregates to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. However, mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential medium term minor negative effect on air quality. Policy **MIN 6** does require, however, that the extraction should not cause unacceptable adverse impacts on the environment or local community, although this wording allows for some adverse impacts. Additionally, the aim of the Council to be self-sufficient in meeting crushed rock needs is reflected in Policy **MIN 6**. This can lead to reduced transport movements, with a potential medium term minor positive effect on air quality through a reduction in atmospheric pollution. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as green infrastructure provision), as the cliff face can often be left as is. Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** could provide mitigation.

**4.138** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone allowing it, it is assumed, to contribute to the supply of building materials to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. However, mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential medium term minor negative effect on air quality.

**4.139** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt to meet needs over the Plan period. Mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential medium term minor negative effect on air quality. Policy **MIN 8** does require, however, that the extraction should not cause unacceptable adverse impacts to the environment or local community, although this wording allows for some adverse impacts, and that any environmental impacts can be controlled to an acceptable level.

**4.140** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).



**4.141** Proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don’t unacceptably impact on the environment and local communities. This includes the minimisation of fugitive emissions, with a potential medium term minor positive effect on air quality. However, development could result in a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential medium term minor negative effect on air quality. Policy **MIN 10** require restoration measures, which could provide beneficial outcomes such as green infrastructure provision, with a potential long term minor positive effect on air quality.

**4.142** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits, allowing them, it is assumed, to contribute to the supply of aggregates (as well as other materials such as clay and soil) to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. The use of borrow pits may reduce the need for haulage of minerals onto the site (from further afield), reducing transport impacts including vehicle emissions, with potential for a short term minor positive effect on air quality. However, mineral development could be accompanied by dust as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential short term minor negative effect on air quality. Policy **MIN 12** also requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as green infrastructure provision, with a potential long term minor positive effect on air quality. Originally, the Policy did not require that extraction should not cause unacceptable adverse impacts on the environment or local community. However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts.

**4.143** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can, it is assumed, contribute to the supply of aggregates to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential long term minor positive effect on air quality. The processing of minerals at rail depots provides the opportunity for the use of a sustainable transport mode with regards to distribution, with a potential medium term minor positive effect on air quality. However, when minerals are processed off-site it is possible that they will be transported to the processing plant by road, which can increase atmospheric pollution and has the potential for a medium term minor negative effect on air quality. Mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential medium term minor negative effect on air quality. Policy **MIN 13**, however, requires impacts on the surrounding area to be minimised with a potential for a medium term minor positive effect on air quality.





## Site allocations

**4.144** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are four areas in the assessment that are considered to relate to air – these being highways impact, health/amenity, Air Quality Management Areas (AQMAs) and public transport; the sites are considered under these headings. Points to note are:

### Highways impact

- An increase in atmospheric pollution is likely to arise due to increased traffic through the delivery of minerals development, leading to a medium term minor negative effect. Policies including LPS Policies SE 12 ‘Pollution, Land Contamination and Land Instability’, and CO 1 ‘Sustainable Transport’, emerging SADPD Policy ENV 12 ‘Air quality’ and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 5 ‘Transport’** will help to minimise the impact on air quality, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** is within the vicinity of Congleton Link Road. There is a proposal for School Lane (which dissects the site) to be permanently closed as part of the scheme. Further traffic assessment will be required to fully assess this at the planning application stage.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M56 junction, to understand the potential impact of development.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.6 ‘Land West of A556, near Altrincham’** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M56 junction, to understand the potential impact of development. National Highways would be unlikely to support a new direct access onto the site from the A556.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M56 junction, to understand the potential impact of development.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M6 junction (including construction traffic if travelling down the B5083) due to the proximity of A556 to Rostherne Mere, to understand the potential impact of development.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling including the A556 and M56 junction. This is required to understand the potential impact this site may have and the proximity of A556 to Rostherne Mere.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’** therefore, a traffic assessment is likely to be



required, which should consider complex in-combination traffic modelling including the A556 and M56 junction. This is required to understand the potential impact this site may have and the proximity of A556 to Rostherne Mere.

- Traffic modelling of the M6 J17 is likely to be required in relation to proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** to understand the potential impact of development.

### Health/amenity

- Over half the proposed sites are located within 100m of sensitive land uses, with the potential for a medium term significant negative effect on air. The remaining sites are located between 100 and 250m of sensitive land uses. Negative effects on amenity of local residents and communities through noise, vibration, and light pollution can occur during site preparation, operation and restoration and through transportation of minerals around and from the site. Policies including LPS Policy SE 12 'Pollution, Land Contamination and Land Instability' and emerging SADPD Policy ENV 12 'Air quality' and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air Quality: Dust and Odour'** and **DM 10 'Other amenity impacts'** will help to minimise the impact on health. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** contains Keepers Cottage (which appears to be dilapidated). There are also several properties within 250m of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Agricultural land and buildings including residential use are located immediately adjacent to proposed Site **MIN 4.2 'Astle Farm East, Chelford'**. The tourist attraction of Capesthorpe Hall and gardens is located to the south east of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Over 10 properties are immediately adjacent to the eastern boundary of proposed Site **MIN 4.3 'Arclid, Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are over 10 residential properties within 250m of proposed Site **MIN 4.4 'Land North of Mill Lane, Adlington'**, including Adlington Hall. The A523 is close by and the site is close to the planned route of the Poynton Relief Road. A noise and vibration assessment will need to be submitted as part of any planning application.
- Proposed Site **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** contains residential properties, with an adjacent group of residential properties located along Spodegreen Lane and Coe Lane. The proximity of the site to the major road network suggests the site and surrounding uses experience noise and vibration. A noise, dust and vibration assessment will need to be submitted as part of any planning application. Substantial mitigation measures including an appropriate buffer zone would be required to protect amenity.
- There are over 10 houses within 250m of proposed Site **MIN 4.6 'Land West of A556, near Altrincham'**. Bucklow Manor Care Home is located within 80m, but it is physically separated by the A556. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are sensitive receptors within proposed Site **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and within 250m of it including residential, agricultural and commercial



uses. Tatton Park Registered Park and Garden (Grade II\* listed) is immediately adjacent the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.

- Squirrel Cottage is within proposed Site **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’**, over 10 properties are within 250m of it, and Cottons Hotel, Birds of Prey Centre, Fryers Garden Centre, Guy Salmon Cars, and various leisure activities including Knutsford Football and Cricket Clubs are close by. The level of impact on sports facilities is unclear from the information provided and therefore further clarity is required. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are a small number of properties within proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’**, and the southern part of Hale Barns is within 250m. Other receptors include The Priory Hospital and Primary Schools, with Hale Golf Course immediately adjacent the site to the west, whereby further discussion with Sport England and England Golf will be required to understand the potential impact on the golf course. Ashley Hall itself is a major tourist/visitor/events venue and is in the locality. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Farmsteads and individual residential properties are within proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’**, with the village of Ashley located adjacent to the site boundary and a primary school within 500m of it. The site is likely to experience noise and vibration from the adjacent road network. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Ashley village is adjacent to proposed Site **MIN 4.11 ‘Land East of Tatton Park, Knutsford’**, and several properties are in and adjacent to the site. The site also contains Ashley Cricket ground and pavilion on which there should not be a prejudicial impact. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are farmsteads and residential properties close to proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’**. A noise and vibration assessment will need to be submitted as part of any planning application.
- Residential and farm properties are within and immediately adjacent to the southern boundary of proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Residential properties, farmsteads and buildings and commercial use are within and close to proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Holmes Chapel, Brereton Green and northern Arclid are within 250m of proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’**. Additionally, Brereton Primary School is within 200m and there are over 50 individual residences and farmsteads within or adjacent to the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are many residential properties and farmsteads within and adjacent to proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’**. The site is also immediately adjacent



to Somerford Business Court. A noise, dust and vibration assessment will need to be submitted as part of any planning application.

- There is one property within and other farms and residential properties immediately adjacent to proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, south of Brereton Heath'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Parkfield Farm is located within proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** and Minshull Vernon (including Moat House Farm) is located about 250m away. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. A noise and vibration assessment will be required.
- There are farms and individual houses within proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** and within 250m of it. However, most operational activities take place underground with limited surface development. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. Nearby sensitive receptors will need to be considered and this will require a noise and vibration assessment to be submitted as part of any planning application.

### AQMAs

- Most of the proposed sites are not in an AQMA and most vehicle movements are unlikely to pass within 500m of an AQMA. Policies including LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policy ENV 12 'Air quality' and proposed MWP Policies **DM 1 'General development management criteria'** and **DM 9 'Air quality: dust and odour'** will help to minimise the impact on air quality, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Proposed Site **MIN 4.3 'Arclid, Sandbach'** is not located within an AQMA. However, it is likely that most vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.
- Proposed Site **MIN 4.13 'Land West of A50, Newcastle Road, Arclid, Sandbach'** is not located within an AQMA but associated vehicle movements are likely to pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on the local air quality both during construction and future use. This will be dependent on the number of vehicle movements.
- The northern boundary of proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-East of Sandbach'** is located within 50m of an AQMA. It is likely that most vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.
- Proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** is not located within an AQMA; however, an AQMA is close to the south western boundary of the site approximately 130m away. It is likely that associated vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly



assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.

- Proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'** is not located within an AQMA. However, it is likely that associated vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.

## Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites '**MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'** and **MIN 8.2 'Extension to Warmingham Brinefield'** are not in walking distance of a commutable bus or rail service.

## Waste

**4.145** Proposed MWP Policy **WAS 1 'Waste management strategy'** supports the development of waste management facilities. This could lead to an increase in atmospheric pollution through waste-related transport movements, which could have a medium term minor negative effect on air quality. Policy **WAS 1** also requires the development of these facilities to not have an unacceptable adverse impact on the environment. This wording allows for some adverse impacts, which has the potential for have a medium term minor negative effect on air. However, Policy **WAS 1** looks to manage waste at the highest point of the Waste Hierarchy, which could mean fewer waste-related transport movements and therefore has the potential for a medium term minor positive effect on air quality.

**4.146** Proposed MWP Policy **WAS 2 'Waste management capacity and needs'** seeks to manage waste at the highest priority point in the Waste Hierarchy, which could mean fewer waste-related transport movements and therefore the potential for a medium term minor positive effect on air quality.

**4.147** The location of waste management facilities can have an important effect on minimising impact on the environment. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities, for example seeking to use sites that provide transport benefits prior to land with an existing waste management use. This could have a medium term minor positive effect on air quality.

**4.148** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate waste related development in the Green Belt. This could lead to an increase in waste related transport movements in those areas and therefore the potential for a medium term minor negative effect on air quality.

**4.149** Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit waste related development in the open countryside, which has the potential for a long term minor positive effect on air quality.



**4.150** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities. This could have a long term minor positive effect on air quality as it reduces the need to find additional locations for facilities, which could otherwise be in an area that is sensitive to transport related emissions.

**4.151** Proposed MWP Policy **WAS 7 ‘Wastewater and sewage treatment facilities’** seeks to locate facilities for the management of wastewater and sewage sludge on sites where transport benefits can be demonstrated, which could have a medium term minor positive effect on air quality.

**4.152** Anaerobic digestion plants, as supported by proposed MWP Policy **WAS 8 ‘On-farm anaerobic digestion plants’** are located at the waste source, minimising waste related transport movements, which could have a medium term minor positive effect on air quality.

**4.153** Proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** seeks to minimise transport emissions through the requirement to locate in close proximity to the source of waste, which could have a medium term minor positive effect on air quality.

**4.154** Proposed MWP Policy **WAS 11 ‘Deposit of inert waste to land for restoration and land improvement’** looks to assist the provision of waste management facilities operating further up the Waste Hierarchy. This could mean fewer waste-related transport movements and therefore the potential for a long term minor positive effect on air quality.

### **Development management**

**4.155** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on air pollution, and capacity of transport networks. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on air quality. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of PROW (which could include cycleways, providing the opportunity to travel using sustainable transport) and the green infrastructure network, which has the potential for a long term minor positive effect on air quality.

**4.156** Proposed MWP Policy **DM 2 ‘Minimising waste during construction and development’** supports the use of construction and demolition methods that minimise waste production, maximise the re-use and recovery of materials on-site and minimise off-site disposal, as well as requiring development to support the implementation of the Waste Hierarchy. These measures could mean fewer waste-related transport movements and therefore the potential for a medium term minor positive effect on air quality.

**4.157** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. Restoration can provide beneficial outcomes such as green infrastructure provision with a potential long term minor positive effect on air quality. Policy **DM 4** also seeks to protect and enhance PROW; this could include cycleways, providing the opportunity to travel by sustainable transport, which could have a long term minor positive effect on air quality.



**4.158** Proposed MWP Policy **DM 5 ‘Transport’** supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which provide the opportunity to reduce transport emissions and have the potential for a medium term minor positive effect on air quality.

**4.159** Proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on air quality. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on air quality. Nevertheless, Policy **DM 9** also requires all emissions to be controlled, mitigated or removed at source, which has the potential for a medium term minor positive effect on air quality.

**4.160** Adverse cumulative impacts could include increased levels of dust and odour. Proposed MWP Policy **DM 15 ‘Cumulative impact’** looks to avoid unacceptable adverse levels of disturbance to the environment, residents and visitors; however, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on air quality.

**4.161** Proposed MWP Policy **DM 18 ‘Public rights of way’** seeks to protect and improve access to PROW, providing the opportunity to use sustainable transport, with the potential to reduce transport emissions. This could have a long term minor positive effect on air quality.

### **Appraisal of the draft plan as a whole**

**4.162** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), look to provide opportunities for travel by means other than private vehicle, and seek to reduce the need to travel where possible. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.163** The appraisal found that, generally, there is the potential for residual medium term significant negative effects because of the proposed site allocations predominantly due to noise, vibration and light pollution, and accessibility. Additionally, there is potential for residual medium term minor negative effects because of the proposed site allocations, predominantly due to an increase in atmospheric pollution likely to arise as a result of increased traffic through the delivery of minerals development. Policies in the LPS, emerging SADPD and Draft MWP provide sufficient mitigation to make sure that there will not be any significant residual negative effects in relation to this.

**4.164** It is recommended that any proposal should seek to provide further opportunities to reduce vehicle movements in relation to the transportation of minerals and provide opportunities for employees to use sustainable transport modes.



## Climatic factors

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

### Minerals

**4.166** Proposed MWP Policy **MIN 3 'Managing the sand resource'** supports new sand reserves, and requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as green infrastructure, contributing towards climate change resilience, with a long term minor positive effect on climatic factors.

**4.167** The sites proposed for new sand resource allocations and Areas of Search are considered under the "Site allocations" theme (proposed MWP Policy **MIN 4 'New sand resource allocations and areas of search'**).

**4.168** Proposed MWP Policy **MIN 6 'Aggregate crushed rock'** supports new crushed rock reserves. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as green infrastructure, contributing towards climate change resilience), as the cliff face can often be left as is. Proposed MWP Policy **DM 4 'Restoration and aftercare'** could provide mitigation.

**4.169** The sites proposed for Preferred Area Extensions are considered under the "Site allocations" theme (proposed MWP Policy **MIN 8 'Provision for salt extraction'**).

**4.170** Proposed MWP Policy **MIN 10 'Conventional and unconventional hydrocarbons (oil and gas)'** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period and requires proposals to include restoration measures, which could provide beneficial outcomes such as green infrastructure, contributing towards climate change resilience, with a long term minor positive effect on climatic factors.

**4.171** Peatlands are important to our planet as they absorb and store huge amounts of carbon. Proposed MWP Policy **MIN 11 'Peat'** does not permit the development of new sites for peat extraction or for physical extensions to existing sites. This has the potential for a long term minor positive effect on climatic factors.

**4.172** Proposed MWP Policy **MIN 12 'Borrow pits'** supports the use of borrow pits and requires provision to be made for the restoration of the site, which could provide beneficial outcomes such as green infrastructure, contributing towards climate change resilience, with a long term minor positive effect on climatic factors.

**4.173** Proposed MWP Policy **MIN 13 'Minerals processing at quarries and other sites'** supports mineral processing at a quarry and rail depots and seeks to protect the agreed restoration scheme at the site, which could provide beneficial outcomes such as green infrastructure, contributing towards climate change resilience, with a long term minor positive effect on climatic factors.





## Site allocations

**4.174** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. Points to note are:

- Mineral developments over 1ha have the potential to secure 10% of their predicted energy requirements from decentralised, renewable or low carbon sources (in line with LPS Policy SE 9 'Energy efficient development' and emerging SADPD Policy ENV 7 'Climate change'). This could have a medium term minor positive effect.
- As ancillary buildings for mineral development do not tend to be over 10,000sqm floorspace, it is unlikely that there are any opportunities to contribute to the development of a strategic district heating network.

## Waste

**4.175** Biogas is considered to be a renewable energy alternative, and a carbon neutral fuel source that does not contribute to climate change. Therefore, proposed MWP Policy **WAS 7 'Wastewater and sewage'** could have a medium term minor positive effect on climatic factors as it looks to assist the onsite capture and use of biogas.

**4.176** Anaerobic digestion facilities produce biogas, which is considered to be a renewable energy alternative, and a carbon neutral fuel source that does not contribute to climate change. Proposed MWP Policy **WAS 8 'On-farm anaerobic digestion plants'** supports the development of such facilities and therefore could have a medium term minor positive effect on climatic factors.

**4.177** Proposed MWP **WAS 9 'Sites for energy recovery'** supports proposals for on-site energy recovery. Where this includes incineration, this could have a medium term minor negative effect on climate change due to emissions. However, it is noted that the emissions from incineration are less than those from burning coal to provide energy and so therefore is their impact on climatic factors.

## Development management

**4.178** Proposed MWP Policy **DM 1 'General development management criteria'** requires (where appropriate) enhancement of the green infrastructure network, which could contribute to climate change resilience and have the potential for a long term minor positive effect on climatic factors.

**4.179** Proposed MWP Policy **DM 4 'Restoration and aftercare'** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. Restoration can provide beneficial outcomes such as green infrastructure provision, which could contribute to climate change resilience and have the potential for a long term minor positive effect on climatic factors.

**4.180** Green infrastructure can contribute to climate change resilience. Proposed MWP Policy **DM 12 'Protecting land of biodiversity or geological value'** looks to avoid unacceptable adverse impacts on types of green areas. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on climatic factors.



## Appraisal of the draft plan as a whole

**4.181** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), seek to mitigate and adapt to climate change and its impact where possible. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.182** The appraisal found that there is the potential for a residual medium term minor positive effects due to the potential to secure 10% of predicted energy requirements from decentralised, renewable or low carbon sources. It should also be acknowledged that some proposals for various types of renewable energy fall within permitted development rights.

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



## Transport

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

## Minerals

**4.185** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs over the Plan period, and to continue to contribute in perpetuity. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility. Policy **MIN 1** requires prior extraction in certain cases, which could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential medium term minor negative effect on accessibility. However, Policy **MIN 1** further requires that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts.

**4.186** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility.

**4.187** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them, it is assumed, to contribute to the supply of aggregates and silica sand to meet infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility. However, mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential medium term minor negative effect on accessibility. Policy **MIN 3** requires, however, that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. Policy **MIN 3** also requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as green infrastructure provision, with a potential long term minor positive effect on accessibility.

**4.188** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**4.189** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** allows them, it is assumed, to contribute to the supply of aggregates



to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility.

**4.190** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them, it is assumed to contribute to the supply of aggregates to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility. However, mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential medium term minor negative effect on accessibility. Policy **MIN 6** does require, however, that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as green infrastructure provision), as the cliff face can often be left as is. Additionally, proposed MWP Policy **DM 4 ‘Restoration and aftercare’** provides mitigation.

**4.191** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone allowing it, it is assumed, to contribute to the supply of building materials to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility. However, mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential medium term minor negative effect on accessibility.

**4.192** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt to meet needs over the Plan period. Mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential medium term minor negative effect on accessibility. Policy **MIN 8** does require, however, that the extraction should not cause unacceptable adverse impacts to the local community, although this wording allows for some adverse impacts.

**4.193** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**4.194** Proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don’t unacceptably adversely impact on local communities. Development could result in a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential medium term minor negative effect on accessibility. Policy **MIN 10** does require restoration measures, which could provide beneficial outcomes such as green infrastructure provision, with a potential long term minor positive effect on accessibility.

**4.195** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits, allowing them, it is assumed, to contribute to the supply of aggregates (as well as other materials such as clay and soil) to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility.



Mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential short term minor negative effect on accessibility. Additionally, Policy **MIN 12** requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as green infrastructure provision, with a potential long term minor positive effect on accessibility. Originally, the Policy did not require that extraction should not cause unacceptable adverse impacts on the local community. However, as the SA is an iterative process, the Policy has been amended to add reference to this, although this wording allows for some adverse impacts.

**4.196** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can, it is assumed, contribute to the supply of aggregates to meet the infrastructure needs over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a long term minor positive effect on accessibility. Mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential medium term minor negative effect on accessibility. Policy **MIN 13**, however, requires impacts on the surrounding area to be minimised with a potential for a medium term minor positive effect on accessibility.

## Site allocations

**4.197** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to transport (excluding highways Impact) – these being access, accessibility and public transport; the sites are considered under these headings. Points to note are:

### Access

- All the proposed sites have either an existing access into the site or one can be created.
- Existing access arrangements in place assumed by way of A530 in relation to proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’**. Visibility onto the A530 looks restricted and appears to be in use for agriculture.

### Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a medium term significant negative effect on accessibility. Proposed MWP Policies **DM 12 ‘Protecting land of biodiversity or geological value’** and **DM 18 ‘Public rights of way’** will help to minimise the impact on accessibility, and reduce the significance of the effect, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **‘MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** and **MIN 8.2 ‘Extension to Warmingham Brinefield’** are not in walking distance of a commutable bus or rail service.



## Waste

**4.198** Proposed MWP Policies **WAS 1 ‘Waste management strategy’** and **WAS 2 ‘Waste management capacity and needs’** support the development of waste management facilities, which could include HWRC. This could have a medium term minor positive effect on accessibility.

**4.199** The Principal Towns and Key Service Centres (as set out in the Council’s Determining the Settlement Hierarchy report<sup>(19)</sup>) are the larger settlements of the Borough and therefore have the greatest proportion of its population. Proposed MWP Policy **WAS 3 ‘Spatial strategy for locating waste management facilities’** sets priorities for the location of waste management facilities, whereby it needs to be demonstrated that the proposed development can’t be located in a settlement at a higher level in the Council’s Settlement Hierarchy. Directing new waste management facilities (for example HWRC), in these areas as a priority would increase accessibility for a large proportion of the Borough’s population to this type of facility and therefore the Policy could have a medium term minor positive effect on accessibility.

**4.200** Proposed MWP Policy **WAS 4 ‘Waste Management facilities in the Green Belt’** supports development of waste management facilities in this location, which could have a medium term minor positive effect on accessibility if the development were a HWRC.

**4.201** Proposed MWP Policy **WAS 5 ‘Waste management facilities in the open countryside’** looks to limit development of waste management facilities in this location, which could have a long term minor negative effect on accessibility in relation to HWRC.

**4.202** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities and therefore could have a medium term minor positive effect on accessibility.

### Development management

**4.203** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the definitive PROW network. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on accessibility. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of PROW, which could include cycleways, providing the opportunity to use sustainable transport and therefore has the potential for a long term minor positive effect on accessibility.

**4.204** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** seeks to protect and enhance PROW, which could include cycleways, providing the opportunity to use sustainable transport and therefore has the potential for a long term minor positive effect on accessibility.

**4.205** Proposed MWP Policy **DM 5 ‘Transport’** requires adequate transport links to serve the development and an adequate means of access to the highway network as well as highway improvements to be in place before operations commence. This could have a medium term minor positive effect on accessibility.

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



**4.206** Proposed MWP Policy **DM 18 ‘Public rights of way’** seeks to protect and improve access to PROW, which could include cycleways, providing the opportunity to use sustainable transport and therefore has the potential for a long term minor positive effect on accessibility.

### **Appraisal of the draft plan as a whole**

**4.207** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), seek to provide services in appropriate locations around the Brough to provide opportunities for communities to access them, where possible. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.208** The appraisal found that, generally, there is the potential for residual medium term significant negative effects because of the proposed site allocations, predominantly due to accessibility.

**4.209** It is recommended that any proposal should seek to provide access to sustainable transport modes, where possible.



## Cultural heritage and landscape

### Minerals

**4.210** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them to contribute to the supply of aggregates to meet needs over the Plan period, and to continue to contribute in perpetuity. This could include traditional building materials, used to maintain heritage assets, to support local identity, or a sense of place for example. This has the potential for a long term minor positive effect on cultural heritage and landscape. Policy **MIN 1** requires prior extraction in certain cases, which could impact on the landscape and heritage assets above and below ground, with the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. However, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the historic environment, is a requirement of Policy **MIN 1**, although this wording allows for some adverse impacts.

**4.211** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them to contribute to the supply of aggregates to meet needs over the Plan period. This could include traditional building materials, used to maintain heritage assets, to support local identity, or a sense of place for example. This has the potential for a long term minor positive effect on cultural heritage and landscape.

**4.212** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them to contribute to the supply of aggregates and silica sand to meet needs over the Plan period. This could include traditional building materials (mortar), used to maintain heritage assets, to support local identity, or a sense of place for example. This has the potential for a long term minor positive effect on cultural heritage and landscape. However, mineral development could impact on the landscape and heritage assets above and below ground, with the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Policy **MIN 3** sets out a hierarchy of resource delivery that seeks to reduce environmental disturbance (especially where access and mitigation measures are already in place), which has the potential for a medium term minor positive effect on cultural heritage and landscape. However, there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. However, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the historic environment, is a requirement of Policy **MIN 3**, although this wording allows for some adverse impacts. Policy **MIN 3** also requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on cultural heritage and landscape.





**4.213** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**4.214** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** allows them to contribute to the supply of aggregates to meet needs over the Plan period. This could include traditional building materials (that have been recycled), used to maintain heritage assets, to support local identity, or a sense of place for example. This has the potential for a long term minor positive effect on cultural heritage and landscape. The use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction including those on heritage assets above and below ground and the landscape. This could have a long term positive effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment.

**4.215** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them to contribute to the supply of aggregates to meet needs over the Plan period. Mineral development could impact on the landscape and heritage assets above and below ground, with the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Policy **MIN 6** requires, however, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the historic environment, although this wording allows for some adverse impacts. The policy does not require a suitable restoration scheme to be proposed, as the cliff face can often be left as is. Additionally, proposed MWP Policy **DM 4 ‘Restoration and aftercare’** provides mitigation.

**4.216** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone allowing it to contribute to the supply of building materials to meet needs over the Plan period. This could include traditional building materials, used to maintain heritage assets, to support local identity, or a sense of place for example. This has the potential for a long term minor positive effect on cultural heritage and landscape. However, mineral development could impact on the landscape and heritage assets above and below ground, with the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment.

**4.217** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt to meet needs over the Plan period. Mineral development could impact on the landscape and heritage assets above and below ground, with the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Also, Policy **MIN 8** prioritises sites - there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. However, that the extraction should not cause unacceptable



adverse impacts on the environment, which could include the historic environment, is a requirement of Policy **MIN 8**, (although this wording allows for some adverse impacts) as is that any environmental impacts can be controlled to an acceptable level.

**4.218** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**4.219** Proposed MWP Policy **MIN 9 ‘Afteruse of Salt Cavities’** requires there to be no unacceptable adverse impacts to the wider environment, which could include the historic environment. However, this wording allows for some adverse impacts and therefore there is the potential for a long term minor negative effect on cultural heritage.

**4.220** Proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’** requires well sites and facilities to be sited in the least sensitive location. This could include consideration of heritage assets (above and below ground) and landscape designations and therefore has the potential for a medium term minor positive effect on cultural heritage and landscape. Policy **MIN 10** also requires there to be no unacceptable adverse impact on the historic environment, although this wording allows for some adverse impacts, which has the potential for a medium to long term minor negative effect on cultural heritage and landscape. Additionally, Policy **MIN 10** also requires restoration measures, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on cultural heritage and landscape.

**4.221** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits. Mineral development could impact on the landscape and heritage assets above and below ground, with the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Policy **MIN 12** also requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on cultural heritage and landscape. Originally the Policy did not require that extraction should not cause unacceptable adverse impacts on the environment. However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts.

**4.222** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can contribute to the supply of aggregates to meet needs over the Plan period. This could include traditional building materials, used to maintain heritage assets, to support local identity, or a sense of place for example. This has the potential for a long term minor positive effect on cultural heritage and landscape. However, mineral development could impact on the landscape and heritage assets above and below ground, with the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Policy **MIN 13** requires, however, impacts on the surrounding area to be minimised. If this includes landscape and heritage assets there is potential for a medium term minor positive effect on cultural heritage and landscape.



**4.223** Proposed MWP Policy **MIN 14 ‘Blasting’** seeks to minimise the impact of blasting on the historic environment, however, there is still potential for a medium term minor negative effect on cultural heritage.

### Site allocations

**4.224** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are six areas in the assessment that are considered to relate to cultural heritage and landscape – these being landscape, settlement character and urban form, Strategic Green Gap, heritage/archaeology, protected trees and Green Belt; the sites are considered under these headings. Points to note are:

### Landscape

- All but one of the sites are likely to have an impact on the landscape through their proximity to LLDs areas and visibility from sensitive receptors, for example, leading to a medium term minor negative effect. Policies including LPS Policy SE 4 ‘The Landscape’, emerging SADPD Policy ENV 3 ‘Landscape character’ and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 3 ‘Plant and buildings’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** will help to minimise the impact. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** is within the Alderley Edge and West Macclesfield Wooded Estates (Local Landscape Designation area (LLD)). Footpaths cross the site and are adjacent to the site boundary. Diversion of footpaths would be likely. A full Landscape and Visual Impact Assessment (LVIA) will be required.
- A footpath crosses proposed Site **MIN 4.3 ‘Arclid, Sandbach’**, which may require diversion; footpaths also align the western boundary. This site is within the Lower Wooded Farmland landscape character area (LCA) – Brereton Heath. A LVIA may be required.
- Proposed Site **MIN 4.4 ‘Land North of Mill Lane, Adlington’** is within the Lower Wooded Farmland LLD, with sensitive receptors including Adlington Hall Registered Park and Gardens, estate properties and Adlington Golf Centre. Footpaths abut and cross the site, the diversion of which may need to be considered. A full LVIA may be required.
- Proposed Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** is within the Lower Wooded LLD and the Bollin Valley LLD and also forms part of the Lower Farms and Woods (Arley) LCA. Footpaths cross the site and run adjacent to its boundary; footpaths would need to be diverted. A full LVIA will be required.
- Proposed Site **MIN 4.6 ‘Land West of A556, near Altrincham’** is within the Lower Wooded LLD and forms part of the Lower Farms and Woods (Arley) LCA. Footpaths cross the site and run adjacent to its boundary; it is likely that one or more footpaths would need to be diverted. A full LVIA may be required.
- Proposed Site **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** is within the Rostherne/Tatton LLD and there would be significant landscape and visual impacts. Sensitive receptors include the Grade II\* listed Tatton Park Registered Park and Garden, which is immediately adjacent. Footpaths cross and are on the edge of the site; these may need to be diverted. A full LVIA will be required.



- Part of proposed Site **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’** is within the Rostherne/Tatton LLD and there would be significant landscape and visual impacts. A footpath crosses the site and may require diversion. A full LVIA will be required.
- Proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’** is within the Bollin Valley LLD and there would be significant landscape and visual impacts. The site forms part of the Lower Farms and Woods (Ashley) LCA. Footpaths cross and run adjacent to the site boundary. In addition, a restricted by-way crosses the site, the M56 adjoins the southern boundary, and a mainline railway runs through the site. Footpaths and the by-way would have to be diverted if those parts of the site are deemed suitable for working. A full LVIA will be required.
- Proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’** is bounded by the Bollin Valley LLD and the Rostherne/Tatton LLD; there would be significant landscape and visual impacts. The site forms part of the Lower Farms and Woods (Ashley) LCA. Footpaths cross and run along the site boundary and would have to be diverted. The M56 forms the northern boundary, and the regional Cheshire Cycleway runs along the southern boundary of the site. A full LVIA will be required.
- Proposed Site **MIN 4.11 ‘Land East of Tatton Park, Knutsford’** is within the Rostherne/Tatton LDD and there would be significant landscape and visual impacts. Sensitive receptors include the Grade II\* listed Tatton Park Registered Park and Garden, which is immediately adjacent. Footpaths cross the site, and the regional Cheshire Cycleway runs along the eastern boundary. The extent of the footpath network in this location would likely lead to the diversion of footpaths whilst mineral extraction takes place. A full LVIA will be required.
- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** is highly visible from the adjacent A34 and a restricted by-way aligns the southern site boundary. There are residential properties and farms close by. The site is located 100m to the south of the Alderley Edge and West Macclesfield Wooded Estates LLD. A full LVIA will be required.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** is visible from the A50, with footpaths nearby and is located within the Lower Wooded Farmland LCA. A full LVIA may be required.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains footpaths, with some close by. There are also bridleways in the area and the site includes the regional Cheshire Cycleway and National Cycle Route. Additionally, the Trent and Mersey Canal crosses the site. Footpaths may require diverting. The area is located within the Lower Wooded Farmland LCA. A LVIA may be required.
- Several footpaths (which may need to be diverted), regional Cheshire Cycleway and a restricted by-way cross proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’**. The site is located within the Lower Farmland LCA – Brereton Heath. A LVIA may be required.
- Part of proposed Site **MIN 4.16 ‘Land West and South-West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** is within the Dane Valley LLD and the Lower Wooded Farmland LCA – Brereton Heath. Footpaths, bridleways and a restricted by-way cross the site, some of which may need to be diverted. A LVIA may be required.



- Footpaths cross proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath'**, which may require diversion and a LVIA may be required. The site is located within the Lower Wooded Farmland LCA.
- Proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** contains two footpaths, with another running along the southern boundary, the diversion of which may need to be considered. The site also contains hedgerows and is located within the Cheshire Plain East, Area 4d Wimboldsley landscape character type. There is unlikely to be a significant landscape impact owing to most operational activities taking place underground. Surface development (if any at all) will be limited.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** is crossed by five footpaths, with three footpaths running along the boundary, the diversion of which may need to be considered. The site is located within the Cheshire Plain East, Area 4d Wimboldsley landscape character type. There is unlikely to be a significant landscape impact owing to most operational activities taking place underground. Surface development (if any at all) will be limited.

### Settlement character and urban form

- None of the sites are in a settlement or substantially enclosed, with the potential for a medium term minor negative effect on the landscape. Policies including LPS Policy SE 4 'The Landscape', emerging SADPD Policy ENV 3 'Landscape character' and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 3 'Plant and buildings'**, **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'** will help to minimise the impact. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Strategic Green Gap

- None of the proposed sites are in the Strategic Green Gap.

### Heritage/archaeology

- Most of the sites have the potential for harm on a heritage asset, leading to a long term negative effect, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Policies including LPS Policy SE 7 'The Historic Environment', emerging SADPD Policy HER 2 'Listed buildings', and proposed MWP Policies **DM 1 General development management criteria'**, **DM 11 'Historic environment'** and **DM 12 'Protecting land of biodiversity or geological value'** will help to minimise the impact. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Listed buildings are close to proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'**, and there are some known archaeological sites. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- Heritage assets are close to proposed Site **MIN 4.2 'Astle Farm East, Chelford'**. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.



- Heritage assets may be within proposed Site **MIN 4.3 ‘Arclid, Sandbach’**. A heritage impact assessment would be needed to establish the significance of heritage assets and potential for harm.
- An area known as a focus for activity during the Mesolithic period is adjacent to proposed Site **MIN 4.4 ‘Land North of Mill Lane, Adlington’**. There are also several listed buildings close to the site. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- There is potential for non-designated heritage and archaeological sites to be affected in relation to Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** and the potential for a settlement or activity in the area. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- Heritage assets are within and close to proposed Site **MIN 4.6 ‘Land West of A556, near Altrincham’**. The adjacent Rostherne Mere is a known focus for activity during the Mesolithic and later periods. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- Heritage assets are within and adjacent to proposed Site **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’**. The site is also within Rostherne Conservation Area. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- Heritage assets are close to proposed Site **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’**. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.
- Heritage assets are within and adjacent to proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’** and there is the potential for archaeological sites. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- Heritage assets are within and close to proposed Sites **MIN 4.10 ‘Land South of M56, near Altrincham’**, **MIN 4.11 ‘Land East of Tatton Park, Knutsford’** and **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’**. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- Heritage assets are within and close to proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’**. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.
- Heritage assets are within and close to proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’**, with Astbury Conservation Area within 250m of the site. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- Heritage assets are in and close to proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’**. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.
- There are listed buildings within proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** and close by, as is a scheduled monument. A heritage impact assessment



would be needed to establish the significance of the heritage assets and potential for harm, as would a desk-based archaeological assessment.

### Protected trees

- Nine of the sites have protected trees on or immediately adjacent to the site, some of which can be readily accommodated in any development with sensitive design and layout and some that can't. Policies such as LPS Policy SE 5 'Trees, Hedgerows and Woodland', emerging SADPD Policy ENV 6 'Trees, hedgerows and woodland implementation' and proposed MWP Policies **DM 1 'General development management criteria'** and **DM 12 'Protecting land of biodiversity or geological value'** will help to minimise the impact. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Those proposed sites where there are protected trees on or immediately adjacent to the site that will be difficult to accommodate or will have a significant impact on any development include **MIN 4.2 'Astle Farm East, Chelford'**, **MIN 4.7 'Land South of A556, East of Bucklow Hill'**, **MIN 4.10 'Land South of M56, near Altrincham'**, **MIN 4.11 'Land East of Tatton Park, Knutsford'**, and **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'**.

### Green Belt

- The proposed sites are either not in the Green Belt or, in those instances where they are, the proposed use is not considered inappropriate.

### Waste

**4.225** Proposed MWP Policies **WAS 1 'Waste management strategy'** and **WAS 2 'Waste Management Capacity and Needs'** support the development of waste management facilities, which could have an impact on the landscape and heritage assets. Therefore, the Policies have the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Additionally, Policy **WAS 1** requires that the development of these facilities will not have an unacceptable adverse impact on the environment. If this includes the historic environment and landscape then there is potential for a long term minor negative effect on cultural heritage and landscape as the wording allows for some adverse impacts.

**4.226** The Principal Towns and Key Service Centres (as set out in the Council's Determining the Settlement Hierarchy report<sup>(20)</sup>) are the larger settlements of the Borough. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities, whereby it needs to be demonstrated that the proposed development can't be located in a settlement at a higher level in the Council's Settlement Hierarchy prior to locating elsewhere (for example greenfield sites in the open countryside and Green Belt). Directing new waste management facilities (for example HWRC), in these areas as a priority would be unlikely to have an effect on landscape (as criterion 1 of the Policy states 'in' a settlement), however it could have a long term negative effect on townscape and heritage assets, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment

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



**4.227** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate development in the Green Belt, which has the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. However, it is noted that the Policy also requires openness to be preserved, along with low visual impact and various design related criteria that lessen the negative effects identified.

**4.228** Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit the development of waste management facilities in this location, which has the potential for a long term minor positive effect on cultural heritage and landscape.

**4.229** Proposed MWP Policy **WAS 6 'Safeguarding of waste management facilities'** looks to maintain the use of existing waste management facilities. This could have a long term minor positive effect on cultural heritage and landscape as it reduces the need to find additional locations for facilities, which could otherwise be in an area that is of landscape sensitivity, or impacts on heritage assets.

**4.230** Proposed MWP Policy **WAS 7 'Wastewater and sewage treatment facilities'** supports the co-location of facilities if environmental benefits can be demonstrated. If this includes the historic environment or landscape, then the Policy has the potential for a long term minor positive effect on cultural heritage and landscape.

**4.231** Proposed MWP Policy **WAS 8 On-farm anaerobic digestion plants'** supports the development of such facilities, however, due to their location on a farm (and therefore the open countryside), the Policy could have a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment.

**4.232** Proposed MWP Policy **WAS 9 'Sites for energy recovery'** supports the development of such facilities – these could contain a large building (depending on the type of facility) and could be located outside of the settlement boundary, which has the potential for a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment.

**4.233** Ancillary development at existing waste management sites, as supported by proposed MWP Policy **WAS 10 'Ancillary development at landfill, landraise, and open organic waste management sites'** has the potential to have a medium to long term negative effect on cultural heritage and landscape, the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment.

**4.234** Policy **WAS 11 'Deposit of inert waste to land for restoration and land improvement'** looks to assist the restoration of quarries and landfills that need the inert materials for restoration purposes. Restoration can provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on cultural heritage and landscape. Policy **WAS 11** also requires it to be demonstrated that the proposal will provide a significant improvement to damaged land, and for the level of land not to be raised to an unacceptable degree that would create an adverse visual impact on the landscape.





## Development management

**4.235** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the intrinsic quality and character of the landscape, including any local features that contribute to its local distinctiveness, the historic environment and the character and quality of the area in which the development is situated, through poor design. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium long term minor negative effect on cultural heritage and landscape. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of the historic and built environment, and the surrounding landscape.

**4.236** Proposed MWP Policy **DM 3 ‘Plant and buildings’** requires development to be designed and located to minimise visual intrusion, be adequately and harmoniously screened from sensitive locations and to be appropriately finished and coloured to blend into its surroundings. This could have long term minor positive effect on cultural heritage and landscape.

**4.237** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. Restoration could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on cultural heritage and landscape. Policy **DM 4** also looks to minimise land disturbance through a phased approach and early restoration, as well restoration being appropriate to the location and sympathetic to and informed by landscape character and the historic environment. This has the potential for a long term minor positive effect on cultural heritage and landscape. Additionally, the Policy requires the delivery of opportunities to improve or enhance ecosystem services to landscape and the historic environment, which could also have a long term minor positive effect on cultural heritage and landscape.

**4.238** Proposed MWP Policy **DM 6 ‘Landscape and visual impacts’** supports the conservation and enhancement of landscape quality, which has the potential for a long term minor positive effect on cultural heritage and landscape. The Policy requires developments to take account of the character and setting of the settlement, be appropriately screened from public view, and provide a landscaping scheme (where required).

**4.239** Proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on the historic environment. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium to long term minor negative effect on cultural heritage and landscape.

**4.240** Proposed MWP Policy **DM 10 ‘Other amenity impacts’** looks to avoid unacceptable adverse impacts on the environment. If this includes the historic environment and landscape then there is potential for a medium to long term minor negative effect on cultural heritage and landscape as the wording allows for some adverse impacts.

**4.241** Proposed MWP Policy **DM 11 ‘Historic Environment’** seeks to conserve and enhance the historic environment, which could have a long term minor positive effect on cultural heritage and landscape.



**4.242** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on LLDs, trees and woodlands, open space (including country parks and village greens), conservation areas, locally listed buildings, and strategic and local green gaps. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium to long term minor negative effect on cultural heritage and landscape.

**4.243** Proposed MWP Policy **DM 15 ‘Cumulative impact’** looks to avoid unacceptable adverse level of disturbance to the environment. If this includes the historic environment and landscape then there is potential for a medium to long term minor negative effect on cultural heritage and landscape as the wording allows for some adverse impacts.

### **Appraisal of the draft plan as a whole**

**4.244** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), offer a high level of protection for the Borough’s landscape and historic environment and look to enhance these assets, where possible. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.245** The appraisal found that, generally, there is potential for residual medium term minor negative effects because of the proposed site allocations predominantly due to proximity to LLDs and location away from settlements. Additionally, there is potential for residual long term negative effects because of the proposed site allocations due to harm on heritage assets; the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment. Policies in the LPS, emerging SADPD and Draft MWP provide sufficient mitigation to make sure that there will not be any significant residual negative effects.

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

**4.247** A Rural Proofing Assessment has been carried out for the Draft MWP (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Draft MWP seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of sustainable transport and the delivery and retention of infrastructure, and supports economic development through rural diversification as part of restoration, for example. The Draft MWP also promotes the development of minerals sites, which contribute to the supply of aggregates to meet housing needs over the plan period, and looks to provide a high level of protection for the environment.

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



## Social inclusiveness

### Minerals

**4.249** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them to contribute to the supply of aggregates to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period, and to continue to contribute in perpetuity. This could have a long term minor positive effect on social inclusiveness. Mineral development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, in relation to this, Policy **MIN 1** requires prior extraction in certain cases, which could be accompanied by a loss of recreation opportunities (for example open space and PROW) with a potential medium term minor negative effect on social inclusiveness. However, that the extraction should not cause unacceptable adverse impacts on the local community is a further requirement of Policy **MIN 1**, although this wording allows for some adverse impacts.

**4.250** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them to contribute to the supply of aggregates to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period. This could have a long term minor positive effect on social inclusiveness.

**4.251** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them to contribute to the supply of aggregates and silica sand to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period. This could have a long term minor positive effect on social inclusiveness. Also, Policy **MIN 3** sets out a hierarchy of resource delivery, which can lead to retention of existing employment with the potential for a medium term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. In relation to this, although mineral development can be accompanied by the loss of recreation opportunities (for example open space and PROW ) with a potential medium term minor negative effect on social inclusiveness, Policy **MIN 3** requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as recreational opportunities and green infrastructure provision for local communities to access, with a potential long term minor positive effect on social inclusiveness.

**4.252** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**4.253** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** allows them to contribute to the supply of aggregates to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period. This could have a long term minor positive effect on social



inclusiveness. Policy **MIN 5** also looks to safeguard related facilities, which will aid employment retention and has the potential for a medium term minor positive effect on social inclusiveness.

**4.254** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them to contribute to the supply of aggregates to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period. This could have a long term minor positive effect on social inclusiveness. Mineral development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, in relation to this, mineral development could be accompanied by a loss of recreation opportunities (for example open space and PROW) with a potential medium term minor negative effect on social inclusiveness. Policy **MIN 6** requires, however, that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as recreational opportunities and green infrastructure provision for local communities to access), as the cliff face can often be left as is. Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** could provide mitigation.

**4.255** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone allowing it to contribute to the supply of building materials to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period. This could have a long term minor positive effect on social inclusiveness. Mineral development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, mineral development could be accompanied by a loss of recreation opportunities (for example open space and PROW) with a potential medium term minor negative effect on social inclusiveness.

**4.256** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt to support planned growth over the Plan period. Mineral development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, mineral development could be accompanied by a loss of recreation opportunities (for example open space and PROW) with a potential medium term minor negative effect on social inclusiveness.

**4.257** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt Extraction’**).



**4.258** The use of sites for conventional and unconventional hydrocarbons, as considered through proposed MWP Policy **MIN 10 ‘Conventional and Unconventional Hydrocarbons (Oil and Gas)’**, can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, mineral development could be accompanied by a loss of recreation opportunities (for example open space and PROW) with a potential medium term minor negative effect on social inclusiveness. Policy **MIN 10** requires, however, restoration measures, which could provide beneficial outcomes such as recreational opportunities and green infrastructure provision for local communities to access, with a potential long term minor positive effect on social inclusiveness.

**4.259** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits, allowing them to contribute to the supply of aggregates (as well as other materials such as clay and soil) to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period. This could have a long term minor positive effect on social inclusiveness. Mineral development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a short term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. Mineral development could be accompanied by a loss of recreation opportunities (for example open space and PROW) with a potential short term minor negative effect on social inclusiveness. However, Policy **MIN 12** requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as recreational opportunities and green infrastructure provision for local communities to access, with a potential long term minor positive effect on social inclusiveness. Originally, the Policy did not require that the extraction should not cause unacceptable adverse impacts on the local community. However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts.

**4.260** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can contribute to the supply of aggregates to support planned growth and the infrastructure required for the development of sustainable communities over the Plan period. This could have a long term minor positive effect on social inclusiveness. Mineral development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness. Open space can help to tackle social exclusion and reduce anti-social behaviour as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, mineral development could be accompanied by a loss of recreation opportunities (for example open space and PROW) with a potential medium term minor negative effect on social inclusiveness. Policy **MIN 13** requires, however, impacts on the surrounding area to be minimised. If this includes local communities, there is potential for a medium term minor positive effect on social inclusiveness.



## Site allocations

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

### Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a medium term significant negative effect on accessibility. Proposed MWP Policies **DM 12 ‘Protecting land of biodiversity or geological value’** and **DM 18 ‘Public rights of way’** will help to minimise the impact on accessibility, and reduce the significance of the effect, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **‘MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** and **MIN 8.2 ‘Extension to Warmingham Brinefield’** are not in walking distance of a commutable bus or rail service.

### Waste

**4.262** Open space can help to tackle social exclusion and reduce anti-social behaviour as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, waste development could be accompanied by a loss of recreation opportunities (for example open space and PROW). Proposed MWP Policies **WAS 1 ‘Waste management strategy’** and **WAS 2 ‘Waste management capacity and needs’** support the development of waste management facilities and could therefore have a medium term minor negative effect on social inclusiveness. Additionally, Policy **WAS 1** requires that the development of these facilities will not have an unacceptable adverse impact on social amenity. However, this wording allows for some adverse impacts, which could have a medium term minor negative effect on social inclusiveness. Waste development can also result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness.

**4.263** Open space can help to tackle social exclusion and reduce anti-social behaviour as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, waste development could be accompanied by a loss of recreation opportunities (for example open space and PROW). Proposed MWP Policy **WAS 4 ‘Waste management facilities in the Green Belt’** supports not inappropriate waste related development in the Green Belt and could therefore have a medium term minor negative effect on social inclusiveness. Nevertheless, waste development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness.



**4.264** Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, waste development could be accompanied by a loss of recreation opportunities (for example open space and PROW). Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit waste related development in the open countryside, which has the potential for a long term minor positive effect on social inclusiveness (in relation to open space benefits). However, there is little opportunity to reduce employment deprivation through this Policy, which could have a medium term minor negative effect on social inclusiveness.

**4.265** Proposed MWP Policy **WAS 6 'Safeguarding of waste management facilities'** looks to maintain the use of existing waste management facilities. Waste development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness.

**4.266** Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, waste development could be accompanied by a loss of recreation opportunities (for example open space and PROW). Proposed MWP Policy **WAS 7 'Wastewater and sewage treatment facilities'** supports the development of such facilities and could therefore have a medium term minor negative effect on social inclusiveness. However, waste development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness.

**4.267** Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. However, waste development could be accompanied by a loss of recreation opportunities (for example open space and PROW). Proposed MWP Policy **WAS 9 'Sites for energy recovery'** supports the development of such facilities and could therefore have a medium term minor negative effect on social inclusiveness. However, waste development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation, with the potential for a medium term minor positive effect on social inclusiveness.

### **Development management**

**4.268** Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. Proposed MWP Policy **DM 1 'General development management criteria'** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on public open space and outdoor recreation facilities. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on social inclusiveness. Nevertheless, Policy **DM 1** also requires (where appropriate) the creation of recreation opportunities, which has the potential for a long term minor positive effect on social inclusiveness.



**4.269** Proposed MWP Policy **DM 3 ‘Plant and buildings’** supports ancillary development. Mineral and waste development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation. Therefore, the Policy could have a medium term minor positive effect on social inclusiveness.

**4.270** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. Restoration can provide beneficial outcomes such as recreational opportunities with a potential long term minor positive effect on social inclusiveness. Additionally, Policy **DM 4** requires the delivery of opportunities to improve or enhance ecosystem services to community use, which could also have a long term minor positive effect on social inclusiveness.

**4.271** Open space can help to tackle social exclusion and reduce anti-social behaviour, as well as provide opportunities to gather and meet people, which can contribute to a sense of community. Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on open space (including country parks and village greens), and land or buildings in sport or recreation use. However, this wording allows for some adverse impacts, and therefore the Policy could have a long term minor negative effect on social inclusiveness.

**4.272** Community liaison committees, supported by proposed MWP Policy **DM 14 ‘Community liaison’** assist communication between operators and the local community and therefore could have a medium term minor positive effect on social inclusiveness.

#### **Appraisal of the draft plan as a whole**

**4.273** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), looks to provide job opportunities through the support for mineral and waste development. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.274** The appraisal found that, generally, there is the potential for residual medium term significant negative effects because of the proposed site allocations, predominantly due to accessibility.

**4.275** It is recommended that any proposal should seek to provide areas of open space appropriate for use by communities through restoration.

**4.276** An Equality Impact Assessment has been carried out for the Draft MWP (see Appendix G of this Report). It found that the MWP has, overall, either a positive or neutral impact on the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010. For the two negative impacts identified for disability and race with regards to job opportunities in the open countryside (proposed MWP Policy **WAS 5 ‘Waste management facilities in the open countryside’**), it is acknowledged that waste development provides relatively few jobs, which reduces the





negative impact identified. Additionally, LPS Policy SD 1 'Sustainable Development in Cheshire East' could help to mitigate the negative impact as it seeks to provide access to local jobs, reflecting the community's needs.

**4.277** A Rural Proofing Assessment was also carried out for the Draft MWP (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Draft MWP seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of sustainable transport and the delivery and retention of infrastructure, and supports economic development through rural diversification as part of restoration, for example. The Draft MWP also promotes the development of minerals sites, which contribute to the supply of aggregates to meet housing needs over the plan period, and looks to provide a high level of protection for the environment.

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



## Economic development

### Minerals

**4.279** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, supporting economic growth over the plan period and contributing to the supply of aggregates to the local (and potentially wider) construction industry, and to continue to contribute in perpetuity. This could have a long term minor positive effect on economic development. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a medium term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape and the use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. In relation to this, Policy **MIN 1** requires prior extraction in certain cases, which could impact on the landscape, with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. However, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the landscape, is a requirement of Policy **MIN 1**, although this wording allows for some adverse impacts. Safeguarding mineral resources could have a medium to long term minor negative effect on developer’s finance and resources but presents economic opportunities regarding prior extraction.

**4.280** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, supporting economic growth over the plan period and contributing to the supply of aggregates to the local (and potentially wider) construction industry. This could have a long term minor positive effect on economic development.

**4.281** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, supporting economic growth over the plan period and contributing to the supply of aggregates to the local (and potentially wider) construction industry. This could have a long term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Policy **MIN 3** sets out a hierarchy of resource delivery, which can lead to retention of existing employment and a reduction in environmental (potentially landscape) disturbance with the potential for a medium term minor positive effect on economic development. Although there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted, that the extraction should not cause unacceptable adverse impacts on the environment, which could include landscape, is a requirement of Policy **MIN 3**, although this wording allows for some adverse impacts. Policy **MIN 3** also requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on economic development.



**4.282** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**4.283** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** supports economic growth over the plan period and contributes to the supply of aggregates to the local (and potentially wider) construction industry. This could have a long term minor positive effect on economic development. Policy **MIN 5** also looks to safeguard related facilities, which will aid employment retention and has the potential for a medium term minor positive effect on economic development. The use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction, including those on the landscape. This could have a long term minor positive effect on economic development.

**4.284** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, which can encourage economic growth over the plan period and contribute to the supply of aggregates to the local (and potentially wider) construction industry. This could have a long term minor positive effect on economic development. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a medium term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Policy **MIN 6** requires, however, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the landscape, although this wording allows for some adverse impacts. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement), as the cliff face can often be left as is. Additionally, proposed MWP Policy **DM 4 ‘Restoration and Aftercare’** provides mitigation.

**4.285** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone, which can support economic growth over the plan period and contribute to the supply of building materials to the local (and potentially wider) construction industry. This could have a long term minor positive effect on economic development. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a medium term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings.

**4.286** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt, which can support economic growth over the plan period. This could have a long term minor positive effect on economic development. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential



for a medium term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Also, Policy **MIN 8** prioritises sites - there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a medium term minor negative effect on economic development. However, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the landscape, is a requirement of Policy **MIN 8**, (although this wording allows for some adverse impacts) as is that any environmental impacts can be controlled to an acceptable level.

**4.287** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**4.288** The use of sites for conventional and unconventional hydrocarbons, as considered through proposed MWP Policy **MIN 10 ‘Conventional and Unconventional Hydrocarbons (Oil and Gas)’**, can result in a small number of jobs during site preparation, operation and restoration, with the potential for a medium term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape) should help to encourage investment and increase the competitiveness of the Borough. In relation to this, Policy **MIN 10** requires well sites and facilities to be sited in the least sensitive location. This could include consideration of landscape designations and therefore has the potential for a medium term minor positive effect on economic development. Additionally, Policy **MIN 10** also requires restoration measures, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on economic development.

**4.289** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits, which can encourage economic growth over the plan period and contribute to the supply of aggregates to the local (and potentially wider) construction industry. This could have a long term minor positive effect on economic development. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a short term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a short term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Policy **MIN 12** also requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on economic development. Originally the Policy did not require that the extraction should not cause unacceptable adverse impacts on the environment (including the landscape). However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts.

**4.290** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can encourage economic growth over the plan period and contribute to the supply of aggregates to the local (and



potentially wider) construction industry. This could have a long term minor positive effect on economic development. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a short term minor positive effect on economic development. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Policy **MIN 13** requires, however, impacts on the surrounding area to be minimised. If this includes landscape, there is potential for a medium term minor positive effect on economic development.

## Site allocations

**4.291** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to economic development – these being economy/employment, agriculture and services/utilities; the sites are considered under these headings. Points to note are:

### Economy/employment

- The supply of minerals to meet the Borough’s needs will support economic growth throughout the plan period, encouraging long term investment in the minerals sector. There is potential for a slight increase in employment levels during site preparation, operation and restoration of mineral and waste sites with the potential for a medium term minor positive effect on economic development.

### Agriculture

- All the proposed sites contain Grade 3 or Grade 3b agricultural land – currently there is insufficient evidence to differentiate between Grades 3a and 3b in some parts of the Borough, therefore a precautionary approach has been taken in the assessment, with the potential for a medium term minor negative effect on water and soil. Policies such as LPS Policy SE 2 ‘Efficient Use of Land’, and emerging SADPD Policy RUR 5 ‘Best and most versatile agricultural land’, as well as proposed MWP Policy **DM 1 ‘General development management criteria’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Services/utilities

- All the proposed sites contain services or utilities, with the potential for a medium term minor negative effect on economic development through the potential impact on site operation and an increase development costs through rerouting. Emerging SADPD Policy INF 9 ‘Utilities’ will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** that could require re-routing and/or other mitigation.



- Proposed Sites **MIN 4.3 'Arclid, Sandbach'** and **MIN 4.4 'Land North of Mill Lane, Adlington'** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** and **MIN 4.6 'Land West of A556, near Altrincham'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 'Land North of M56, near Altrincham'**, **MIN 4.10 'Land south of M56, near Altrincham'** and **MIN 4.11 'Land East of Tatton Park, Knutsford'** contain a National Grid 400Kv overhead transmission line, whereby National Grid's policy is to retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020. Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**
- Proposed Site **MIN 4.12 'Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 'Land West of A50, Newcastle Road, Arclid, Sandbach'** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-East of Sandbach'** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation (these are also on the boundary). The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath'** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a 'hazardous site') therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site



consultation zone (the gas storage site is a registered COMAH site, and this is classified as a 'hazardous site') therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

## Waste

**4.292** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policies **WAS 1 'Waste management strategy'** and **WAS 2 'Waste management capacity and needs'** support the development of waste management facilities, which could have a medium term minor positive effect on economic development. However, waste development could impact on the landscape with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Additionally, Policy **WAS 1** requires that the development of these facilities will not have an unacceptable adverse impact on the environment. If this includes landscape, then there is potential for a medium term minor negative effect on economic development as the wording allows for some adverse impacts.

**4.293** The Principal Towns and Key Service Centres (as set out in the Council's Determining the Settlement Hierarchy report<sup>(21)</sup>) are the larger settlements of the Borough. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities, whereby it needs to be demonstrated that the proposed development can't be located in a settlement at a higher level in the Council's Settlement Hierarchy prior to locating elsewhere (for example greenfield sites in the open countryside and Green Belt). Directing new waste management facilities (for example HWRC), in these areas as a priority would be unlikely to have an effect on landscape (as criterion 1 of the Policy states 'in' a settlement), however it could have a medium term minor negative effect on attracting business who value their surroundings in relation to the impact on townscape and heritage assets.

**4.294** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate development in the Green Belt, which could have medium term minor positive effect on economic development. However, waste development could impact on the landscape with the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Although, it is noted that the Policy also requires openness to be preserved, along with low visual impact and various design related criteria that lessen the negative effects identified.

**4.295** Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit the development of waste management facilities in this location, which has the potential for a long term minor negative effect on economic development in terms of attracting businesses who value their surroundings. However, there is little opportunity to provide jobs through this Policy, which could have a medium term minor negative effect on economic development.

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



**4.296** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities. Waste development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a medium term minor positive effect on economic development. Furthermore, the Policy reduces the need to find additional locations for facilities, which could otherwise be in an area that is of landscape sensitivity. This could have a medium term minor positive effect on economic development in terms of attracting businesses who value their surroundings.

**4.297** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 7 ‘Wastewater and sewage treatment facilities’** supports the development of such facilities, which has the potential for a medium term minor positive effect on economic development. Policy **WAS 7** also encourages the co-location of facilities if environmental benefits can be demonstrated. If this includes the landscape, then the Policy has the potential for a medium term minor positive effect on economic development in terms of attracting businesses who value their surroundings.

**4.298** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 8 ‘On-farm anaerobic digestion plants’** supports the development of such facilities, with the potential for a medium term minor positive effect on economic development. However, due to their location on a farm (and therefore the open countryside), there could be landscape impacts and therefore the potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings.

**4.299** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** supports the development of such facilities, with the potential for a medium term minor positive effect on economic development. However, energy recovery sites could contain a large building (depending on the type of facility) and could be located outside of the settlement boundary, potentially impacting on the landscape and therefore could have a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings.

**4.300** Ancillary development at existing waste management sites, as supported by proposed MWP Policy **WAS 10 ‘Ancillary development at landfill, landraise, and open organic waste management sites’** has the potential to impact the landscape. This could have a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings.

**4.301** Policy **WAS 11 ‘Deposit of inert waste to land for restoration and land improvement’** looks to assist the restoration of quarries and landfills that need the inert materials for restoration purposes. Restoration can provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on economic development in terms of attracting businesses who value their surroundings. Policy **WAS 11** also requires it to be demonstrated that the proposal will provide a significant improvement to damaged land, and for the level of land not to be raised to an unacceptable degree that would create an adverse visual impact on the landscape.





## Development management

**4.302** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the intrinsic quality and character of the landscape, including any local features that contribute to its local distinctiveness, the historic environment and the character and quality of the area in which the development is situated, through poor design. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of the surrounding landscape.

**4.303** Proposed MWP Policy **DM 3 ‘Plant and buildings’** requires development to be designed and located to minimise visual intrusion, be adequately and harmoniously screened from sensitive locations and to be appropriately finished and coloured to blend into its surroundings. This could have medium term minor positive effect on economic development in terms of attracting businesses who value their surroundings. Policy **DM 3** also supports ancillary development. Mineral and waste development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation. Therefore, the Policy could have a medium term minor positive effect on economic development.

**4.304** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. Restoration could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential long term minor positive effect on economic development in terms of attracting businesses who value their surroundings. Policy **DM 4** also looks to minimise land disturbance through a phased approach and early restoration, as well restoration being appropriate to the location and sympathetic to and informed by landscape character. This has the potential for a long term minor positive effect economic development in terms of attracting businesses who value their surroundings. Additionally, the Policy requires the delivery of opportunities to improve or enhance ecosystem services to landscape, which could also have a long term minor positive effect on economic development.

**4.305** Proposed MWP Policy **DM 6 ‘Landscape and visual impacts’** supports the conservation and enhancement of landscape quality, which has the potential for a long term minor positive effect on economic development in terms of attracting businesses who value their surroundings. The Policy requires developments to take account of the character and setting of the settlement, be appropriately screened from public view, and provide a landscaping scheme (where required).

**4.306** Proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on the historic environment. However, this wording allows for some adverse impacts, and therefore the Policy could have a long term minor negative effect on economic development in terms of attracting businesses who value their surroundings.



**4.307** Proposed MWP Policy **DM 10 ‘Other amenity impacts’** looks to avoid unacceptable adverse impacts on the environment. If this includes the landscape, then there is potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings as the wording allows for some adverse impacts.

**4.308** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on LLDs, trees and woodlands, open space (including country parks and village greens), strategic and local green gaps and land in tourism use. However, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings.

**4.309** Proposed MWP Policy **DM 15 ‘Cumulative impact’** looks to avoid unacceptable adverse level of disturbance to the environment. If this includes the landscape, then there is potential for a medium term minor negative effect on economic development in terms of attracting businesses who value their surroundings as the wording allows for some adverse impacts.

**4.310** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed MWP Policy **DM 16 ‘Safeguarded aerodromes’** seeks to protect and aid the operation of the Airport, and should have a medium term minor positive effect on economic development.

**4.311** Best and Most Versatile land has economic benefits - it "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (PPG [ID: 8-026]). Proposed MWP Policy **DM 17 ‘Sustainable use of soils’** looks to avoid development that has an unacceptable adverse impact on best and most versatile agricultural land. However, this wording allows for some adverse impacts and therefore the Policy could have a medium term minor negative effect on economic development.

### **Appraisal of the draft plan as a whole**

**4.312** The proposed policies in the Draft MWP, along with existing policies in the LPS (and policies in the emerging SADPD), look to encourage economic development through the allocation and safeguarding of sites and providing an attractive environment. The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.313** The appraisal found that generally, there is the potential for residual medium term minor negative effects because of the proposed site allocations predominantly due to a potential loss of Grade 3a agricultural land, competing uses for water, and disruption to/potential contamination of water supply. Policies in the LPS, emerging SADPD and Draft MWP provide sufficient mitigation to make sure that there will not be any significant residual negative effects.

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



**4.315** A Rural Proofing Assessment was also carried out for the Draft MWP (see Appendix I of this Report). The Rural Proofing Assessment has highlighted that the Draft MWP seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of sustainable transport and the delivery and retention of infrastructure, and supports economic development through rural diversification as part of restoration, for example. The Draft MWP also promotes the development of minerals sites, which contribute to the supply of aggregates to meet housing needs over the plan period, and looks to provide a high level of protection for the environment.

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

## Conclusions and recommendations at this current stage

**4.317** The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**4.318** The appraisal has found that the Draft MWP is likely to have residual medium to long term significant negative effects as a result of the proposed allocations on biodiversity, flora and fauna, which are difficult to mitigate, and residual medium term significant effects on population and human health, air, transport and social inclusion, the majority of which are in relation to accessibility. However, minerals can only be extracted where they are found, which reduces the scope to completely avoid sensitive areas when allocating sites for minerals development.

**4.319** Additionally, it has also found that the Draft MWP is likely to have residual long term minor negative effects as a result of the proposed allocations on biodiversity, flora and fauna; residual medium to long term negative effect on cultural heritage and landscape, (the significance of which will be determined through a Heritage Impact Assessment or a desk-based archaeological assessment); and residual medium term minor negative effects on population and human health, water and soil, air, transport, social inclusiveness, and economic development. Policies in the LPS, emerging SADPD and Draft MWP provide sufficient mitigation to make sure that there will not be any residual significant negative effects in relation to these topics (excluding issues relating to accessibility, as mentioned in ¶4.318).

**4.320** The appraisal also found that the Draft MWP is likely to have medium term minor positive effects on climatic factors, social inclusiveness and economic development as a result of the proposed allocations.

**4.321** A number of the positive effects of the Draft MWP relate to the provision of aggregates to meet infrastructure needs and the provision of job opportunities, as well as the potential benefits from restoration for ecology and human health.



## Chapter 5: Cumulative effects

### Introduction

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

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

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

### Summary of cumulative effects

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

**5.4** The SA found that some of the Policies and site allocations in the Draft MWP could have significant sustainability benefits for Cheshire East and the wider area. Table 5.1 summarises the significant positive effects identified.

Table 5.1 Significant positive effects of the Draft MWP

| Key relevant SA topic  | Positive effects identified   |
|--|---|
| Population and human health, transport, social inclusiveness | <ul style="list-style-type: none"> <li>The plan will have significant long-term positive effects through allowing minerals resources to contribute to the supply of aggregates to meet the needs of communities over the plan period</li> </ul> |
| Economic development   | <ul style="list-style-type: none"> <li>A significant positive effect on the economy through support for economic growth over the plan period and supply of aggregates to the local, and potentially wider, construction industry</li> </ul>     |



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

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

Table 5.2 Potentially significant negative effects of the Draft MWP

| Key relevant SA topic   | Negative effects identified  |
|---|--|
| Population and human health, water and soil, air, biodiversity, flora and fauna, cultural heritage and landscape, and transport | <p>The cumulative effects of increased development (albeit temporary) include:</p> <ul style="list-style-type: none"> <li>increased air pollution (local and regional)</li> <li>direct land-take, loss of good quality greenfield land and soil</li> <li>increased noise and light pollution, as well as odour</li> <li>loss of tranquillity</li> <li>implications for human health (for example from increased pollution during site preparation, operation and restoration)</li> <li>effects on landscape, heritage and water quality</li> </ul> |

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

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

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

Table 5.3 Inter-plan cumulative effects

| Plans, programmes or projects  | Significant combined effects of Cheshire East's MWP with other plans, projects and policies  |
|--|--|
| Neighbouring Local Plans (Cheshire West and Chester, Warrington, Manchester, Trafford, Stockport, High Peak, Peak District, Staffordshire Moorlands, Stoke-on-Trent, | <p><b>Negative</b></p> <ul style="list-style-type: none"> <li>Increased pressures on open space and biodiversity assets from disturbance and direct development.</li> <li>Potential for a negative cumulative effect on air quality and water through increased atmospheric emissions, water abstraction and water pollution (surface water runoff and consented discharges).</li> </ul> |



| Plans, programmes or projects   | Significant combined effects of Cheshire East's MWP with other plans, projects and policies   |
|---|---|
| Newcastle-under-Lyme, Shropshire) including Places for everyone submission plan | <p>These effects, along with disturbance have the potential for cumulative negative effects on biodiversity</p> <ul style="list-style-type: none"> <li>• Increase in coverage of impermeable surfaces, with potential contributions to flood risk in the medium term.</li> </ul>  |
| Cheshire East Local Transport Plan  | <p><b>Positive</b></p> <ul style="list-style-type: none"> <li>• Incremental improvements to sustainable transport networks, including walking.</li> </ul>   |
| Neighbourhood Development Plans   | <p><b>Positive</b></p> <ul style="list-style-type: none"> <li>• Neighbourhood Development Plans (NDPs) must be in general conformity with the MWP. There is the potential therefore for NDPs to contribute to the significant positive and negative cumulative effects identified for the Draft MWP in Tables 5.1 and 5.2. There is also the potential for NDPs to enhance positive effects as well as reduce the negative effects as they can reflect the local environmental conditions and sustainability issues for that area.</li> </ul> |
| Cheshire East Rights of Way Improvement Plan 2011 - 2026                        | <p><b>Positive</b></p> <ul style="list-style-type: none"> <li>• Development proposals contribute positively to the Rights of Way Improvement Plan and Implementation Plan.</li> </ul>   |
|   | <p><b>Negative</b></p> <ul style="list-style-type: none"> <li>• Increased pressure on existing assets from disturbance and direct development.</li> </ul>   |

## Conclusion

**5.8** The individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively) identify the need for minerals and waste in the Borough and the Draft MWP allocates sites to meet that need, where necessary. The SA for the Draft MWP predicts the likely effects of this growth to be delivered around the Borough.

**5.9** The SA for the Draft MWP has found that there is the potential for significant residual negative effects as a result of several of the proposed allocations to meet the need set out in the individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively). However, minerals can only be extracted where they are found, which reduces the scope to completely avoid sensitive areas when allocating sites for minerals development.

**5.10** For many potential cumulative effects, the nature and significance of the cumulative effect is uncertain at this stage. The policy approaches proposed by the Draft MWP will help reduce the significance of any negative or in-combination effects. Monitoring of the MWP and SA will make sure that unforeseen adverse environmental effects are highlighted, and remedial action can be taken where needed.



## Chapter 6: Next steps

### Introduction

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

### Next steps

**6.2** The Council may carry out further rounds of consultation prior to preparing a Publication Version of the MWP for publication, which will be accompanied by an SA Report. This will be the version of the MWP that the Council will submit to the Secretary of State ready for a public examination by an independent Planning Inspector. Once published, and prior to submitting to the Secretary of State, there will be a further six-week period to submit formal representations on the soundness of the document. At the end of the representation period, the Council will collate any representations made during the appropriate period and will submit them along with the MWP and supporting documents to the Secretary of State. The MWP will then be considered at public examination by an independent Planning Inspector.

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

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

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

### Monitoring

**6.5** At the current time there is only a need to present a description of the measures envisaged; the Council has prepared a Monitoring Framework, set out in Table 6.2 of the Draft MWP. Additionally, relevant LPS and SADPD indicators are presented in Table 6.1 of the Draft MWP.



# Appendices





## Appendix A: Regulatory requirements

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

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

| Regulatory requirement  | Discussion of how requirement is met   |
|---|--|
| <b>Schedule 2 of the regulations lists the information to be provided in the SA Report</b>  |  |
| 1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.   | The purpose of the Local Plan is set out in Chapter 1 of this Report. Its relationship with other plans and programmes is set out in Section 3 and Appendix A of the Scoping Report and Appendix B of this Report.   |
| 2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.   | A summary of the baseline information is provided in Appendix B of this Report. The current state of the environment is set out along with relevant comparators and trends. The likely evolution of the baseline without the Local Plan or 'future baseline' is also set out in Appendix B.  |
| 3. The environmental characteristics of areas likely to be significantly affected.  | The environmental characteristics of the areas likely to be affected are set out in Appendix B of this Report.   |
| 4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as a European site (within the meaning of regulation 8 of the Conservation of Habitats and Species Regulation 2017).                                      | The summary of the baseline information provided in Appendix B of this Report identifies a number of existing environmental problems that are relevant to the Local Plan. This includes identifying sites designated pursuant to Birds and Habitats Directives. Key sustainability issues are identified in Chapter 2, Table 2.1 of this Report.         |
| 5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.   | A comprehensive range of plans and programmes have been reviewed and the implications for the Local Plan and SA are clearly set out in Appendix A of the Scoping Report. A list of regional/sub-regional and local plans are included in Appendix B of this Report.  |
| 6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above issues. <sup>(22)</sup> | Chapter 3 and Appendices C and D of this Report set out the findings of the appraisal for the reasonable alternatives. Appendix E sets out the findings of the appraisal for site options. Chapters 4 and 5 set out the findings of the appraisal for the Draft Plan, including cumulative effects. As explained in the various methodology sections, as |

22 These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.



| Regulatory requirement   | Discussion of how requirement is met  |
|--|---|
|  | part of appraisal work, consideration has been given to the SA scope, and the need to consider the potential for various effect characteristics/dimensions.   |
| 7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.   | Measures envisaged to prevent, reduce and offset (as fully as possible) any significant adverse effects are identified in Chapter 3, Chapter 4, and Appendix C of this Report.  |
| 8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.  | The SA has appraised all reasonable alternatives as presented in Chapter 3, Chapter 4, Appendix C, Appendix D, and Appendix E of this Report. This includes details on how the reasonable alternatives were developed.                        |
| 9. A description of measures envisaged concerning monitoring in accordance with regulation 17.   | Monitoring measures envisaged can be found in Chapter 6 of this Report.   |
| 10. A non-technical summary of the information provided under the above headings.  | A non-technical summary has been published separately to this Report.   |
| <b>The SA Report must be published alongside the draft plan, in line with the following regulations</b>  |   |
| As soon as reasonably practicable after their preparation, the draft plan or programme and environmental report shall be sent to the consultation bodies and brought to the attention of the public, who should be invited to express their opinion. The period within which opinions must be sent must be of such length as will ensure an effective opportunity to express their opinion in accordance with regulation 13. | The Scoping Report was sent to statutory consultees and available for public consultation between 27 February 2017 and 10 April 2017. This SA Report will be sent to statutory consultees and accompany the Draft MWP on public consultation. |
| <b>The SA Report must be taken into account, alongside consultation responses, when finalising the plan.</b>   |   |
| The environmental report prepared pursuant to regulation 12, the opinions expressed pursuant to regulation 13 and the results of any transboundary consultations entered into pursuant to regulation 14 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.  | The Council has taken into account this SA Report when finalising the Draft MWP (Regulation 18 version) for publication. Further SA work will be carried out to inform the development of the Regulation 19 version of the Plan.              |



## Appendix B: Context and baseline review

### Related Plans and Policies

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

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

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

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

| Regional/sub-regional policies, plans and programmes                            |
|---|
| Strategic and Economic Plan. Cheshire and Warrington Matters (2017)             |
| North West River Basin District River Basin Management Plan (2015)              |
| Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011) |
| Cheshire Historic Landscape Characterisation Project (2007)                     |
| Local Plans of adjacent Authorities   |
| Local Transport Plans (full and implementation plans) of adjacent Authorities   |
| Cheshire Replacement Minerals Local Plan, 1999                                  |
| Cheshire Replacement Waste Local Plan, 2007                                     |
| Places for everyone submission plan, August 2021                                |
| Local Policies, Plans and Programmes  |
| Ambition for All - The Cheshire East Sustainable Community Strategy 2010        |
| Cheshire East Council Corporate Plan 2021 to 2025                               |



## Local Policies, Plans and Programmes

|   |
|---|
| Cheshire East Local Transport Plan 2019-2024  |
| Cheshire East Rights of Way Improvement Plan 2011-2026                                |
| Rights of Way Improvement Plan 2011-2026 Implementation Plan 2015-2019                |
| Cheshire East Council Air Quality Action Plan 2018-2023                               |
| Local Air Quality Strategy for Cheshire East Council 2018                             |
| Cycling Strategy 2017-2027  |
| Cheshire East Visitor Economy Strategy 2016-2020                                      |
| Parish Plans produced in Cheshire East  |
| Village Design Statements produced in Cheshire East                                   |
| Neighbourhood Plans made in Cheshire East   |
| Local Area Partnerships   |
| Cheshire East Local Plan Evidence Base documents                                      |
| Cheshire East Waste Needs Assessment (2017) and its refresh (2019)                    |
| Cheshire East Council Municipal Waste Management Strategy to 2030 (2014) revised 2020 |
| Conservation Area Appraisals  |
| Local List of Historic Buildings Supplementary Planning Document (2010)               |
| Conservation Area Guides  |
| Cheshire East Landscape Character Assessment (2018)                                   |
| Cheshire East Local Plan Strategy (2017)  |
| Cheshire East Council Environment Strategy 2020-24                                    |
| Carbon Neutrality Action Plan 2020-2025   |
| Cheshire East Green Infrastructure Plan 2019  |
| An Economic Strategy for Cheshire East 2019-2024 (draft)                              |

### Baseline information

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

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



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

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

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

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

### **Biodiversity, flora and fauna**

**B.7** The Borough benefits from a diverse range of flora and fauna, much of which require conservation due to threats to their numbers nationally. Some of the most significant can be found in Table B.2 (2011).<sup>(23)</sup>

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



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

| Category      | Species/Habitats   |
|---------------|--|
| Amphibians    | Great crested newt, natterjack toad.   |
| Reptiles      | Adder, slow-worm.  |
| Invertebrates | Bees and wasps (sand wasp, cuckoo bee and the vernal colletes, mining bee), belted beauty, club-tailed dragonfly, depressed river mussel, dingy skipper, downy emerald, lesser silver water beetle, mud snail, ringlet, sandhill rustic, small pearl-bordered fritillary, spotted yellow/black leaf beetle, variable damselfly, white clawed crayfish and white letter hairstreak.       |
| Birds         | Barn owl, black necked grebe, farmland birds (bullfinch, corn bunting, grey partridge, house sparrow, lapwing, linnet, reed bunting, skylark, song thrush, starling, tree sparrow, yellowhammer), spotted flycatcher.  |
| Mammals       | Atlantic grey seal, bats (common pipistrelle, soprano pipistrelle, noctule, brown long eared, whiskered and brandts, daubentons, leislars, natterers, serotine), brown hare, dormouse, harvest mouse, otter, polecat, small cetaceans (harbour porpoise, bottlenose dolphin, risso's dolphin, white beaked dolphin, common dolphin), water vole.   |
| Plants        | Black poplar, bluebell, isle of man cabbage, ivy-leaved water-crowfoot, mackay's horsetail, river water-crowfoot, rock sea-lavender.   |
| Habitats      | Arable field margins, coastal and floodplain grazing marsh, coastal sand dune, coastal saltmarsh, dry stone walls, , gardens and allotments, heathland, lime beds, hedgerows, lowland fen, lowland raised bog, meres, intertidal mudflats, ponds, reedbeds, rivers, roadside verges, traditional orchards, unimproved grassland, waxcap grasslands, woodland, wood-pasture and parkland. |

**B.8** The flora and fauna exist in a range of varying environments, many of which have received some form of environmental designation in recognition of their importance.

**B.9** The most prominent environmental designations in Cheshire East are:

- 411 **Local Wildlife Sites** (2021) - locally valued sites of biological diversity<sup>(24)</sup>
- 23 **Local Geological Sites** (2021) - locally valued sites of geological or geomorphological value<sup>(25)</sup>
- eight **Local Nature Reserves** (2021) - locally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain<sup>(26)</sup>
- 33 **Sites of Special Scientific Interest** (2021) - nationally important sites, designated as they are felt to represent the very best wildlife and geological sites in the Country<sup>(27)</sup>
- two **National Nature Reserves** (2021) - nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain<sup>(28)</sup>
- one **Special Protection Area** (2021) - designated as a result of its importance as a habitat for rare and vulnerable birds and is of international importance<sup>(29)</sup>
- two **Special Areas of Conservation** (2021) - designated due to their potential to contribute towards the conservation of 189 habitat types and 788 species, identified as requiring conservation at a European level (excluding birds). These sites are internationally valued<sup>(30)</sup>

24 Cheshire East Council Environmental Planning Service

25 Cheshire East Council Environmental Planning Service

26 Natural England

27 Natural England

28 Natural England

29 [Joint Nature Conservation Committee](#)

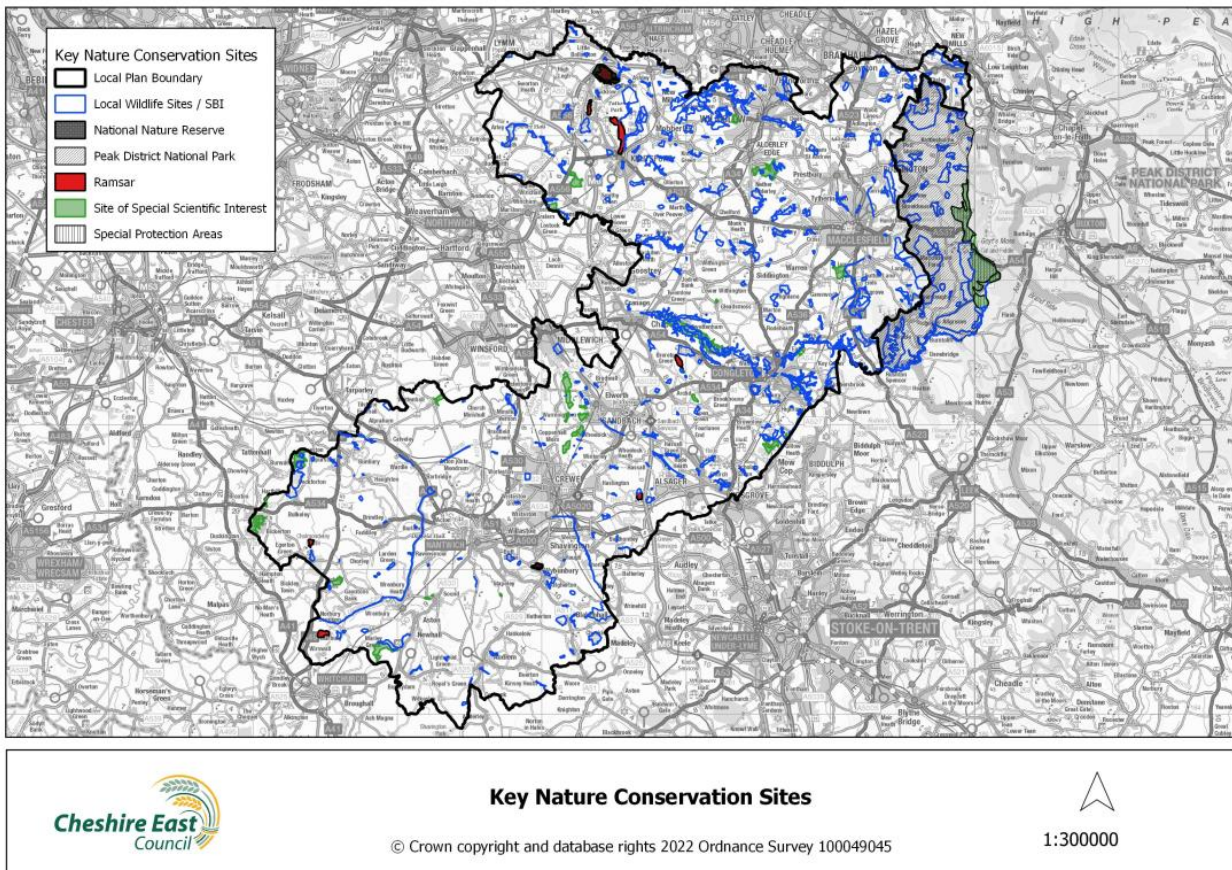
30 [Joint Nature Conservation Committee](#)



- three **Ramsar** designations (2021) - wetlands of international importance designated under the Ramsar Convention<sup>(31)</sup>
- one **National Park** designation (2021) (Peak District National Park) - due to its outstanding beauty, and its ecological, archaeological, geological and recreational value<sup>(32)</sup>

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

Figure B.1 Key Nature Conservation Sites in Cheshire East (2022)



**B.11** There are several issues that are currently affecting European sites within the influence of the Cheshire East Local Plan:<sup>(33)</sup>

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

31 [Joint Nature Conservation Committee](#)

32 [Peak District National Park](#)

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



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

#### Key issues

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

#### Summary of future baseline

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

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

**B.13** Cheshire East has a population of 386,700 (2020); 51.0% (197,400) are female and 49.0% (189,300) are male. The Borough has a population density of 3.3 people per hectare.<sup>(34)</sup>

**B.14** Of the Borough's total population, 59.0% are of working age (age 16 to 64). This is significantly lower than the equivalent figures for the North West (62.1%) and the UK (62.4%). 0-15 year-olds make up 18.0% of the population (lower than the North West and UK figures of 19.1% and 19.0% respectively). 23.% of Cheshire East residents are aged 65 and above – a much higher figure than in the North West (18.8%) or the UK (18.6%). The proportions of the population in all older age groups (45-54, 55-64, 65-74, 75-84 and 85 and above) are all higher in Cheshire East than in the North West or the UK . Conversely, all the younger

34 Office for National Statistics (ONS) provisional mid-year population estimates for 2021 release). ONS Crown Copyright 2021. ONS licensed under the Open Government Licence v. 3.0.





age groups (0-15, 16-24, 25-34 and 35-44) make up a lower share of the population in Cheshire East than in the North West or UK; this is particularly so for the 16-24 and 25-34 bands. The population estimates also indicate that Cheshire East has an ageing population: for example, between 2001 and 2020, the population aged 65 and above grew by 49.4%, whilst the number aged 16-64 increased only 1.8% and the 0-15 population rose by only 1.5%.<sup>(35)</sup>

**B.15** Current population forecasts indicate that Cheshire East's population will increase by 58,100 between 2010 and 2030, leading to an overall population figure of 427,100.<sup>(36)</sup>

**B.16** There is limited ethnic diversity amongst Cheshire East's population (2011); 93.6% of residents are White British, 0.7% identified as being Irish or Gypsy/Irish Traveller, a further 2.5% are from Other White groups, 1.6% are Asian/Asian British, 0.4% are Black/Black British, 1.0% are of mixed/multiple ethnicity and 0.2% are from other ethnic groups.<sup>(37)</sup>

**B.17** The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh. 23% are identified as having no religion. (The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh. 23% are identified as having no religion.<sup>(38)</sup>

**B.18** In the 2019-20 financial year, 8,901 (13%) of children aged under 16 were living in relative low income families though this is below the UK average (19%).<sup>(39)</sup> Life expectancy for both men and women in 2016-18 was higher than the England average, at 80.1 and 84.0 years respectively.<sup>(40)</sup> However, the inequality in life expectancy at birth for males in Cheshire East is 8.8 years and for females 7.8. This is the difference in life expectancy between Lower layer Super Output Areas (LSOAs) in the most deprived deciles.<sup>(41)</sup>

**B.19** Based on the Low Income Low Energy Efficiency (LILEE) indicator of fuel poverty, 10.9% (18,400) of Cheshire East's households were living in fuel poverty in 2019, which is lower than the proportions for the North West (14.5%) and England (13.4%). In 15 of Cheshire East's 234 LSOAs, the proportion was 20% or more; 12 of these LSOAs were in Crewe and 11 of those 12 ranked among England's most deprived 20% for overall deprivation as of 2019. This suggests there may be a link between deprivation and fuel poverty in the Crewe area.<sup>(42)</sup>

35 ONS mid-year population estimates for 2001-20 (June 2021 release).  
 36 [Population forecasts produced by Opinion Research Services \(ORS\) for the Cheshire East Housing Development Study 2015. ORS. June 2015. Local Plan Exam Library reference \[PS E033\] <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>](#)  
 37 Table QS201EW (Ethnic Group), 2011 Census, ONS. ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0  
 38 Table KS209EW (Religion) 2001, ONS. ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0  
 39 'Children in Low Income Families: local area statistics, United Kingdom: financial years ending 2015 to 2020', DWP, March 2021. Note: A "relative low-income family" is defined here as a family with low income before housing costs in the year in question. A family must have claimed Child Benefit and at least one other household benefit (Universal Credit, tax credits or Housing Benefit) at any point in the year to be classed as low income in these statistics.  
 40 [Public Health Outcomes Framework](#). <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>  
 41 [Public Health Outcomes Framework](#). <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>  
 42 [1] 'Sub-regional Fuel Poverty England' data tables for 2019, Department for Business, Energy & Industrial Strategy ("DBEIS"), April 2021 and 'Fuel Poverty Statistics England' data tables for 2019 (LILEE indicator), DBEIS, March 2021. [2] Index of Multiple Deprivation, English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government (MHCLG), September 2019. Note: The geographical definitions used for Crewe is that set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010.



**B.20** The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled<sup>(43)</sup> is estimated at 36,300 (16.3%, compared to a UK average of 21.6%).<sup>(44)</sup>

**B.21** According to the 2011 Census, 158,540 (52.1%) Cheshire East residents aged 16 and above were married and 563 (0.2%) of the people in this age group were in a registered same sex civil partnership.<sup>(45)</sup> Since 2009, there have been a total of 167 civil partnerships; most of these partnerships were formed before 2014 when same-sex marriages were introduced.<sup>(46)</sup>

**B.22** There were 4,474 conceptions<sup>(47)</sup> in 2019.<sup>(48)</sup>

**B.23** 22.8% of Reception age children and 32.3% of Year 6 children were overweight or obese in 2018/19. This is similar to the England average for Reception, and lower for year 6, but represents an increase on the previous year for both age groups.<sup>(49)</sup>

**B.24** An estimated 13.7% of adults smoke (2019), which is similar to the England average.<sup>(50)</sup> In 2019/20 66.3% of adults in Cheshire East were classed as overweight or obese. This is similar to the national average of 62.8%.<sup>(51)</sup> During the same period, 71.3% of adults were physically active, which is significantly higher than the national and regional average.<sup>(52)</sup>

**B.25** 23 of Cheshire East's 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation and disability. 10 of these are in Crewe, four in Macclesfield, three in Congleton, two in Sandbach and one each in Alsager, Middlewich, Poynton and Wilmslow.<sup>(53)</sup>

**B.26** Cheshire East has a higher incidence rate of malignant melanoma than the England average, but the mortality rate from the disease is similar to the England average.<sup>(54)</sup> Incidence of and mortality from the other major cancers – lung, breast, bowel and upper GI – are similar to the England average. However, this masks the differences across Cheshire East, with

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

44 Annual Population Survey Jan-Dec 2020, ONS Crown Copyright.

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

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

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

48 Table 5: Conceptions (numbers and rates) 1,2,3 and outcome: age of woman at conception and area of usual residence, 2009 to 2019. ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

49 National Child Measurement Programme (NCMP), NHS Digital, <https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2018-19-school-year>

50 APS Survey 2018. Public Health Outcomes Framework. <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000002/ati/102/are/E06000049>

51 Sport England Active Lives Survey, Public Health Outcomes Framework <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000042/pat/6/par/E12000002/ati/102/are/E06000049b93088/age/168/sex/4/cd/4/tm/1/page.options/car-do-0>

52 Sport England Active Lives Survey, Public Health Outcomes Framework <https://fingertips.phe.org.uk/profile/physical-activity/data#page/4/gid/1938132899/pat/6/at/402/are/E06000049id/93014/age/298/sex/4/cd/4/tm/1/page.options/car-do-0>

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

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



higher incidence and mortality rates for some cancers in more deprived areas.<sup>(55)</sup> Cheshire East also has lower rates of mortality from cardiovascular and respiratory disease in those aged under 75, when compared with England and the North West.<sup>(56)</sup>

**B.27** In 2020, there were 113 people killed or seriously injured (KSI) on Cheshire East's roads. This equates to a rate of 29.2 KSI per 100,000 population, which was slightly below the rate for Great Britain as a whole (33.1). However, the number of KSI casualties was significantly higher (between 150 and 250) in each year from 2010 to 2018 and this may simply reflect the large road network in the Borough and, in particular, the high number of rural roads.<sup>(57)</sup>

**B.28** The overall crime trend (for All Crime) in Cheshire East has reduced in 2020/21 to levels seen pre-2017/18 (3,888 less crimes than recorded in 2019/20). Mainly due to the impact of the COVID-19 pandemic measures introduced during this financial year and subsequent closure of licensing premises/other town centre businesses, social distancing and people staying in their homes more, most acquisitive-type offences have fallen (for example, Theft of stolen goods, Shoplifting and Robbery etc.). Alcohol-related offences in public places have also reduced including Public Order offences (523 offences less year-on-year, or -10.4%) and although much smaller volumes Possession of Weapons reduced (27 fewer offences or -23.7%).

**B.29** The only crime type to record an increase by Home Office Group is Drug Offences (+155 crimes/+34%). Violent offences have remained at a similar level (-0.5%), but where these offences occurred (that is, from public places to domestic) will have changed.

**B.30** Table B.3 displays crime trends by Home Office Recording Group over the last 4-years and compares percentage changes between 2019/20 with 2020/21. Cheshire East saw an increase in the number of reported crimes between 2017/18 and 2019/20, but there was a significant fall in 2020/21, 2016/17 and 2019/20; the numbers for different types of crime have fluctuated over this period.<sup>(58)</sup> One of the main reasons behind the increase up to 2019/20 is due to improved crime recording processes, which were brought in to make sure that victims of crime receive the service they deserve.

Table B.3 Number of crimes

| Type of crime   | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Annual % change |
|-----------------|---------|---------|---------|---------|-----------------|
| Violence/person | 8,642   | 10,880  | 12,286  | 12,230  | -0.5            |
| Drug offences   | 587     | 527     | 445     | 596     | 33.9            |
| Sexual offences | 809     | 905     | 887     | 871     | -1.8            |
| Robbery         | 117     | 155     | 179     | 116     | -35.2           |

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

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

57 [1] Reported KSI (unadjusted) casualties from Table RAS30038 of 'Reported road accidents, vehicles and casualties tables for Great Britain', Department for Transport, June 2021. [2] ONS mid-year population estimates for 2020 (June 2021 release). ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0.

58 Cheshire Constabulary



| Type of crime      | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Annual % change |
|--------------------|---------|---------|---------|---------|-----------------|
| Criminal damage    | 3,500   | 3,212   | 3,244   | 2,515   | -22.5           |
| Burglary           | 1,643   | 1,597   | 1,659   | 1,385   | -16.5           |
| Vehicle offences   | 1,240   | 1,263   | 1,415   | 736     | -48.0           |
| Possession/weapons | 134     | 136     | 114     | 87      | -23.7           |
| Public order       | 5,431   | 5,676   | 5,022   | 4,499   | -10.4           |
| Theft/stolen goods | 5,562   | 5,718   | 5,128   | 3,460   | -32.5           |
| Other offences     | 564     | 571     | 569     | 565     | -0.7            |
| Total              | 28,229  | 30,640  | 30,948  | 27,060  | -12.6           |

### Key issues

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

### Summary of future baseline

**B.31** Population increases experienced in the Borough are likely to continue. Population trends are likely to result in a further increase in the proportion of older people in the Borough.

**B.32** Broadly speaking, the health of the population in the Borough is varied and this trend is likely to continue. Ongoing budget pressures to community services have the potential to lead to effects on health and wellbeing over the longer term.

**B.33** Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts for individuals, including increasing the risk of a range of diseases (heart disease, diabetes and some forms of cancer).

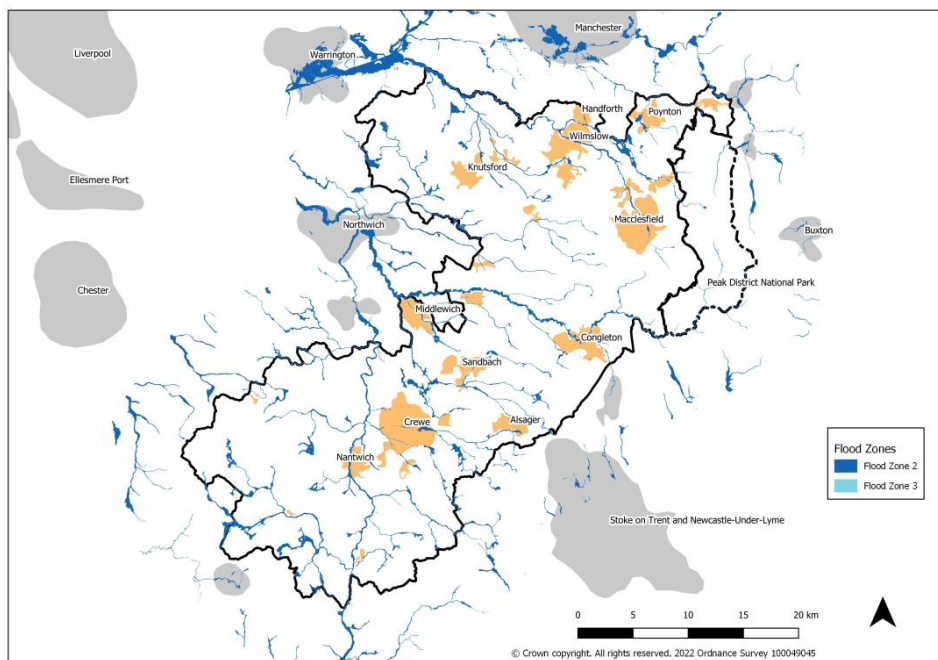
**B.34** The Borough has an ageing population; this trend is likely to continue and has the potential to increase pressures on healthcare services.

### **Water and soil**

**B.35** Cheshire East has a diverse aquatic environment focused on the range of larger and smaller rivers in the Borough. Some of the larger rivers in the Borough include the Weaver, Wheelock, Croco, Dean, Bollin and Dane. The location of these and other rivers and their tributaries, along with the areas of flood risk is indicated in Figure B.2.



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



**B.36** Cheshire East is located in two river catchment areas; these are the Weaver/Gowy and the Upper Mersey. There are priority issues outlined in the North West River Basin District River Basin Management Plan (2015) for both river catchment areas:<sup>(59)</sup>

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

**B.37** The North West River Basin District River Basin Management Plan<sup>(60)</sup> sets out: the current state of the water environment; pressures affecting the water environment; environmental objectives for protecting and improving the waters; a programme of measures, and actions needed to achieve the objectives; and progress since the 2009 plan. Ecological river quality has appeared to improve slightly between 2016 and 2019 from 3% good, 57% moderate, 32% poor and 8% bad to 3% good, 58% moderate, 30% poor and 8% bad. Chemical river quality has deteriorated between 2016 and 2019 increasing from 98% good and 2% fail to 100% fail.<sup>(61)</sup>

**B.38** Natural England have advised the Council that nutrient pollution is having an adverse effect on the West Midlands Mosses Special Area of Conservation, and Rostherne Mere Ramsar. In freshwater habitats and estuaries, poor water quality due to nutrient enrichment from elevated nitrogen and phosphorus levels is one of the primary reasons for habitats sites being in unfavourable condition. Excessive levels of nutrients can cause the rapid growth of certain plants through the process of eutrophication. The effects of this look different depending on the habitat, however in each case, there is a loss of biodiversity, leading to sites being in 'unfavourable condition'. To achieve the necessary improvements in water quality, it is becoming increasingly evident that in many cases substantial reductions in nutrients are

59 Defra and Environment Agency  
60 <https://www.gov.uk/government/collections/river-basin-management-plans-2015>  
61 [Environment Agency](#)

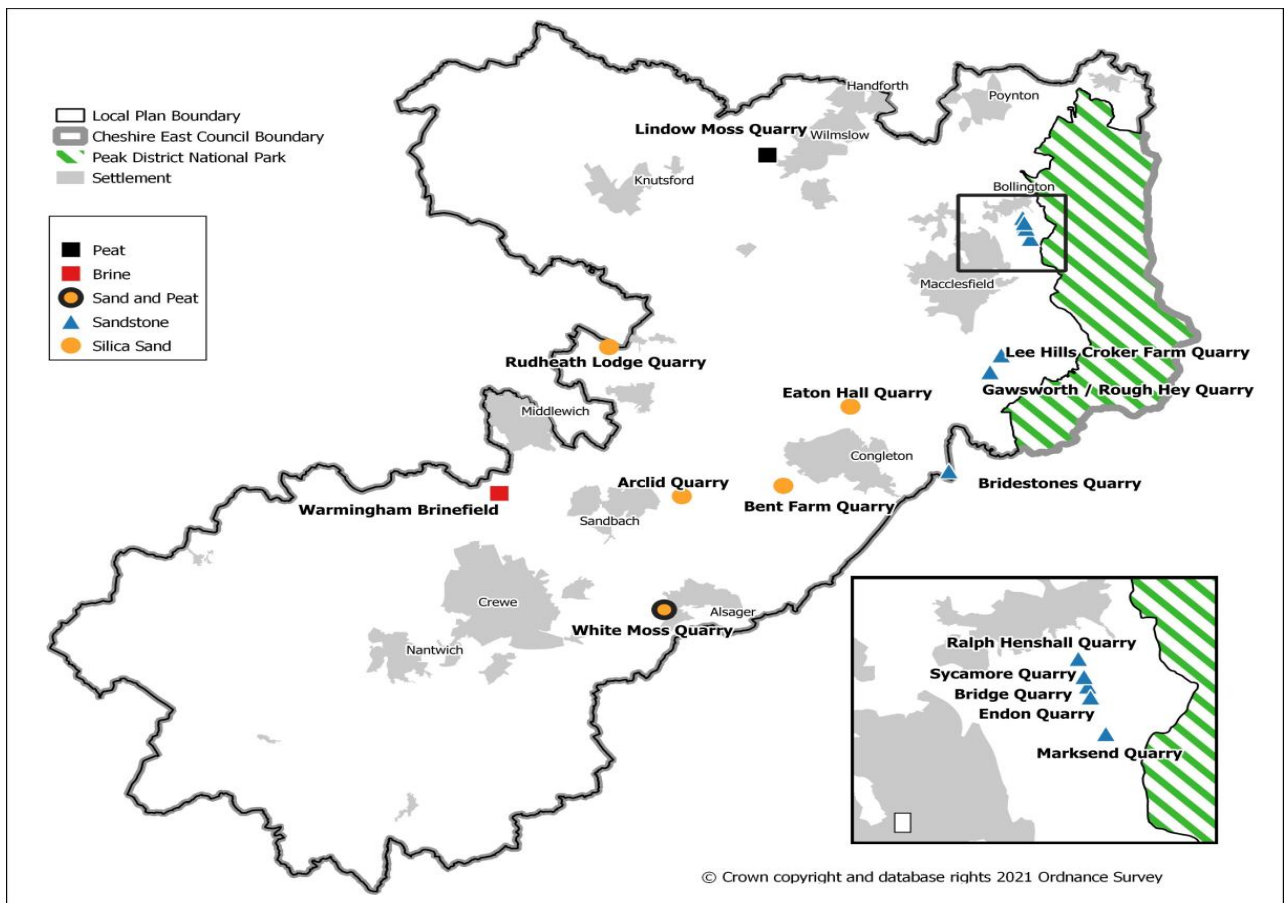


needed. In addition, for habitats sites that are unfavourable due to nutrients, and where there is considerable development pressure, mitigation solutions, such as nutrient neutrality are likely to be needed to enable new development to proceed without causing further harm. Nutrient neutrality is an approach that enables decision makers to assess and quantify mitigation requirements of new developments. It allows new developments to be approved with no net increase in nutrient loading within the catchments of the affected habitats site.

**B.39** According to United Utilities, Cheshire East is divided into two water extraction areas; the South and West, and the North and East, with water extracted from a mixture of boreholes and surface water sources. The diverse sources of water used in the Borough mean that changes to water usage can have implications beyond the Borough boundary.

**B.40** Mineral resources currently extracted in Cheshire East include silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat. Permitted extraction sites are situated across the Borough.<sup>(62)</sup> The location of these sites is indicated in Figure B.3.

Figure B.3 Mineral Sites in Cheshire East (2020)



**B.41** Sales of land-won aggregate sand and gravel have fluctuated since 2010 with the overall trend being one of a steady decline from the start of the plan period (2010) of 420,000 tonnes to a low point in 2011 of 260,000 tonnes, followed by a steady rise to a peak in 2014



of 750,000 tonnes. Annual sales since 2014 have continued to fluctuate rising in 2018 to 550,000 tonnes and lower sales recorded in 2019 of 240,000 tonnes and in 2020 of 190,000 tonnes, which could be due in part to the impacts of both Brexit and COVID-19 .<sup>(63)</sup>

**B.42** Cheshire East (10.9%) has proportionately more Grade 1 and 2 land than the North West (7.4%), but less than England (17.4%). In terms of Grade 3 land however, Cheshire East (67.4%) has proportionately more than both the North West (34.8%) and England (49.6%).<sup>(64)</sup> In total, Cheshire East has proportionately more Grade 1, 2 and 3 land than the North West and England.

**B.43** In 2019/20, 197,719 tonnes of waste material was collected by Cheshire East, of which 194,098 tonnes was collected from households across the Borough. Of the total amount, 57.2% was sent for either recycling or composting. 2.9% was sent to landfill and 41.0% incinerated (with energy generated). The amount of waste sent to landfill has reduced significantly for the fourth consecutive year.<sup>(65)</sup>

**B.44** The amount of household waste collected per head has increased from 463.1kg in 2018/19 to 501.3kg in 2019/20.<sup>(66)</sup>

### Key issues

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

### Summary of future baseline

**B.45** Existing planning policy encourages the efficient use of land and a preference for the development of brownfield land where possible. Future housing, employment and infrastructure growth is likely to result in further loss of greenfield and agricultural land. In line with the NPPF, the Council should seek to use areas of poorer agricultural land in preference to those of higher quality.

**B.46** Due to increasing legislative and regulatory requirements, there are increasing pressures to improve recycling and composting rates and move towards zero waste to landfill. However, potential population increases within the Borough may increase pressures on recycling and waste management facilities. Furthermore, Defra's estimation for waste growth

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63 Local Aggregate Assessment 2021 <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/researchand-evidence/minerals-and-waste/ratified-cheshire-east-laa-2021-20192020data.pdf>

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

65 <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

66 <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>



shows that national waste growth and estimates of future waste arisings are expected to remain consistent with current levels. This is because widespread initiatives to reduce waste and improve materials reuse and recycling are likely to reduce long-term production of waste.

**B.47** Water availability in the wider area may be affected by regional increases in population and an increased occurrence of drought, which is estimated to become increasingly prevalent as a result of climate change.

**B.48** Water quality is likely to continue to be affected by pollution incidents in the area and physical modifications to water bodies. In the short to medium term, the requirements of the Water Framework Directive are likely to lead to improvements to water quality in watercourses in the wider area. Additionally, the implementation of nutrient neutrality for developments could also improve water quality.

## Air

**B.49** There has been a growing body of evidence to suggest that poor air quality may have a negative effect on sensitive individuals. Air pollutants can also impact on vegetation, disrupt natural ecosystems and lead to the corrosion of buildings and monuments. Additionally, many pollutants are also greenhouse gases, which contribute to climate change.

**B.50** Those areas with the poorest air quality, with levels of nitrogen dioxide that relate to traffic levels and congestion, must be declared as Air Quality Management Areas. Following this declaration the Local Authority must produce an Air Quality Action Plan, showing how it intends to work towards achieving the national air quality objectives.

**B.51** In Cheshire East there are 19 Air Quality Management Areas (AQMA) (2021).<sup>(67)</sup> These are shown in Table B.4.

Table B.4 Air Quality Management Areas in Cheshire East

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

67 Cheshire East Council Environmental Protection service





**B.52** The main cause of air quality issues in Cheshire East is from road traffic.<sup>(68)</sup> The proportion of Cheshire East households with access to one or more cars or vans is significantly higher than that for the North West and England,<sup>(69)</sup> whilst the distances travelled to work driving a car or van are also high compared to those for the region or England (2011).<sup>(70)</sup>

### Key issues

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

### Summary of future baseline

**B.53** New housing and employment provision in the Borough and sub-regionally has the potential to have adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as nitrogen dioxide. Areas of particular sensitivity to increased traffic flows are likely to be routes with the largest congestion issues, including those with designated AQMAs.

### **Climatic factors**

**B.54** Climate change is the formal term given to the fluctuation of the Earth's temperature and the impact of this on the natural environment. Although some of this fluctuation is natural, the average temperature of the Earth's surface is now about 1°C above the average for the pre-industrial era.<sup>(71)</sup>

**B.55** This change is largely the result of increasing emissions of carbon dioxide and other greenhouse gases into the atmosphere, leading to a 'greenhouse effect' that warms up the Earth and its oceans and creates more extreme weather conditions. Scientific evidence demonstrates that these increased emissions are almost entirely due to human activities, particularly the burning of fossil fuels, deforestation, agricultural activities and certain manufacturing processes.<sup>(72)</sup> Due to this, several targets have been set for the reduction of carbon dioxide emissions (the most abundant greenhouse gas) and for limiting rises in global temperature.

**B.56** Total emissions (including the domestic sector) fell by 10% between 2015 and 2019 (the latest year for which data are available). However, whilst CO<sub>2</sub> emissions from industry (down 14%), commerce (down 27%), the public sector (down 24%) and the domestic sector (down 10%) all fell by 10% or more over this time, emissions from transport, which generates more CO<sub>2</sub> than the other sectors listed here - fell by only 3%. Of the CO<sub>2</sub> emissions from transport, the overwhelming majority (92% in 2019) comes from road transport (which saw a 4% fall in emissions during 2015-19).<sup>(73)</sup>

68 [Local Air Quality Strategy for Cheshire East Council 2018](#)

<https://www.cheshireeast.gov.uk/pdf/environment/air-quality/cheshire-east-aqs-2018-review-final-signed-version-2.1amended.pdf>

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

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

71 'Climate change explained', Department for Business, Energy & Industrial Strategy, October 2014:

<https://www.gov.uk/guidance/climate-change-explained>

72 'Climate change explained', Department for Business, Energy & Industrial Strategy, October 2014.:

<https://www.gov.uk/guidance/climate-change-explained>

73 UK Local Authority and regional carbon dioxide emissions national statistics: 2005-2019, Department for Business, Energy & Industrial Strategy, June 2021.



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

| Sector                               | 2015           | 2016           | 2017           | 2018           | 2019           |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Industry                             | 503.2          | 489.0          | 461.6          | 458.1          | 432.8          |
| Commercial                           | 276.4          | 243.2          | 245.6          | 2334           | 201.0          |
| Public sector                        | 80.8           | 74.7           | 63.4           | 66.4           | 61.1           |
| Domestic                             | 733.5          | 707.8          | 666.5          | 673.5          | 657.8          |
| Transport                            | 1,189.5        | 1,190.9        | 1,181.4        | 1,167.2        | 1,153.4        |
| Land use, land use change & forestry | 11.4           | 11.1           | 9.4            | 9.8            | 9.5            |
| <b>Total</b>                         | <b>2,794.6</b> | <b>2,716.8</b> | <b>2,627.9</b> | <b>2,608.4</b> | <b>2,515.5</b> |

**B.57** Reducing greenhouse gas emissions will primarily be achieved through a combination of reducing emissions from buildings, (through changes to building construction methods and materials, building uses and improved build standards), reducing emissions from transport (encouraging modal shift and reducing need to travel), and energy use (shifting to low carbon forms of energy and reducing energy consumption) and changes to manufacturing processes (to make them less carbon-intensive).

Key issues

- CO<sub>2</sub> emissions from transport in the Borough (most of which is from road transport) have fallen relatively slowly

Summary of future baseline

**B.58** Climate change has the potential to increase the occurrence of extreme weather events in the Borough, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. Carbon dioxide emissions are likely to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. This relates to transport for example, as increased take up of more energy efficient vehicles and electric vehicles takes place. However, increases in the built footprint of the Borough may lead to increases in overall emissions if efficiency measures do not keep pace.

**Transport**

**B.59** The extensive road network in the Borough includes the M6, which runs north to south through the centre of Cheshire East and the M56 running east to west. The M56 links to the M6 in the north of the Borough. There are also 14 primary 'A' roads in Cheshire East.

**B.60** The rail network is accessible from 22 railway stations<sup>(74)</sup> across the Borough, most of which are located on one or more of the rail lines radiating from Crewe. These are the West Coast Main Line to Glasgow and London, the Stoke-on-Trent/Derby Line, the

74 All Stations Route Map, National Rail, December 2020: [https://www.nationalrail.co.uk/stations\\_destinations/rail-maps.aspx](https://www.nationalrail.co.uk/stations_destinations/rail-maps.aspx)



Shrewsbury/South Wales Line, the Chester/Holyhead Line, and the Greater Manchester line. Macclesfield is on the West Coast Main Line - Stoke-on-Trent route, giving access to Greater Manchester and London Euston.

**B.61** The Government has proposed a high-speed rail line (HS2), connecting:

- London to the West Midlands (Phase 1)
- West Midlands to East Midlands and Manchester
- West Midlands to Crewe (Phase 2a)
- from Crewe to Greater Manchester and from the West Midlands to East Midlands Parkway (Phase 2b)

**B.62** The latest HS2 announcements place Crewe central to the plans; the route will pass through various parts of Cheshire East, with a proposed Hub Station at Crewe and Rolling Stock Depot north of Crewe

**B.63** The reliance on private transport remains high. The estimated vehicle miles driven by cars and taxis in Cheshire East was 2.447bn in 2019. This was up from 2.355bn in 2018 and was the highest figure recorded in the last decade, continuing the long-term upward trend seen since 2009. There was a sharp fall, to 1.776bn in 2020; this is by far the lowest figure since before 2009, but the decline is likely to be in large part to travel and other restrictions arising from the COVID-19 (Coronavirus) pandemic and may not therefore indicate a change to the previous trend <sup>(75)</sup>

### Key issues

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

### Summary of future baseline

**B.64** Given the rural nature of the majority of the Borough and high levels of ownership and access to private vehicles, the car is likely to remain a dominant form of transport in the Borough over the coming years. New housing and employment provision also has the potential to increase traffic flows without appropriate locational policies and interventions. As such, congestion is likely to continue to be an issue for parts of the Borough. Whilst negative effects of new development on the transport network are likely to be mitigated to a degree, there will be a continuing need for development to be situated in accessible locations that limit the need to travel by private car.

### **Cultural heritage and landscape**

**B.65** Cheshire East contains a valued, varied and unique heritage, which includes a number of cultural and environmental assets. These assets include Macclesfield's industrial heritage, Little Moreton Hall, Crewe's railway heritage, Tatton Park, Lyme Park, Quarry Bank Mill, Tegg's Nose, the canal network, historic towns and parts of the Peak District National Park, amongst others. Other unique attractions include a wealth of historic Parks and Gardens and Jodrell Bank Radio Telescope.

75 Department for Transport traffic counts data (obtained in August 2021 from <https://roadtraffic.dft.gov.uk/local-authorities/73>). Pre-2009 figures not shown on this webpage.



**B.66** Formal cultural designations in Cheshire East include:

- one **World Heritage Site** (2021) - inscribed in recognition of Jodrell Bank Observatory's Outstanding Universal Value<sup>(76)</sup>
- 77 **Conservation Areas** of varying size and scale (2021) - designated as a result of the special character of development that has taken place in them. In and adjoining these Areas there is a statutory duty to pay 'special attention' to development with the intention of preserving/enhancing its character or appearance<sup>(77)</sup>
- 2,653 **Listed Buildings** (2021) covering a number of different gradings - those of particular merit, for reason of architectural quality, their social or economic history, association with well known characters or events or because of their group value with other Listed Buildings<sup>(78)</sup>
- 106 **Scheduled Monuments** (2021) - historically important sites and monuments<sup>(79)</sup>
- 17 historic **Parks and Gardens** (2021) - viewed as a distinctive and much cherished part of our inheritance<sup>(80)</sup>
- ten **areas of archaeological potential** (2021) - parts of the country where it is deemed likely that buried archaeology has survived<sup>(81)</sup>
- one **registered battlefield** (2021) - designated as a result of the importance of events that took place there<sup>(82)</sup>

**B.67** There is also the potential for non-designated (or local heritage) assets, and unrecorded archaeology on some sites.

**B.68** Cheshire contains 12 historic land classifications,<sup>(83)</sup> based on the presence or absence of features in the landscape in 2007:

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

**B.69** Cheshire East's landscape is dominated by the flat topography of the Cheshire Plains, containing several meres, ponds and marshes; however, variety is provided because of the closeness of the Peak District to the east and the Mid-Cheshire Ridge to the west. There

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

77 Cheshire East Council Environmental Planning service

78 Historic England

79 Historic England

80 Historic England

81 Cheshire Archaeology Planning Advisory Service

82 Historic England

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



were 14 landscape character types in Cheshire East in 2018: LCT 1 Sandstone Ridge, LCT 2 Sandstone Fringe, LCT 3 Undulating Farmland, LCT 4 Cheshire Plain East, LCT 5 Wooded Estates and Meres, LCT 6 Woodland, Heaths, Meres and Mosses, LCT 7 Lower Wooded Farmland, LCT 8 Salt Flashes, LCT 9 Mossland, LCT 10 River Valleys, LCT 11 Higher Wooded Farmland, LCT 12 Upland Foothills, LCT 13 Enclosed Gritstone Upland, LCT 14 Moorland Hill and Ridges.<sup>(84)</sup>

**B.70** Trees contribute to the identified landscape character of an area, with the Borough containing many areas where trees are subject to Tree Preservation Orders.

**B.71** Green Gap is a local designation, introduced to achieve similar objectives to Green Belt; Cheshire East has 1,212.31ha of land identified as Strategic Green Gap in the south of the Borough (2017).<sup>(85)</sup>

**B.72** The Borough contains large areas of designated open space including within settlements and 40,140ha of land designated as Green Belt (2019).<sup>(86)</sup>

### Key issues

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

### Summary of future baseline

**B.73** New development in the Borough has the potential to impact on the fabric and setting of cultural heritage assets. This includes through inappropriate design and layout. It should be noted, however, that existing historic environment designations will offer a degree of protection to cultural heritage assets and their settings. Also new development need not be harmful to the significance of a heritage asset; new development may be an opportunity to enhance the setting of an asset and better reveal its significance. There may also be opportunities to enhance non-designated heritage assets.

**B.74** New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the Borough. This includes from the loss of landscape features and visual impact. There may also be potential effects on landscape/townscape character and quality in the vicinity of the road network due to an incremental growth in traffic flows.

### **Social inclusiveness**

**B.75** In 2020, Cheshire East contained 181,300 dwellings. Of these, 88.3% were private sector, 11.7% were operated by a private registered provider and 0.1% were owned by the Local Authority or another public sector body.<sup>(87)</sup>

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

85 Cheshire East Council Strategic Planning service

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

87 Table 100 (Dwelling stock: number of dwellings by tenure and district, England), Live tables on dwelling stock, MHCLG, May 2021



**B.76** The Objectively Assessed Need (OAN) (2015) for Cheshire East is 36,000 dwellings over the Local Plan period (2010 to 2030), which equates to an average of 1,800 dwellings per year.<sup>(88)</sup>

**B.77** After a downturn around the time of the 2008-9 global financial crisis, average (mean) house prices across Cheshire East rose in almost every consecutive year from 2013 onwards (only 2017 saw a slight decrease). By June 2021, the average price in the Borough was £226,400 (up 17% on the same month of 2020), which is lower than the England average (£284,000), but well above the North West (£200,200).<sup>(89)</sup> However, the relatively large increase in price between 2020 and 2021, which raises concerns about housing affordability, is probably in large part a consequence of Stamp Duty and other property tax changes introduced by the Government in response to COVID-19 and is not necessarily an indication that high rates of house price inflation will continue in the longer term.

**B.78** 24 Of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs for overall deprivation (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).<sup>(90)</sup>

**B.79** Of the 24 LSOAs that currently rank among the most deprived 25%, 17 are in Crewe, three in Macclesfield and one each in Alsager, Congleton, Middlewich and Wilmslow.

**B.80** 109 of the Borough's LSOAs are amongst England's least deprived 25% (down from 120 in 2015) and 66 of these are within England's least deprived 10% (up from 63 in 2015).

**B.81** The statistics suggest little change (between 2015 and 2019) in the relative deprivation of Cheshire East (compared to other parts of England). However, these statistics do not measure absolute deprivation and it is not possible to draw conclusions from them about how deprivation has changed in absolute terms.

**B.82** Table B.6 lists the 24 most deprived LSOAs in 2019.

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

| LSOA code (2011) | Settlement <sup>(1)</sup> | Percentile <sup>(2)</sup> |
|------------------|---------------------------|---------------------------|
| E01018476        | Crewe                     | 3.82                      |
| E01018462        | Crewe                     | 7.54                      |
| E01018466        | Crewe                     | 7.81                      |
| E01018640        | Macclesfield              | 9.14                      |
| E01018400        | Congleton                 | 10.43                     |
| E01018445        | Crewe                     | 11.32                     |
| E01018459        | Crewe                     | 11.94                     |

88 [Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015 \(Local Plan Exam Library ref \[PS E033\]\)](#)

89 Land Registry House Price Index data interrogation tool web page (<http://landregistry.data.gov.uk/app/ukhpi/explore>) following the Registry's 18 August 2021 UK House Price Index data release (<https://www.gov.uk/government/collections/uk-house-price-index-reports>)

90 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, MHCLG, Sept 2019, <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> and 2015 English Indices of Deprivation, DCLG (now MHCLG) Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>.



| LSOA code (2011) | Settlement <sup>(1)</sup> | Percentile <sup>(2)</sup> |
|------------------|---------------------------|---------------------------|
| E01018485        | Crewe                     | 12.28                     |
| E01018486        | Crewe                     | 13.16                     |
| E01018645        | Macclesfield              | 13.39                     |
| E01018596        | Wilmslow                  | 13.87                     |
| E01018388        | Alsager                   | 14.36                     |
| E01018498        | Crewe                     | 15.06                     |
| E01018463        | Crewe                     | 15.82                     |
| E01018467        | Crewe                     | 16.66                     |
| E01018484        | Crewe                     | 17.32                     |
| E01018477        | Crewe                     | 18.26                     |
| E01018478        | Crewe                     | 19.06                     |
| E01018423        | Middlewich                | 20.97                     |
| E01018497        | Crewe                     | 22.27                     |
| E01018631        | Macclesfield              | 23.15                     |
| E01018487        | Crewe                     | 23.31                     |
| E01018461        | Crewe                     | 23.47                     |
| E01018464        | Crewe                     | 24.60                     |

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

**B.83** There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown; in the Cheshire East LSOAs that rank among England's most deprived 20% for overall (IMD) deprivation, 50.7% of residents were female as of 2019, which is only slightly below the average for the Borough as a whole (51.0%).<sup>(91)</sup>

**B.84** The proportion of households with no access to a car was significantly higher (39.0%) in these deprived areas (those ranking among England's most deprived 20% for overall deprivation) than in Cheshire East as a whole (16.1%).<sup>(92)</sup>

**B.85** At the time of the 2011 Census, 8.4% (30,953) of Cheshire East's residents were living in deprived areas. People from non-white ethnic groups (mixed, Asian, Black, or other non-white groups) accounted for 5.3% of the population in these deprived areas, but made up only 3.3% of the population in Cheshire East as a whole. It is also notable that the

91 [1] ONS mid-year population estimates for small areas (September 2020 release). ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0. [2] Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, MHCLG, Sept 2019

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



proportion of people from the 'Other White' group (any white people other than British/Irish/Gypsy/Irish Traveller) was much greater (7.3%) in these deprived areas than in Cheshire East as a whole (2.5%).<sup>(93)</sup>

**B.86** In Cheshire East as a whole, women were much more likely to travel to shorter distances to work; as of 2011, 54.6% of female workers travelled less than 10km, whereas only 38.8% of male workers did so.<sup>(94)</sup>

**B.87** There are no reliable local, Cheshire East, estimates for the proportion of residents identifying as lesbian, gay or bisexual (LGB). However, the latest national survey data shows that, as of 2019, 2.7% of the UK population aged 16 and over identified as LGB (up from 2.2% in 2018).<sup>(95)</sup> If the LGB proportion were the same in Cheshire East as it is nationally, that would imply that more than 8,000 of the Borough's population were LGB as of 2019.<sup>(96)</sup> This is a higher estimate than the one (of "more than 6,000") cited in the Cheshire East Equality, Diversity and Inclusion Strategy 2021-2025<sup>(97)</sup>, which is derived from the national LGB share of the 16+ population as of 2017 (2.0%). However, calculations based on national proportions do not take account of LGB people being more concentrated in some geographical areas of the UK than others. Given this, and the fact that the UK LGB statistics are classified by ONS as "experimental" rather than accredited "National Statistics" figure, the estimate of more than 8,000 should probably be treated with some caution.

**B.88** There is no accurate figure for how big the transgender community is. The Cheshire East Equality, Diversity and Inclusion Strategy 2021-2025 notes that research funded by National Government, carried out by the Gender Identity Research and Education Society estimated the trans population as approximately 0.6%-1% of the UK adult population. If this proportion were the same in Cheshire East, then, according to the Strategy, this would equate to 1,900 to more than 3,000 of Cheshire East adult residents. If the latest (mid-2019) population estimates are applied to the 0.6%-1% range, this also indicates a similar range (a little under 2,000 to a little over 3,000). However, these figures do not take account of any geographical differences in the UK in the proportion of local people who are transgender. The Strategy also notes that:

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

**B.89** Figure B.4 shows that the average minimum travel times to key services<sup>(98)</sup> is higher in rural areas compared to urban areas, using public transport/walking, cycling and by car.<sup>(99)</sup>

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

94 Table DC7102EWLA (Distance travelled to work by sex by age), 2011 Census, ONS. Crown Copyright. ONS licensed under the Open Government Licence v. 3.0.

95 'Sexual orientation, UK: 2019', ONS, May 2021.

96 2.7% of the Cheshire East population aged 16 and over (315,100 as of 2019, according to ONS mid-year estimates published in June 2020) equates to 8,500 people as of 2019.

97 [https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/equality-and-diversity/equality\\_objectives.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/equality-and-diversity/equality_objectives.aspx)

98 Employment centre with 500 to 4,999 jobs, primary school, secondary school, further education college, GP, hospital, food store, town centre.

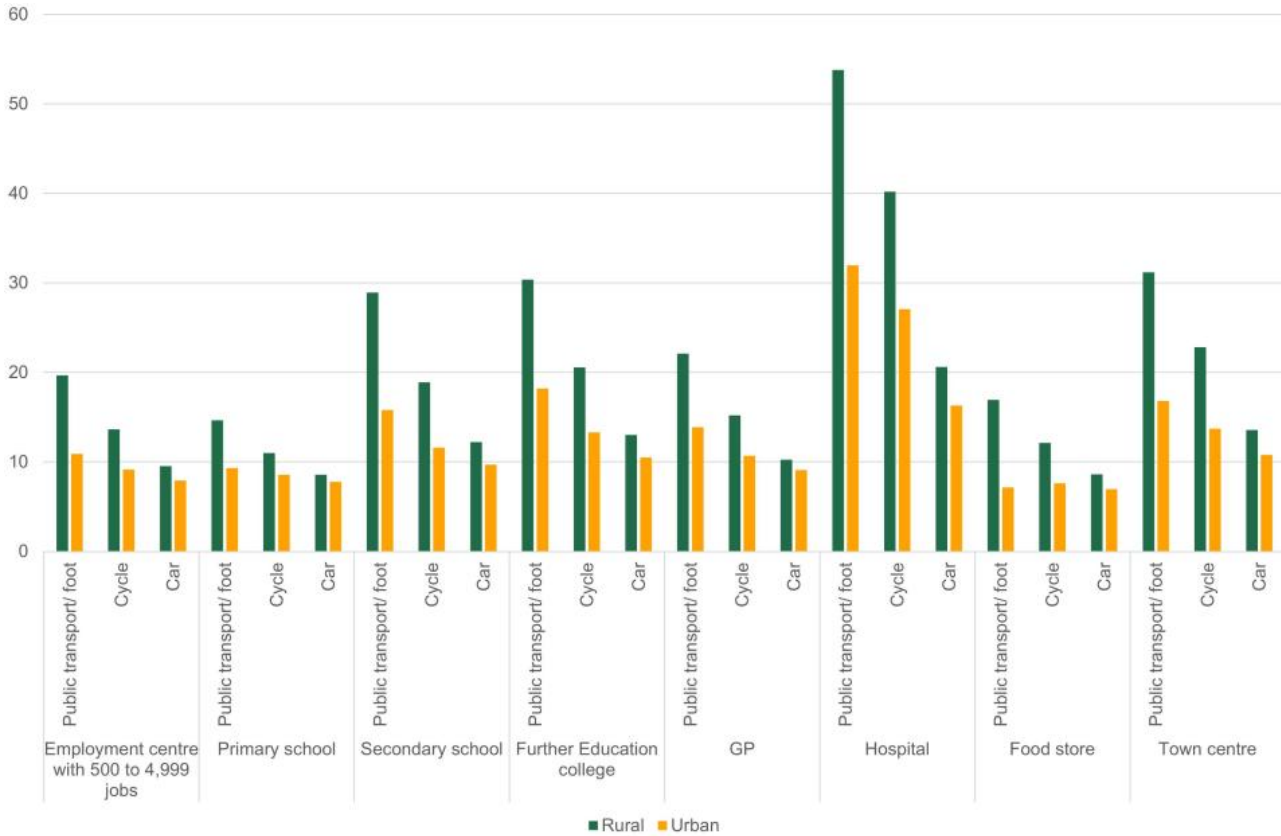
99 Tables JTS0501 to JTS0508, Journey Time Statistics: 2017 (revised), Department for Transport, December 2019

(<https://www.gov.uk/government/collections/journey-time-statistics>). Notes: [1] The rural and urban statistics in this sheet are based on Cheshire East Council's updated (2015) Rural-Urban Classification. This classification system assigned each of Cheshire East's





Figure B.4 Average minimum travel times to nearest key services, by Cheshire East LSOA and rural-urban typology, 2017



### Key issues

- average house prices in the Borough are higher than the North West, but lower than the England average
- the majority of dwellings in the Borough are private sector
- the Borough contains Lower Super Output Areas that are some of the most deprived in England
- there is an association between deprivation and car access reflected in lower incidences of access in deprived areas
- women are likely to travel shorter distances to work

### Summary of future baseline

**B.90** The suitability of housing for local requirements depends in part on the successful implementation of appropriate housing policies taken forward through the Local Plan. However, without interventions, the affordability, suitability and quality of housing in the Borough may continue to be an issue. Unplanned development may also have wider implications in terms of transport and access to infrastructure or the natural environment.

234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. [2] The figures shown above are weighted averages, with the travel times for each LSOA weighted according to the number of service users (the population aged 16-74 in the case of employment centres, population aged 5-10 in the case of primary schools, population aged 11-15 in the case of secondary schools, population aged 16-19 in the case of FE colleges and the number of households in the case of GPs, hospitals, food stores and town centres).



## Economic development

**B.91** Jobs density is defined as the number of filled jobs in an area divided by the number of working-age residents in that area. High job densities indicate that demand for labour exceeds supply. The shortfall may be met by inward commuting. Conversely, many of those living in areas with a low jobs density may have to commute to work in other areas. The latest (2019) figures put the Borough's jobs density at 0.98, which is considerably higher than the densities for the North West (0.86) and the UK (0.87).<sup>(100)</sup>

**B.92** Survey data for 2018 suggest that over two fifths (41.7%, or about 93,200) of Cheshire East's 16-64 year-olds have a qualification at Level 4 (first degree level or equivalent) or above. This proportion exceeds the figure for the North West (38.7%), but is slightly below the UK average (43.0%). However, these gaps between Cheshire East and the North West/UK are not statistically significant; that is, they may just be the result of survey sampling error.<sup>(101)</sup>

**B.93** Of those people working in the Borough, nearly half (44.4%) are employed in high-skill occupations (managerial, professional and associate professional/technical occupations), according to survey data for 2020. This proportion is below the averages for the North West (46.7%) and the UK (50.0%), although these differences may be due to survey sampling error and figures from the same survey in 2019 put the Cheshire East percentage for that year slightly above the UK and also higher than the North West. As of 2020, the proportion working in administrative & secretarial jobs (14.6%) was above the UK average (10.1%), as was the share contributed by low-skill or elementary occupations (17.3% locally and 14.8% in the UK), though these differences from the UK may again result in part from survey sampling error. However, the percentage working in skilled trades occupations (9.1%) was similar to the equivalent figure for the UK (9.2%) and the share contributed by caring, leisure, sales and customer service occupations (14.6%) was a little below the UK average (15.9%).<sup>(102)</sup> The percentage of working-age (16-64 year-old) residents in employment (76.1% in 2020) exceeds both the regional and UK averages (74.2% and 75.3% respectively), though not by a statistically significant margin. The proportion of the economically active population aged 16 and above who are unemployed – people who are available for and actively seeking work, but not necessarily claiming out-of-work benefits – is also low (3.5% in 2020, compared to 4.2% for the North West and 4.6% in Great Britain). So is the claimant count rate (the proportion of working-age people claiming out-of-work benefits): 3.7% in Cheshire East in July 2021, against 6.0% and 5.4% for the North West and UK respectively.<sup>(103)</sup>

100 Jobs density data, ONS, NOMIS. ONS Crown Copyright

101 Annual Population Survey, January-December 2020, ONS, NOMIS. ONS Crown Copyright

102 Annual Population Survey workplace analysis, January-December 2020, ONS, NOMIS. Crown Copyright. Note: The analysis described above is based on ONS' Standard Occupational Classification 2010 (SOC2010) Major Groups: "high-skill" occupations means SOC2010 Major Groups 1-3 and "low-skill or elementary occupations" means Major Groups 8-9, whilst "caring, leisure, sales and customer service occupations" means Major Groups 6-7; "administrative & secretarial" is Major Group 4 and "skilled trades occupations" is Major Group 5

103 [1] Claimant Count, ONS, NOMIS. Crown Copyright. [2] ONS mid-year population estimates for 2020 (June 2021 release). ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0. Note: As part of the response to the Coronavirus pandemic, the rules about who can claim Universal Credit have changed. In particular, it should be noted that the figures now include some people who are actually in employment, but on low incomes.



**B.94** In Cheshire East 29,100 residents travelled at least 20km to work (2011), which equates to 16.0% of the Borough's working residents, and is significantly higher than for the North West (11.4%) and England & Wales (13.8%).<sup>(104)</sup> ONS business counts data<sup>(105)</sup> indicate that, of the 19,575 businesses located in Cheshire East as of 2019, 10,385 (53.1%) were based in Middle Layer Super Outputs (MSOAs) that were part rural and part urban, 4,445 (22.7%) were in completely rural MSOAs and 4,745 (24.2%) were in completely urban MSOAs.<sup>(106)</sup>

**B.95** A breakdown of businesses by industry (see Table B.7) shows that agriculture, forestry and fishing accounts for a much greater proportion of the business population in completely rural MSOAs than elsewhere in the Borough. Conversely, wholesale and retail firms and businesses in the accommodation and food services sector make up a much larger share of the business population in completely urban MSOAs than they do elsewhere. This reflects the fact that many companies in these latter sectors serve consumers (households) rather than other businesses and so are relatively likely to locate in urban areas because of the higher number of people (potential customers) living in close proximity.<sup>(107)</sup>

**Table B.7 Businesses by rural-urban typology and industry in 2020**

| SIC2007*<br>Section(s) and industry                                    | Industry share (%) of total |       |       |                   |
|--|-----------------------------|-------|-------|-------------------|
|  | Rural                       | Mixed | Urban | All Cheshire East |
| A: Agriculture, forestry and fishing                                   | 21.3                        | 4.3   | 1.0   | 7.4               |
| B: Mining and quarrying  | 0.1                         | 0.0   | 0.0   | 0.1               |
| C: Manufacturing   | 3.9                         | 4.7   | 5.5   | 4.7               |
| D: Electricity, gas, steam, and air conditioning                       | 0.0                         | 0.1   | 0.1   | 0.1               |
| E: Water supply, sewerage, waste management and remediation activities | 0.3                         | 0.3   | 0.3   | 0.3               |
| F: Construction  | 9.8                         | 10.1  | 10.3  | 10.0              |

104 2011 Census Table QS702EW (Distance travelled to work), ONS. ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0.

105 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ).

106 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 LSOAs to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above MSOA level. Therefore, the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

107 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Notes: [1] SIC2007 is the UK Standard Industrial Classification of Economic Activities 2007. [2] These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification of LSOAs and hence the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).



| SIC2007*<br>Section(s) and<br>industry                                  | Industry share (%) of total |       |       |                   |
|---|-----------------------------|-------|-------|-------------------|
|   | Rural                       | Mixed | Urban | All Cheshire East |
| G: Wholesale and retail trade; repair of motor vehicles and motorcycles | 11.2                        | 12.8  | 17.6  | 13.6              |
| H: Transportation and storage   | 2.3                         | 2.9   | 5.1   | 3.3               |
| I: Accommodation and food service activities                            | 3.7                         | 4.3   | 7.4   | 4.9               |
| J: Information and communication  | 5.6                         | 8.9   | 6.8   | 7.6               |
| K: Financial and insurance activities                                   | 1.5                         | 2.6   | 2.9   | 2.4               |
| L: Real estate activities   | 4.8                         | 3.8   | 3.3   | 3.9               |
| M: Professional, scientific and technical activities                    | 17.8                        | 23.3  | 17.9  | 20.8              |
| N: Administrative and support service activities                        | 8.6                         | 9.0   | 8.3   | 8.8               |
| O: Public administrative and defence; social security                   | 0.7                         | 0.3   | 0.3   | 0.4               |
| P: Education  | 0.9                         | 2.0   | 1.9   | 1.7               |
| Q: Human health and social work activities                              | 2.5                         | 3.9   | 4.1   | 3.6               |
| R: Arts, entertainment and recreation                                   | 2.7                         | 2.3   | 1.9   | 2.3               |
| S: Other service activities   | 2.5                         | 4.1   | 5.4   | 4.1               |



**B.96** Rural areas accounted for an estimated 38.2% of Cheshire East's employment total (76,000 jobs out of 203,000) as of 2019. This is virtually equal to the rural areas' share of the Borough's population (38.0% in 2019).<sup>(108)</sup>

**B.97** The UK has now left the EU. It is not possible to predict the impact of the UK leaving the EU (commonly termed as 'Brexit') as the future trading relationship is unknown at the time of drafting this report. The coronavirus (COVID-19) was first reported in China, in December 2019 and was declared a pandemic in March 2020. There are real material uncertainties around the economic impacts of COVID-19 and Brexit in terms of severity and duration of impacts. However, according to the viability assessment prepared for the SADPD, it is difficult at this stage to predict what the long-term impact on the economy may be.<sup>(109)</sup> It will be important for objectives around supporting a sustainable, competitive and low carbon economy to be included in the appraisal framework.

### Key issues

- the Borough has a high jobs density
- the proportion of 16 to 64 year olds in the Borough with a first degree or equivalent qualification has fallen below the average for the North West and UK, but this may be due to survey sampling error margins, rather than an actual worsening of the Borough's relative position
- almost half of the people working in the Borough are employed in high-skill occupations
- the proportions working in each broad occupational group are broadly similar to the UK average
- there is a relatively high proportion of working-age residents in employment and a low proportion of economically active population aged 16 and above who are unemployed
- agriculture, forestry and fishing businesses make up a relatively high proportion of businesses in rural areas; wholesale, retail, accommodation and food services businesses make up a relatively high proportion of businesses in urban areas

### Summary of future baseline

**B.98** The Borough has a high proportion of people employed in high-skill occupations though the proportions in each broad occupational group are similar to the UK average; this situation is likely to continue in the absence of a major shift in the nature of the local economy.

**B.99** The rural economy will continue to play a large part in the economic vitality of the Borough.

**B.100** The Borough also has an important tourism offer and historic legacy, which provides significant opportunities for the economy.

**B.101** An increasing trend of homeworking, self-employment and home based businesses is likely to have influence on the Borough's economic landscape in forthcoming years.

108 [1] Business Register and Employment Survey open access data series for 2018, ONS, NOMIS. Crown Copyright 2019. Note: Figures are for employment and include self-employed people registered for VAT and PAYE schemes as well as employees. [2] ONS 2018 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0. [3] 2015 Rural-Urban Classification for Cheshire East (at LSOA level), Research & Consultation Team, Cheshire East Council.

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



## Appendix C: Objectives

**C.1** The Draft MWP identifies a Vision and 14 objectives to achieve it, which will replace the Vision and Strategic Priorities identified for minerals and waste set out in the LPS, taking account of the wider policy context. There is no regulatory requirement to develop reasonable alternatives for Development Plan Document Objectives, only that they be tested against the SAF. Therefore, the 14 Objectives subject to testing are:

### General

#### Objective OB 1

##### Tackling climate change

To minimise the causes of climate change by taking appropriate mitigation measures to reduce greenhouse gas and carbon emissions through energy efficient design and operation, including minimising the use of non-renewable energy sources and vehicle movements, for example by using appropriate technology, co-locating waste facilities or by processing minerals at extraction sites.

To minimise the impacts of climate change by taking mitigation measures such as avoiding inappropriate development in areas at high risk of flooding.



## Objective OB 2

### Reducing transport impacts

To explore realistic opportunities to minimise the transport impacts on climate change, local communities and the environment from the movement of minerals and waste by road, through the greater use of more sustainable transport alternatives (such as rail, waterways or pipelines) and the preferred use of non-minor roads for lorry movements.

## Objective OB 3

### Making development acceptable within its wider locality

To minimise the impacts and maximise the benefits of minerals and waste development on local communities and the environment, both natural and historic, by requiring appropriate measures of mitigation and enhancement to make development acceptable.

## Objective OB 4

### Maximising biodiversity net gain

To maximise opportunities to deliver measurable improvements for biodiversity net gain by creating or enhancing habitats in association with proposed minerals and waste development. This will be achieved on site, off site or as a combination of measures.

## Minerals

## Objective OB 5

### Promoting the prudent and efficient use of mineral resources

To promote the prudent and efficient use of the Borough's mineral resources by encouraging the maximum practical recovery of aggregate from secondary and recycled material in preference to the use of primary aggregates, as well as using substitute aggregates.

To make sure that applications for new primary mineral reserves are considered appropriate and sustainable in resource use terms when compared with estimated unmet need requirements and the NPPF requirement to make "best use" of mineral resources to secure their long-term conservation.



## Objective OB 6

### Ensuring an adequate and steady minerals supply

To seek to deliver an adequate and steady supply of aggregate sand and gravel, silica sand, salt, crushed rock and building stone to help meet the planned growth needs of Cheshire East and to make an appropriate contribution to meeting wider needs outside of the Borough, particularly for strategically important minerals such as silica sand and salt.

## Objective OB 7

### Enabling appropriate oil and gas development

To protect local communities and the environment within Cheshire East from any unacceptable impacts associated with potential oil and gas development, whilst acknowledging the contribution that an acceptable proposal for such development can make to help achieve the national need for energy security.

## Objective OB 8

### Ensuring high quality restoration and aftercare

To restore mineral sites at the earliest opportunity and to the highest possible standards with an appropriate afteruse that positively contributes to the area through a range of factors including landscape character, nature conservation and enhancement, enhanced ecological networks, countryside access and recreation, local amenity and the local economy.

## Objective OB 9

### Safeguarding mineral resources, facilities and infrastructure

To safeguard important mineral resources from unnecessary sterilisation by non-mineral development so they remain available for potential future use, as well as safeguarding mineral facilities (including those used to process and recycle secondary aggregate) and infrastructure that support the supply of minerals in the Borough.





## Waste

### Objective OB 10

#### Achieving net self-sufficiency

To seek to achieve net self-sufficiency for managing waste generated within the Borough in the long term, through supporting appropriate proposals for waste management that help meet identified capacity gaps, move waste up the 'Waste Hierarchy' and minimise disposal to landfill.

### Objective OB 11

#### Implementing the proximity principle

To seek to minimise the distance that mixed municipal waste generated in Cheshire East is moved by road through the development of a network of facilities, which deliver the Borough's identified waste management capacity requirements, in locations as close as possible to the main sources of waste or to the place where the output is to be used, such as the digestate from anaerobic digestion.

### Objective OB 12

#### Prioritising brownfield land use

To prioritise the use of previously developed land or allocated employment land over undeveloped land outside of settlement boundaries for providing sites for waste management purposes, while recognising that a rural location close to a farm, for example, may be preferable for amenity reasons in some limited instances such as the provision of compost sites or anaerobic digestion facilities where odour or bioaerosols may be an issue.

### Objective OB 13

#### Reusing or restoring waste sites

To restore to a high standard those waste management sites that are no longer required or acceptable in a particular location, so they can be sustainably used for other appropriate purposes to the benefit of the local community.



## Objective OB 14

### Safeguarding waste management capacity and facilities

To safeguard waste management capacity in the Borough to meet identified needs, both current and proposed, from proposals for non-waste development. This includes the protection of permitted waste management facilities required to meet locational needs and the prevention of non-waste proposals close to waste management facilities that will prejudice their full operation.

### Method

**C.2** The sustainability objectives and topics identified in Chapter 2 of this Report, refined from those in the SA Scoping Report (June 2017)<sup>(110)</sup> to better reflect the key issues in the Borough, form the basis for the SA work carried out on the 14 Objectives. The Objectives of the MWP were tested against the SAF. This identified, at an early stage, potential synergies or inconsistencies that needed to be considered further through the appraisal. Naturally, there is a level of uncertainty here as the compatibility of the MWP Objectives and the SAF will depend on how they are taken forward, both through final policy proposals and subsequent implementation. Effects are predicated taking into account the criteria in the Regulations;<sup>(111)</sup> (duration, frequency and reversibility of effects are considered, as well as cumulative effects<sup>(112)</sup>). In the appraisal, green shading is used to indicate significant positive effects and red shading is used to indicate significant negative effects. General comments are made on the relative merits of the alternatives where significant effects can't be predicted based on reasonable assumptions.

110 [https://www.cheshireeast.gov.uk/planning/spatial-planning/research\\_and\\_evidence/sustainability\\_appraisal.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/sustainability_appraisal.aspx)

111 Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

112 Chapter 5 of this Report

## Appraisal findings

**C.3** Tables C.2 to C.10 detail the appraisal findings for each Objective, under each specific sustainability topic. A separate section summarises the appraisal findings for the Objectives.

### Biodiversity, flora and fauna

Table C.1 Sustainability topic: biodiversity, flora and fauna

|                         | OB 1   | OB 2             | OB 3                   | OB 4      | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13        | OB 14              |
|-------------------------|--|------------------|------------------------|-----------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|--------------|--------------------|
| Detail and significance | Climate change   | Transport impact | Acceptable development | BNG (113) | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Restoring or | Safeguarding waste |
| Commentary              | <p>A key consideration is the potential for impacts on internationally important sites including the Peak District Moors (South Pennine Moors Phase 1) SPA, the West Midlands Mosses SAC, the South Pennine Moors SAC, the Rostherne Mere Ramsar, the Midlands Meres and Mosses - Phase 1 Ramsar, and the Midlands Meres and Mosses - Phase 2 Ramsar, nationally important sites (for example SSSIs), and locally important sites (for example LWSs), as well as Priority Habitats and species. There are several issues that affect internationally important sites, which are highlighted in Appendix B of this Report, and include public access/disturbance, hydrological changes and habitat fragmentation. The HRA will determine if the MWP will have a significant effect on European sites. International, national, and local nature conservation designations are located throughout the Borough. The precise location of development is not known at this stage and therefore there is uncertainty regarding the nature and significance of the effects.</p> <p>There is a lack of available/suitable brownfield land in and around the Borough, which means that some of the Objectives will not be able to minimise the loss of greenfield land (and as a result, green infrastructure), which can provide a valuable habitat. However, it should be noted that brownfield land can be highly valuable for certain forms of biodiversity, as it can also be the best or only available habitat for rare and endangered species. Development can lead to an increase in traffic and therefore an increase in atmospheric pollution; noise from increased traffic can disturb wildlife. There can also be an increase in the disturbance of biodiversity and geodiversity due to mineral extraction activity.</p> <p>Looking at the Objectives, OB 1 seeks to minimise vehicle movements and OB 2 seeks to use more sustainable transport alternatives and use non-minor roads, both of which could limit the amount of traffic, with a likely positive effect on biodiversity, flora and fauna. OB 3 seeks to mitigate and enhance the natural environment to make development acceptable, with a likely positive effect on biodiversity, flora and fauna. OB 4 seeks to maximise BNG, with a likely positive effect on biodiversity, flora and fauna. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources and the associated effects from extraction, with a likely positive effect on biodiversity, flora and fauna. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant needs, with a likely negative effect in the areas containing international, national, and local nature conservation designations. However, the restoration of minerals sites has potential for beneficial outcomes, such as green infrastructure provision, with a likely positive effect on</p> |                  |                        |           |               |                 |             |                           |                      |                  |                     |                 |              |                    |





| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>biodiversity, flora and fauna. OB 7 looks to enable appropriate oil and gas development, which could have accompanying transport movements, however OB 7 also looks to protect the environment from unacceptable impacts, providing a likely reduced negative effect on biodiversity, flora and fauna. OB 8 seeks to positively contribute to an area through nature conservation and enhancement in relation to restoration and aftercare (with a likely positive effect), however, restoration could attract species that may pose a hazard to aircraft (with a likely negative effect on biodiversity, flora and fauna). OB 9 looks to safeguard mineral resources, facilities and infrastructure - if the site is developed, this would have a likely negative effect in the areas containing international, national, and local nature conservation designations. However, the restoration of minerals sites has potential for beneficial outcomes, such as green infrastructure provision, with a likely positive effect on biodiversity, flora and fauna. OB 10 seeks to minimise disposal to landfill, which could limit species preying on eggs and the young of nesting birds, with a likely positive effect on biodiversity, flora and fauna. OB 11 looks to minimise the distance mixed municipal waste travels by road, which could limit the amount of traffic, with a likely positive effect on biodiversity, flora and fauna. OB 12 seeks to prioritise the use of brownfield land over undeveloped land outside of settlement boundaries, with a likely negative effect on biodiversity, flora and fauna as brownfield land can provide habitats. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable (with a likely positive effect), however, restoration could attract species that may pose a hazard to aircraft (with a likely increased negative effect on biodiversity, flora and fauna). OB 14 seeks to safeguard waste management capacity and facilities in the Borough, if the site is developed, this would have a likely negative effect in the areas containing international, national, and local nature conservation designations. However, the restoration of waste sites has potential for beneficial outcomes, such as green infrastructure provision, with a likely positive effect on biodiversity, flora and fauna.</p> <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies LPS Policy SE 3 'Biodiversity and Geodiversity', seeks to make sure that development does not negatively impact on biodiversity and geodiversity, and that mitigation, compensation, and offsetting is effective. Emerging SADPD Policy ENV 1 'Ecological network' provides potential mitigation through opportunities to protect, conserve, restore and enhance the ecological network for the Borough, whilst emerging SADPD Policy ENV 2 'Ecological implementation' introduces a mitigation hierarchy to try and avoid the loss and impact to biodiversity; if these are unavoidable then mitigation measures, and as a last resort compensation measures should be provided. Mitigation could be also provided through emerging SADPD Policy ENV 7 'Climate change mitigation and adaptation', which suggests the use of measures that adapt or demonstrate resilience to climate change and mitigate its impacts, including reducing the need to travel and the support of sustainable travel initiatives, and emerging SADPD Policy INF 1 'Cycleways, bridleways and footpaths', which looks to protect the quantity and quality of cycleways, bridleways and footpaths. These measures could improve air quality, which is likely to have a long term minor positive effect on biodiversity, flora and fauna, with reduced travel movements likely to reduce noise levels that may disturb wildlife. Additionally proposed MWP Policy DM 1 'General development management criteria' looks to protect the natural environment and biodiversity from unacceptable adverse impacts as well as enhance the environment (including PROW), whilst proposed MWP Policy DM 4 'Restoration and aftercare' supports opportunities for restoration to improve or enhance habitats and for restoration providing for a net gain in biodiversity. Proposed MWP Policy DM 9 'Air quality: 'dust and odour' looks to protect the natural environment from emissions, which could improve air quality, whereas proposed MWP Policy DM 12 'Protecting land of biodiversity or geological value' seeks to protect the natural environment. Proposed MWP Policy DM 15 'Cumulative impact' looks to avoid unacceptable adverse level of disturbance to the environment.</p> <p>Taking the above into account, it is found that OB 1, OB 2 and OB 11 perform well as they seek to limit the amount of traffic. OB 3 performs well through mitigation and enhancement of the natural environment, OB 4 performs well through seeking to maximise BNG, OB 5 performs well through the efficient use of resources, and OB 10 performs well through minimising disposal to landfill. OB 7 performs less well as it looks to enable development, however it also seeks to mitigate impacts. OB 8 and OB 13 also perform less well as restoration can have positive and negative effects. OB 6 does not perform well as it looks to deliver minerals development, which has associated effects from extraction, although there is the potential for positive effects through restoration. This is also the case for OB 9. OB 12 also does not perform as well due to potential loss of habitat. OB 14 does not perform well as it looks</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |

| OB 1  | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|---|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>to deliver waste development, which has associated effects from the operation of sites, although there is the potential for positive effects through restoration. It should be noted however, that there is a level of uncertainty for all Objectives until the precise location of development is known, although it is acknowledged that most Objectives seek to support development.</p> <p>It is considered that there is suitable mitigation provided through LPS Policies, emerging SADPD Policies and proposed MWP Policies, and available at the implementation level to make sure that none of the Objectives would have a significant negative effect on this topic.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |



## Objectives



## Population and human health

Table C.2 Sustainability topic: population and human health

|                         | OB 1   | OB 2             | OB 3                   | OB 4      | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13                | OB 14              |
|-------------------------|--|------------------|------------------------|-----------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|----------------------|--------------------|
| Detail and significance | Climate change   | Transport impact | Acceptable development | BNG (114) | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Reusing or restoring | Safeguarding waste |
| Commentary              | <p>The health of the Borough is varied (Appendix B of this Report), with obesity seen as an increasing issue, therefore opportunities for active lifestyles through access to greenspaces and leisure facilities, and the potential for active transport (for example walking and cycling) can help those that are currently physically inactive or at risk from cardiovascular disease and obesity. The Borough also has an ageing population, which could increase pressure on healthcare services.</p> <p>Looking at the Objectives, OB 1 seeks to minimise vehicle movements, and OB 2 seeks to use more sustainable transport alternatives and use minor roads, both of which could lessen harmful impacts from traffic growth with a likely positive effect on population and human health. OB 3 seeks to mitigate the impact of development on local communities to make it acceptable, with a likely positive effect on population and human health. OB 4 seeks to maximise BNG, which could provide mental health benefits from access to nature, with a likely positive effect on population and human health. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources and the associated effects from extraction, with a likely positive effect on population and human health. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant need, which could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW or open space) with a likely negative effect on population and human health. Conversely, the provision of minerals has the potential to contribute to infrastructure development and could provide beneficial restoration outcomes, for example recreational opportunities and green infrastructure, with a likely positive effect on population and human health. OB 7 looks to enable appropriate oil and gas development, which could lead to seismic activity from energy extraction and the fluid injection process, as well as a loss of recreation opportunities (for example PROW or open space), however OB 7 also looks to protect local communities from unacceptable impacts, providing a likely reduced negative effect on population and human health. OB 8 seeks to positively contribute to an area through countryside access, recreation and local amenity in relation to restoration and aftercare, with a likely positive effect on population and human health. OB 9 looks to safeguard mineral resources, facilities and infrastructure, which has potential to contribute to infrastructure development and could provide beneficial restoration outcomes, for example recreational opportunities and green infrastructure, with a likely positive effect on population and human health. Conversely, minerals development, could be accompanied by dust, noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW and open space) with a likely negative effect on population and human health. OB 10 seeks to minimise disposal to landfill, which could limit vehicle movements to and from landfill sites, with a likely positive effect on population and human health. OB 11 looks to minimise the distance mixed municipal waste travels by road, which could limit the amount of traffic, with a likely positive effect on population and human health. OB 12 seeks to locate sites where odour or bioaerosols may be an issue in a rural location close to a farm, with a likely positive effect on population and human health. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable to the benefit of the local community, with a likely positive effect on population and human health. OB 14 seeks to safeguard waste management capacity and facilities in the Borough but, if the site</p> |                  |                        |           |               |                 |             |                           |                      |                  |                     |                 |                      |                    |

| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>is developed, this could be accompanied by noise, vibration and an increase in traffic levels, as well as a loss of recreation opportunities (for example PROW and open space) with a likely a negative effect on population and human health. However, the restoration of waste sites has potential for beneficial outcomes such as recreation opportunities and green infrastructure provision, with a likely positive effect on population and human health.</p> <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. LPS Policy SC 3 'Health and Well-Being' seeks to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles. Emerging SADPD Policy INF 1 'Cycleways, bridleways and footpaths' seeks to protect the quantity and quality of cycleways, bridleways and footpaths, with emerging SADPD Policy REC 1 'Open space protection' looking to protect existing, incidental and new open space. Emerging SADPD Policy REC 3 'Open space implementation' requires development proposals to provide open space. Proposed MWP Policy DM 1 'General development management criteria' looks to avoid unacceptable adverse impacts on health, flood risk, PROW and outdoor recreation facilities, as well as enhance the environment (including PROW), and creation of recreation opportunities. Proposed MWP Policy DM 4 'Restoration and aftercare' supports opportunities for restoration to protect or enhance PROW, whereas proposed MWP Policy DM 7 'Water resources and flood risk' requires development to not exacerbate flood risk. Proposed MWP Policy DM 8 'Noise and vibration' requires that noise and vibration impacts will not result in unacceptable adverse impacts on public health and amenity and looks to set noise limits. Proposed MWP Policy DM 9 'Air quality: dust and odour' requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on amenity, human health and air quality. Proposed MWP Policy DM 10 'Other amenity impacts' looks to avoid unacceptable adverse impacts on community wellbeing. Proposed MWP Policy DM 12 'Protecting land of biodiversity or geological value' looks to avoid unacceptable adverse impacts on open space (including country parks and village greens), and land or buildings in sport or recreation use. Proposed MWP Policy DM 18 'Public rights of way' seeks to protect and improve access to PROW, providing the opportunity to use active travel, with the potential to reduce transport emissions.</p> <p>Taking the above into account, it is found that OB 1, OB 2, OB 10 and OB 11 perform well under this topic through minimising vehicle movements. OB 7 and OB 12 also perform well due to restoration of mineral and waste sites, as does OB 4 through seeking to maximise BNG. OB 3 performs well as it looks to minimise the impact on local communities, as does OB 5 through the efficient use of resources. OB 12 performs well through consideration of location for development prone to odour or bioaerosols. OB 7 performs less well as it looks to enable development, however it also seeks to mitigate impacts. OB 6 does not perform well as it looks to deliver minerals development, which has associated effects from extraction, although there is the potential for positive effects through restoration. This is also the case for OB 9. OB 14 does not perform well as it looks to deliver waste development, which has associated effects from the operation of sites, although there is the potential for positive effects through restoration. It should be noted, however, that there is an element of uncertainty for all Objectives until the precise location of development is known.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |





## Water and soil

Table C.3 Sustainability topic: water and soil

|                         | OB 1  | OB 2             | OB 3                   | OB 4     | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13                | OB 14              |
|-------------------------|---|------------------|------------------------|----------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|----------------------|--------------------|
| Detail and significance | Climate change  | Transport impact | Acceptable development | BNG (15) | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Reusing or restoring | Safeguarding waste |
| Commentary              | <p>As detailed in Appendix B of this Report, the Borough has a range of larger and smaller rivers, which are slightly improving in ecological river quality and deteriorating in chemical river quality. There are also several areas of flood risk (a key source of evidence being the Cheshire East Council Strategic Flood Risk Assessment (August 2013)) in the Borough. In terms of water supply and wastewater, it is the statutory duty of water providers to make sure that adequate water supply and wastewater infrastructure are provided for in a development. United Utilities have not indicated that their wastewater infrastructure is under pressure.</p> <p>There is a lack of available/suitable brownfield land in and around the Borough, which means that it is possible that some of the Objectives will not be able to minimise the loss of greenfield and agricultural land, development of which is likely to result in an increase in paved surface areas, reducing the ability of water to infiltrate into the ground and increasing surface water runoff. The Borough mostly contains Grade 3 agricultural land (Appendix B of this Report), however there is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as Best and Most Versatile (BMV). The amount of household waste being collected has increased over the past year (Appendix B of this Report), however 57.2% of this was sent for recycling and composting and the amount sent to landfill has reduced significantly. The amount of household waste being collected is likely to increase during the Plan period, however the distribution of development is highly unlikely to affect the amount of waste produced. Mineral resources including silica (or industrial) sand, construction sand &amp; gravel, sandstone (hard/crushed rock), salt (brine) and peat are located throughout the Borough.</p> <p>OB 1 seeks to avoid inappropriate development in areas at high risk of flooding, with a likely positive effect on water and soil. OB 2 seeks to use more sustainable transport alternatives including pipelines, with a likely neutral effect if these are existing, but a negative effect on water soil if they are to be developed underground. OB 3 seeks to mitigate and enhance the natural environment to make development acceptable, with a likely positive effect on water and soil. OB 4 seeks to maximise BNG, with a likely positive effect on water and soil. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources and the associated effects from extraction, with a likely positive effect on water and soil. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant needs, with a likely negative effect on water and soil through a potential increase in paved surface areas, impact on water and soil quality and potential loss of BMV agricultural land. OB 7 looks to enable appropriate oil and gas development, which could disrupt and pollute (from fracturing chemicals for example) surface water and groundwater systems and flows and abstraction of water, as well as potentially increase paved surface areas, impact on soil quality and potentially lose BMV agricultural land, however, OB 7 also looks to protect the environment from unacceptable impacts, providing a likely reduced negative effect on water and soil. OB 8 seeks to positively contribute to an area through restoration and aftercare, which could include the creation of areas of open water and watercourses that can aid site drainage, with a likely positive effect on water and</p> |                  |                        |          |               |                 |             |                           |                      |                  |                     |                 |                      |                    |



| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>soil. OB 9 looks to safeguard mineral resources, facilities and infrastructure, but, if the site is developed, this could have a likely negative effect on water and soil. OB 10 seeks to minimise disposal to landfill, which could limit the pollution risk to water resources from residual liquids or leachate, with a likely positive effect. OB 11 looks to minimise the distance mixed municipal waste travels by road, which could limit the amount of traffic, with a likely neutral effect on water and soil. OB 12 seeks to prioritise the use of brownfield land over undeveloped land outside of settlement boundaries, with a likely positive effect on water and soil. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable, which could include the creation of areas of open water and watercourses that can aid site drainage, with a likely positive effect on water and soil. OB 14 seeks to safeguard waste management capacity and facilities in the Borough but, if the site is developed, this could have a likely negative effect on water and soil.</p> <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. LPS Policy SE 13 'Flood Risk and Water Management' looks to reduce flood risk and avoid an adverse impact on water quality and quantity. Emerging SADPD Policy ENV 16 'Surface water management and flood risk' seeks to manage surface water runoff, and address and mitigate known risks in Critical Drainage Areas. LPS Policies SD 1 'Sustainable Development in Cheshire East', SD 2 'Sustainable Development Principles', and SE 2 'Efficient Use of Land' set out the importance of protecting BMV agricultural land as part of delivering new development in the Borough. Emerging SADPD Policy RUR 5 'Best and most versatile agricultural land' seeks to avoid the loss of BMV and requires mitigation where loss is unavoidable. LPS Policy SE 2 'Efficient Use of Land' encourages the redevelopment/re-use of previously developed land and buildings. Proposed MWP Policy DM 1 'General development management criteria' looks to avoid unacceptable adverse impacts on the water environment, flood risk, capacity of existing drainage systems, agricultural land, land stability, ground contamination, risks of pollution and geological environment, as well as giving regard to safeguarding the long-term potential of best and most versatile agricultural land, conserving soil resources, and preventing soil pollution. Proposed MWP Policy DM 2 'Minimising waste during construction and development' looks to retain healthy soil structure through a soil survey and management plan, as well as details on how the movement and extraction of soils will be minimised during construction. Proposed MWP Policy DM 4 'Restoration and aftercare' seeks minimisation of land disturbance, delivery of opportunities for restoration to improve or enhance associated ecosystems to agricultural land quality (as well as restoring as much of the best and most versatile agricultural land as practicable), flood risk on or off-site to not be increased and opportunities to reduce flooding to be maximised. Proposed MWP Policy DM 7 'Water resources and flood risk' seeks to protect and improve water quality, and to not exacerbate flood risk. Proposed MWP Policy DM 12 'Protecting land of biodiversity or geological values' looks to avoid unacceptable adverse impacts on Local Geological Sites, whereas proposed MWP Policy DM 13 'Land stability and subsidence' seeks to avoid an unacceptable adverse impact on the stability or safety of surrounding land, buildings and watercourses. Proposed MWP Policy DM 17 'Sustainable use of soils' looks to avoid development that has an unacceptable adverse impact on best and most versatile agricultural land.</p> <p>Taking the above into account it is found that OB 8 and OB 13 perform well due to restoration of mineral and waste sites. OB 1 also performs well through seeking to avoid inappropriate development in areas at high risk of flooding. OB 3, OB 5, OB 10, and OB 12 perform similarly through seeking to mitigate, minimise resource use and prioritise brownfield land. OB 4 also performs similarly through seeking to maximise BNG. OB 7 performs less well as it looks to enable development, however it also seeks to mitigate impacts. OB 6 does not perform well as it looks to deliver minerals development, which has associated effects from extraction. This is also the case for OB 9. OB 14 does not perform well as it looks to deliver waste development, which has associated effects from the operation of sites.</p> <p>It should be noted, however, that there is an element of uncertainty for all Objectives until the precise location of development is known. As a precautionary approach it is considered that there is an overall potential for a negative effect, however it is considered that there is suitable mitigation provided through LPS Policies, emerging SADPD Policies, proposed MWP Policies, and available at the implementation level to make sure that none of the Objectives would have a significant negative effect on this topic.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |





## Air

Table C.4 Sustainability topic: air

|                         | OB 1  | OB 2             | OB 3                   | OB 4      | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11     | OB 12           | OB 13                | OB 14              |
|-------------------------|---|------------------|------------------------|-----------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|-----------|-----------------|----------------------|--------------------|
| Detail and significance | Climate change  | Transport impact | Acceptable development | BNG (116) | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity | Brownfield land | Reusing or restoring | Safeguarding waste |
| Commentary              | <p>A key consideration is atmospheric pollution, which is likely to arise due to increased traffic from the delivery of mineral and waste sites. Therefore, any Objectives that seek to deliver minerals or waste development are likely to have a negative effect on atmospheric pollution. Transport is one of the main causes of air quality issues in Cheshire East, (117) with the proportion of households with access to one or more cars or vans in the Borough being significantly higher than that for the North West and England, whilst distances travelled to work are also high (Appendix B of this Report). There are 12 AQMAs located around the Borough, therefore Objectives that seek to reduce the amount of motorised vehicle movements have a greater likelihood of a positive effect on air quality. The provision of land used for employment purposes provides opportunities for residents to work close to where they live, reducing the need to travel. Therefore, Objectives that support the development of land for employment use have a greater likelihood of a positive effect on air quality.</p> <p>Looking at the Objectives, OB 1 seeks to minimise vehicle movements, and OB 2 seeks to use more sustainable transport alternatives and use minor roads, both of which could lessen harmful impacts from traffic growth, with a likely positive effect on air. OB 3 seeks to mitigate the impact of development on the environment to make it acceptable, with a likely positive effect on air. OB 4 seeks to maximise BNG, which is likely to have a neutral effect on air. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources and the associated effects from extraction (including vehicle movements), with a likely positive effect on air. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant need, which could be accompanied by dust and an increase in traffic levels and could result in the loss of opportunities for sustainable transport modes (PROW, which could include cycleways), with a likely negative effect on air. OB 7 looks to enable appropriate oil and gas development, which could have accompanying transport movements and air pollution, however OB 7 also looks to protect the environment from unacceptable impacts, providing a likely reduced negative effect on air. OB 8 seeks to positively contribute to an area through countryside access, and local amenity in relation to restoration and aftercare, with a likely positive effect if this facilitates sustainable transport modes (PROW, which could include cycleways). OB 9 looks to safeguard mineral resources, opportunities for sustainable transport modes (PROW, which could include cycleways), with a likely negative effect on air. OB 10 seeks to minimise disposal to landfill, which could limit vehicle movements to and from landfill sites, with a likely positive effect on air. OB 11 looks to minimise the distance mixed municipal waste travels by road, which could limit the amount of traffic, with a likely positive effect on air. OB 12 seeks to locate sites where odour or bioaerosols may be an issue in a rural location close to a farm, with a likely positive effect on air. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable to the benefit of the local community, with a likely positive effect on air if this facilitates sustainable transport modes (PROW, which could include cycleways). OB 14 seeks to safeguard waste management capacity and facilities in the Borough, but, if the site is developed, this could be accompanied by an increase in traffic levels, and could result in the loss of opportunities for sustainable transport modes (PROW, which could include cycleways), with a likely negative effect on air.</p> |                  |                        |           |               |                 |             |                           |                      |                  |           |                 |                      |                    |

116 Biodiversity net gain

117 Local Air Quality Strategy for Cheshire East Council 2018 [https://www.cheshireeast.gov.uk/environment/environmental\\_health/local\\_air\\_quality/local\\_air\\_quality.aspx](https://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/local_air_quality.aspx)

|  | OB 1  | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|---|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
|  | <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. LPS Policy SE 12 'Pollution, Land Contamination and Land Instability' seeks to make sure that development does not result in a harmful or cumulative impact on air quality, with possible pollution from or relating to the development minimised or mitigated. LPS Policy CO 1 'Sustainable Travel and Transport' encourages a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 'Enabling Business Growth Through Transport Infrastructure' seeking to minimise the need to travel. Emerging SADPD Policy ENV 12 'Air quality' seeks to make sure that any impact on local air quality is mitigated, whilst emerging SADPD Policy INF 1 'Cycleways, bridleways and footpaths' looks to protect the quantity and quality of cycleways, bridleways and footpaths. Proposed MWP Policy DM 1 'General development management criteria' requires measures to avoid, reduce or mitigate unacceptable adverse impacts on air pollution, and capacity of transport networks. Proposed MWP Policy DM 4 'Restoration and aftercare' seeks to protect and enhance PROW; this could include cycleways, providing the opportunity to travel by sustainable transport. Proposed MWP Policy DM 5 'Transport' supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which provide the opportunity to reduce transport emissions. Proposed MWP Policy DM 9 'Air quality: dust and odour' also seeks emissions to be controlled, mitigated or removed at source. Proposed MWP Policy DM 18 'Public rights of way' seeks to protect and improve access to PROW, providing the opportunity to use sustainable transport, with the potential to reduce transport emissions.</p> <p>Taking the above into account, it is found that OB 1, OB 2, OB 5, OB 10 and OB 11 perform well under this topic through the potential to minimise vehicle movements. OB 8 and OB 13 also perform well due to restoration of mineral and waste sites, which could provide opportunities for sustainable modes of transport. OB 3 performs well as it looks to minimise the impact on the environment as does OB12 through the consideration of locations for development prone to odour or bioaerosols. OB 7 performs less well as it looks to enable development, however it also seeks to mitigate impacts. OB 6 does not perform well as it looks to deliver minerals development, which has associated effects from extraction including dust and vehicle movements. This is also the case for OB 9. OB 14 does not perform well as it looks to deliver waste development, which has associated effects from the operation of sites including vehicle movements.</p> <p>It should be noted however, that Objectives that seek to instigate development have the potential for a negative effect on air quality due to increased traffic. It is considered that there is suitable mitigation provided through LPS Policies, emerging SADPD Policies, proposed MWP Policies, and available at the implementation level to make sure that none of the Objectives would have a significant negative effect on this topic.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |

## Climatic factors

Table C.5 Sustainability topic: climatic factors

|                         | OB 1           | OB 2             | OB 3                   | OB 4                 | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13        | OB 14              |
|-------------------------|----------------|------------------|------------------------|----------------------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|--------------|--------------------|
| Detail and significance | Climate Change | Transport impact | Acceptable development | BNG <sup>(118)</sup> | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Restoring or | Safeguarding waste |





|            | OB 1  | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|------------|---|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| Commentary | <p>As detailed in Appendix B of this Report total CO<sub>2</sub> emissions (including the domestic sector) fell by 10% between 2015 and 2019 (the latest year for which data are available). A reduction in greenhouse gas emissions will be primarily achieved through reducing emissions from buildings and transport. Build standards have already improved, however the reliance on private transport remains high (Appendix B of this Report). The reliance on private transport has been considered at length under the sustainability topic of air, and therefore it is not proposed to revisit this under the climatic factors sustainability topic.</p> <p>Objectives that look to encourage development have some potential to support renewable or low carbon energy infrastructure, which would minimise per capita CO<sub>2</sub> emissions from the built environment. Specifically, OB 1 is likely to have a positive effect on climatic factors through mitigation measures and reducing carbon emissions, however small-scale sites provide fewer opportunities for incorporating renewable or low carbon energy infrastructure.</p> <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. LPS Policy SE 8 'Renewable and Low Carbon Energy' seeks to support such schemes, whilst LPS Policy SE 9 'Energy Efficient Development' looks to achieve high energy efficiency ratings. Emerging SADPD Policy ENV 7 'Climate change' seeks to make sure that development and use of land contributes to the mitigation of, and adaptation to, climate change and its impacts. Emerging SADPD Policies ENV 9 'Wind energy', ENV 10 'Solar energy', and ENV 11 'Proposals for battery energy storage systems' provide policy for different types of renewable energy, acknowledging that they have different locational requirements. Green infrastructure can contribute to climate change resilience. Proposed MWP Policy DM 1 'General development management criteria' requires (where appropriate) enhancement of the green infrastructure network, and proposed MWP Policy DM 12 'Protecting land of biodiversity or geological value' looks to avoid unacceptable adverse impacts on types of green areas.</p> <p>Taking the above into account, it is found that the Objectives that look to encourage development perform fairly well under this sustainability topic as they have some potential to support renewable or low carbon energy infrastructure. However, OB 1 specifically seeks to tackle climate change. As climate change is a global issue it is not possible to conclude on the significance of local actions and in turn the significance of effects.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |

## Transport

Table C.6 Sustainability topic: transport

|                         | OB 1   | OB 2             | OB 3                   | OB 4                | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13        | OB 14              |
|-------------------------|--|------------------|------------------------|---------------------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|--------------|--------------------|
| Detail and significance | Climate change   | Transport impact | Acceptable development | BNG <sup>(19)</sup> | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Restoring or | Safeguarding waste |
| Commentary              | <p>The key consideration is to reduce the amount of traffic congestion in the Borough by reducing the need to travel through good access to jobs, services, facilities, and sustainable forms of transport. There are opportunities to travel on public transport, for example there are 22 Railway Stations across the Borough, however the estimated vehicle miles driven by cars and taxis in Cheshire East in 2019 was the highest figure recorded in the last decade. There was a sharp fall in 2020, but this could be in relation to COVID-19 and not a change to the previous trend. The provision of land for employment purposes provides opportunities for residents to work close to where they live, reducing the need to travel and having a potential positive effect on congestion. Therefore, Objectives that support the development of land for employment use have a greater likelihood of a positive effect on congestion.</p> <p>Looking at the Objectives, OB 1 seeks to minimise vehicle movements, and OB 2 seeks to use more sustainable transport alternatives and use minor roads, with a likely positive effect on congestion. OB 3 seeks to mitigate the impact of development on local communities to make it acceptable, with a likely positive effect on congestion if this relates to traffic measures. OB 4 seeks to maximise BNG, which is likely to have a neutral impact on transport. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources and the associated effects from extraction (including vehicle movements), with a likely positive effect on congestion. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant need, which could be accompanied by an increase in traffic levels and result in the loss of opportunities for sustainable transport modes (PROW, which could include cycleways), with a likely negative effect on congestion. OB 7 looks to enable appropriate oil and gas development, which could have accompanying transport movements and result in the loss of opportunities for sustainable transport modes (PROW, which could include cycleways), with a likely negative effect on congestion. OB 8 seeks to positively contribute to an area through countryside access, and local amenity in relation to restoration and aftercare, with a likely positive effect if this facilitates sustainable transport modes (PROW, which could include cycleways). OB 9 looks to safeguard mineral resources, facilities and infrastructure, but, if the site is developed, this could be accompanied by an increase in traffic levels and result in the loss of opportunities for sustainable transport modes (PROW, which could include cycleways), with a likely a negative effect on congestion. OB 10 seeks to minimise disposal to landfill, which could limit vehicle movements to and from landfill sites, with a likely positive effect on congestion. OB 11 looks to minimise the distance mixed municipal waste travels by road, which could limit the amount of traffic, with a likely positive effect on congestion. OB 12 seeks to locate sites where odour and bioaerosols could be an issue in a rural location close to a farm, with a likely neutral effect on congestion. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable to the benefit of the local community, with a likely positive effect on congestion if this facilitates sustainable transport modes (PROW, which could include cycleways). OB 14 seeks to safeguard waste management capacity and facilities in the Borough, but, if the site is developed, this could be accompanied by an increase in traffic levels and result in the loss of opportunities for sustainable transport modes (PROW, which could include cycleways), with a likely a negative effect on congestion.</p> |                  |                        |                     |               |                 |             |                           |                      |                  |                     |                 |              |                    |

119 Biodiversity net gain





| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. LPS Policy CO 1 'Sustainable Travel and Transport' seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 'Enabling Business Growth Through Transport Infrastructure' seeking to minimise the need to travel. Emerging SADPD Policy INF 1 'Cycleways, bridleways and footpaths' looks to protect the quantity and quality of cycleways, bridleways and footpaths. Proposed MWP Policy DM 1 'General development management criteria' requires (where appropriate) enhancement of PROW, which could include cycleways, providing the opportunity to use sustainable transport. This is also the case for proposed MWP Policy DM 18 'Public rights of way', which seeks to protect and improve access to PROW. Proposed MWP Policy DM 5 'Transport' requires adequate transport links to serve the development and an adequate means of access to the highway network as well as highway improvements to be in place before operations commence.</p> <p>Taking the above into account, it is found that OB 1, OB 2, OB 5, OB 10 and OB 11 perform well under this topic through the potential to minimise vehicle movements. OB 8 and OB 13 also perform well due to restoration of mineral and waste sites, which could provide opportunities for sustainable modes of transport. OB 3 performs well as it looks to minimise the impact on local communities. OB 7 performs less well as it looks to enable development. OB 6 does not perform well as it looks to deliver minerals development, which has associated effects from extraction including vehicle movements. This is also the case for OB 9. OB 14 does not perform well as it looks to deliver waste development, which has associated effects from the operation of sites including vehicle movements. It should be noted however, that Objectives that support development have the potential for a negative effect on congestion due to increased traffic.</p> <p>It is considered that there is suitable mitigation provided through LPS Policies, emerging SADPD Policies, proposed MWP Policies, and available at the implementation level to make sure that none of the Objectives would have a significant negative effect on this topic.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |

## Cultural heritage and landscape

Table C.7 Sustainability topic: cultural heritage and landscape

|                         | OB 1  | OB 2             | OB 3                   | OB 4      | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13        | OB 14              |
|-------------------------|---|------------------|------------------------|-----------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|--------------|--------------------|
| Detail and significance | Climate change  | Transport impact | Acceptable development | BNG (120) | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Restoring or | Safeguarding waste |
| Commentary              | <p>The Borough has an extensive historic environment, with many designated (and non-designated) heritage assets (as detailed in Appendix B of this Report). These include Conservation Areas, Listed Buildings, Scheduled Monuments, Parks and Gardens, and areas of archaeological potential. Development can lead to pressure on historic cores/Conservation Areas through increased traffic.</p> <p>All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains several LLDs. The precise location of development is not known at this stage and therefore there is uncertainty regarding the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the Borough, which means that it is possible that some of the Objectives will not be able to minimise the loss of greenfield land; this could occur on the edge of settlements, which gives rise to an impact on settlement edge landscapes.</p> <p>Looking at the Objectives, OB 1 seeks to co-locate waste facilities, which could increase the visual impact, with a likely negative effect on cultural heritage and landscape. OB 2 seeks to use more sustainable transport alternatives including pipelines, which could reduce traffic through historic cores/Conservation Areas, with a likely positive effect on cultural heritage and landscape if these are existing (in relation to landscape), but a negative effect if they are to be developed underground (in relation to archaeology) or overground (in relation to landscape and the setting of heritage assets). OB 3 seeks to mitigate and enhance the historic environment to make development acceptable, with a likely positive effect on cultural heritage and landscape. OB 4 seeks to maximise BNG, with a likely neutral effect on cultural heritage and landscape. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources leading to the potential for less archaeological disturbance and reduced traffic through historic cores/Conservation Areas, with a likely positive effect on cultural heritage and landscape. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant needs, with a likely negative effect on cultural heritage and landscape in relation to the physical development; however, the use of local building stone can help maintain the quality of the built environment and local distinctiveness and there could be opportunities to improve the landscape through restoration, with a likely positive effect on cultural heritage and landscape. OB 7 looks to enable appropriate oil and gas development, which could have accompanying transport movements (including traffic through historic cores/Conservation Areas), and disturb archaeology, however OB 7 also looks to protect the environment from unacceptable impacts, providing a likely reduced negative effect on cultural heritage and landscape. OB 8 seeks to positively contribute to an area through restoration and aftercare, which could include improvement to the landscape and the setting of historic assets, with a likely positive effect. OB 9 looks to safeguard mineral resources, facilities and infrastructure, but, if the site is developed, this could have a likely negative effect on cultural heritage and landscape in relation to the physical development, however, the use of local building stone can help maintain the quality of the built environment and local distinctiveness and there could be opportunities to improve the landscape through restoration, with a likely positive effect on cultural heritage and landscape. OB 10 seeks</p> |                  |                        |           |               |                 |             |                           |                      |                  |                     |                 |              |                    |





| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>to minimise disposal to landfill, which could limit vehicle movements to and from landfill sites, with a likely positive effect on cultural heritage (in relation to traffic through historic cores/Conservation Areas). OB 11 looks to minimise the distance mixed municipal waste travels by road, which could limit the amount of traffic through historic cores/Conservation Areas, with a likely positive effect on cultural heritage and landscape. OB 12 seeks to prioritise the use of brownfield land over undeveloped land outside of settlement limits, with a likely positive effect on landscape. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable, which could include improvement to the landscape and the setting of historic assets, with a likely positive effect on cultural heritage and landscape. OB 14 seeks to safeguard waste management capacity and facilities in the Borough, but, if the site is developed, this could have a likely negative effect on cultural heritage and landscape in relation to the physical development. However, there could be opportunities to improve the landscape through restoration, with a likely positive effect on cultural heritage and landscape.</p> <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. There are several Policies that seek to protect the historic environment including LPS Policy SE 7 'The Historic Environment', and emerging SADPD Policies HER 1 'Heritage assets', HER 2 'Heritage at risk', HER 3 'Conservation areas', HER 4 'Listed buildings', and HER 7 'Non-designated heritage assets'. Emerging SADPD Policy HER 5 'Registered parks and gardens' looks to respect the character, setting and appearance of such assets, with emerging SADPD Policy HER 6 'Historic battlefields' seeking to protect the historic significance, appearance, integrity and setting of battlefields. Emerging SADPD Policy HER 8 'Archaeology' seeks to protect the heritage assets or mitigate harm, whilst emerging SADPD Policy HER 9 'Jodrell Bank World Heritage Site' has a presumption against development that would harm the Outstanding Universal Value of the asset. LPS Policy SE 4 'The Landscape' looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Emerging SADPD Policy ENV 3 'Landscape character' acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst emerging SADPD Policy ENV 4 'River corridors' looks to protect and enhance river corridors. Emerging SADPD Policy ENV 5 'Landscaping' seeks to secure landscaping schemes as part of development proposals. Proposed MWP Policy DM 1 'General development management criteria' requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the intrinsic quality and character of the landscape, including any local features that contribute to its local distinctiveness, the historic environment and the character and quality of the area in which the development is situated, through poor design. Proposed MWP Policy DM 3 'Plant and buildings' requires development to be designed and located to minimise visual intrusion, be adequately and harmoniously screened from sensitive locations and to be appropriately finished and coloured to blend into its surroundings. Proposed MWP Policy DM 4 'Restoration and aftercare' requires the long-term enhancement of the environment through a phased sequence of working, restoration, aftercare and aftercare, as well as minimising land disturbance and restoration being informed by landscape character and the historic environment. Proposed MWP Policy DM 6 'Landscape and visual impacts' seeks conservation and enhancement of landscape quality. Proposed MWP Policy DM 11 'Historic environment' seeks to conserve and enhance the historic environment. Proposed MWP Policy DM 12 'Protecting land of biodiversity or geological value' looks to avoid unacceptable adverse impacts on Local Landscape Designation areas, trees and woodlands, open space (including country parks and village greens), conservation areas, locally listed buildings, and strategic and local green gaps.</p> <p>Taking the above into account, it is found that OB 5 performs well under this topic through the potential to minimise vehicle movements and archaeological disturbance. OB 3 performs well as it looks to minimise the impact on the historic environment and OB 12 performs well through prioritising brownfield land. OB 8 and OB 13 also perform well due to restoration of mineral and waste sites, which could improve the landscape and heritage asset setting. OB 10 and OB 11 perform well under this topic through the potential to minimise vehicle movements. OB 2 performs fairly well through the potential to minimise vehicle movement, but it does support pipelines. OB 1 performs less well as there may be an increase in visual impact. OB 7 performs less well as it looks to enable development, however it also seeks to mitigate impacts. OB 6 also performs less well as it looks to deliver minerals development but could</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |



| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>provide local building stone. There is also the potential for positive effects through restoration. This is also the case for OB 9. OB 14 does not perform well as it looks to deliver waste development, which has associated effects from the operation of sites, although there is the potential for positive effects through restoration.</p> <p>It should be noted, however, that there is an element of uncertainty for all Options until the precise location of development is known. It is considered that there is suitable mitigation provided through LPS policies, emerging SAPD Policies, proposed MWP Policies and available at implementation level to make sure that none of the Options would have a significant negative effect on this topic.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |



## Objectives



## Social inclusiveness

Table C.8 Sustainability topic: social inclusiveness

|                         | OB 1  | OB 2             | OB 3                   | OB 4      | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13        | OB 14              |
|-------------------------|---|------------------|------------------------|-----------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|--------------|--------------------|
| Detail and significance | Climate change  | Transport impact | Acceptable development | BNG (121) | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Restoring or | Safeguarding waste |
| Commentary              | <p>Development in areas with lower access to public transport, services and facilities, for example rural communities, could result in higher social exclusion.</p> <p>There is a need to provide a mix of housing types and tenures (including affordable homes) in the Borough. Housing growth provides the opportunity for affordable housing to be provided; as detailed in Appendix B of this Report only about 12% of homes were operated by a private registered provider, with an increase in house prices since 2013. It can also lead to funding being made available to provide new or upgraded infrastructure to enable communities to be more socially inclusive (for example meeting places, opportunities to access training, public transport provision, footways and cycleways), however, if the critical mass is not reached there will be a resulting increase in pressure on existing services. The Borough contains Lower Super Output Areas that are some of the most deprived in England, reflected in the Index of Multiple Deprivation (2019) (Appendix B of this Report). Therefore, Objectives that could facilitate jobs provision are likely to have a greater positive affect on social inclusiveness than those that don't.</p> <p>The Objectives do not relate to the provision of housing as this is covered in the LPS and SADPD, therefore the focus is on the provision of job opportunities through minerals and waste development under this sustainability topic.</p> <p>Looking at the Objectives, OB 1 seeks to minimise vehicle movements, and OB2 seeks to use more sustainable transport alternatives and use minor roads, with a likely neutral effect on social inclusiveness. OB 3 seeks to mitigate the impact of development on local communities to make it acceptable, with a likely neutral effect on social inclusiveness. OB 4 seeks to maximise BNG, with a likely neutral effect on social inclusiveness. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources and the associated effects from extraction - if this leads to the provision of jobs then this is likely to have a positive effect on social inclusiveness. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant need, which could result in a small number of jobs during the site preparation, operation and restoration, which may help to reduce employment deprivation, with a likely positive effect on social inclusiveness. OB 7 looks to enable appropriate oil and gas development, which could result in a small number of jobs during the site preparation, operation and restoration, which may help to reduce employment deprivation, with a likely positive effect on social inclusiveness. OB 8 seeks to positively contribute to an area through the local economy in relation to restoration and aftercare, with a likely positive effect on social inclusiveness. OB 9 looks to safeguard mineral resources, facilities and infrastructure, which, if the site is developed, could result in a small number of jobs during the site preparation, operation and restoration, which may help to reduce employment deprivation, with a likely positive effect on social inclusiveness. The provision of minerals also provides the opportunity to create sustainable communities through the provision of infrastructure. OB 10 seeks to minimise disposal to landfill, with a likely neutral effect on social inclusiveness. OB 11 looks to minimise the distance mixed municipal waste travels by road, with a likely neutral effect on</p> |                  |                        |           |               |                 |             |                           |                      |                  |                     |                 |              |                    |

| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>social inclusiveness. OB 12 seeks to prioritise brownfield land use, with a likely neutral effect on social inclusiveness. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable to the benefit of the local community, with a likely positive effect on social inclusiveness. OB 14 seeks to safeguard waste management capacity and facilities in the Borough, which, if the site is developed, could result in a small number of jobs during the site preparation, operation and restoration, which may help to reduce employment deprivation, with a likely positive effect on social inclusiveness.</p> <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. LPS Policy CO 1 'Sustainable Travel and Transport' seeks to encourage a modal shift away from car travel to public transport, cycling and walking, with LPS Policy CO 2 'Enabling Business Growth Through Transport Infrastructure' seeking to minimise the need to travel. Emerging SADPD Policy INF 1 'Cycleways, bridleways and footpaths' looks to protect the quantity and quality of cycleways, footpaths and bridleways. LPS Policy EG 2 'Rural Economy' and emerging SADPD Policy RUR 10 'Employment development in the open countryside' look to support the vitality of rural settlements. LPS Policy SC 3 'Health and Well-Being', requires development to be designed to create safe environments, and education and skills training should be improved. In relation to the safety of the environment, emerging SADPD Policy GEN 2 'Security at crowded places' seeks to minimise the vulnerability and protect people from the impact of a terrorist attack. Open space can help to tackle social exclusion and reduce anti-social behaviour. Such spaces can provide opportunities to gather and meet people, which can contribute to a sense of community. Proposed MWP Policy DM 1 'General development management criteria' requires measures to avoid, reduce or mitigate unacceptable adverse impacts on public open space and outdoor recreation facilities, and seeks the creation of recreation facilities. Proposed MWP Policy DM 12 'Protecting land of biodiversity or geological value' looks to avoid unacceptable adverse impacts on open space (including country parks and village greens), and land or buildings in sport or recreation use. Taking the above into account, OB 5, OB 6, OB 7, OB 9 and OB 14 perform well under this sustainability topic through potential jobs provision. OB 8 and OB 13 also perform well due to restoration of mineral and waste sites. It should be noted, however, that there is an element of uncertainty for all Objectives until the precise location of development is known.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |



## Objectives



## Economic development

Table C.9 Sustainability topic: economic development

|                         | OB 1   | OB 2             | OB 3                   | OB 4      | OB 5          | OB 6            | OB 7        | OB 8                      | OB 9                 | OB 10            | OB 11               | OB 12           | OB 13        | OB 14              |
|-------------------------|--|------------------|------------------------|-----------|---------------|-----------------|-------------|---------------------------|----------------------|------------------|---------------------|-----------------|--------------|--------------------|
| Detail and significance | Climate change   | Transport impact | Acceptable development | BNG (122) | Efficient use | Minerals supply | Oil and gas | Restoration and aftercare | Mineral safeguarding | Self-sufficiency | Proximity principle | Brownfield land | Restoring or | Safeguarding waste |
| Commentary              | <p>As detailed in Appendix B of this Report the Borough has a high jobs density, with skills levels and people employed in professional occupations slightly below the UK average, but a relatively high proportion of residents are in employment. However, a relatively high proportion of people in the Borough travel over 20km to work (Appendix B of this Report). Therefore, Objectives that support employment opportunities are likely to have a greater positive effect on economic development, compared to those that don't. Housing growth could support business growth, especially in town and larger village centres, with increased footfall and allowing businesses to base themselves close to employees.</p> <p>A more pleasant local environment that includes, for example open space and areas of landscape value, could attract more businesses. All landscapes in Cheshire East have an identified character, with varying degrees of importance and sensitivity; the Borough contains several historic land classifications, and landscape character types (see Appendix B of this Report). It also contains LLDs. The precise location of development is not known at this stage and therefore there is uncertainty regarding the nature and significance of the effects. There is also lack of available/suitable brownfield land in and around the Borough, which means that it is possible that some of the Objectives will not be able to minimise the loss of greenfield land; this could occur on the edge of settlements, which gives rise to an impact on settlement edge landscapes. The Borough also has an important tourism offer and historic environment (Conservation Areas and Listed Buildings, for example), which provides significant opportunities for the economy (Appendix B of this Report).</p> <p>Looking at the Objectives, OB 1 seeks to co-locate waste facilities, which could increase the visual impact and not create a pleasing environment for business growth, with a likely negative effect on economic development. OB 2 seeks to use more sustainable transport alternatives including pipelines, which could reduce traffic through historic cores/Conservation Areas with a likely positive effect on economic development if these are existing (in relation to landscape), but a negative effect if they are to be developed overground (in relation to landscape and the setting of heritage assets). OB 3 seeks to mitigate and enhance the natural and historic environment to make development acceptable, with a likely positive effect on economic development through the creation of a pleasing environment for business growth. OB 4 seeks to maximise BNG, with a likely neutral effect on economic development. OB 5 looks to efficiently use resources, which could decrease the consumption of primary resources leading to the potential for reduced traffic through historic cores/Conservation Areas, and could also lead to the provision of jobs, with a likely positive effect on economic development. OB 6 seeks to deliver an adequate and steady supply of minerals to meet relevant needs, supporting growth and could result in a small number of jobs during the site preparation, operation and restoration, however, there could be landscape impacts in relation to the physical development (with the potential for improvements through restoration) and transport movements (potentially through historic cores/Conservation Areas), with a likely reduced positive effect on economic development. This is also the case for OB 7, which looks to enable appropriate oil and gas development, but also looks to protect the environment from unacceptable impacts, providing a likely reduced positive effect on economic development. OB 8 seeks to positively contribute to an area through restoration and</p> |                  |                        |           |               |                 |             |                           |                      |                  |                     |                 |              |                    |

| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>aftercare, which could include improvement to the landscape and the setting of historic assets, with a likely positive effect on economic development through creation of a pleasing environment for business growth. OB 9 looks to safeguard mineral resources, facilities and infrastructure, which, if the site is developed, could result in a small number of jobs during the site preparation, operation and restoration, however, there could be landscape impacts in relation to the physical development (with the potential for improvements through restoration) and transport movements (potentially through historic cores/Conservation Areas), with a likely reduced positive effect on economic development. OB 10 seeks to minimise disposal to landfill, which could limit vehicle movements to and from landfill sites, with a likely positive effect on economic development (in relation to traffic through historic cores/Conservation Areas). OB 11 looks to minimise the distance mixed municipal waste travels by road, which could limit the amount of traffic through historic cores/Conservation Areas, with a likely positive effect on economic development through creation of a pleasing environment for business growth. OB 12 seeks to prioritise the use of brownfield land over undeveloped land outside of settlement boundaries, with a likely positive effect on economic development in relation to the landscape. OB 13 looks to restore waste management sites that are unrequired or locationally unacceptable, which could include improvement to the landscape and the setting of historic assets, with a likely positive effect on economic development through creation of a pleasing environment for business growth. OB 14 seeks to safeguard waste management capacity and facilities in the Borough, which, if the site is developed, could result in a small number of jobs during the site preparation, operation and restoration, however, there could be landscape impacts in relation to the physical development (with the potential for improvements through restoration) and transport movements (potentially through historic cores/Conservation Areas), with a likely reduced positive effect on economic development.</p> <p>Mitigation could be provided through LPS, emerging SADPD and proposed MWP Policies. LPS Policy EG 1 'Economic Prosperity' looks to support employment development in the Borough, with LPS Policy EG 2 'Rural Economy' and emerging SADPD Policy RUR 10 'Employment development in the open countryside' specifically concentrating on employment development in the rural areas. LPS Policy EG 4 'Tourism' seeks to protect and enhance the unique features of the Borough that attract visitors. Landscape and the historic environment can play an important role in attracting business who value their surroundings. Proposed MWP Policy DM 1 'General development management criteria' requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the intrinsic quality and character of the landscape, including any local features that contribute to its local distinctiveness, the historic environment and the character and quality of the area in which the development is situated, through poor design. Proposed MWP Policy DM 3 'Plant and buildings' requires development to be designed and located to minimise visual intrusion, be adequately and harmoniously screened from sensitive locations and to be appropriately finished and coloured to blend into its surroundings. Proposed MWP Policy DM 4 'Restoration and aftercare' requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare, as well as minimising land disturbance and restoration being informed by landscape character and the historic environment. Proposed MWP Policy DM 6 'Landscape and visual impacts' supports the conservation and enhancement of landscape quality. Proposed MWP Policy DM 9 'Air quality: dust and odour' requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on the historic environment. Proposed MWP Policy DM 11 'Historic environment' seeks to conserve and enhance the historic environment. Proposed MWP Policy DM 12 'Protecting land of biodiversity or geological value' looks to avoid unacceptable adverse impacts on Local Landscape Designation areas, trees and woodlands, open space (including country parks and village greens), conservation areas, locally listed buildings, and strategic and local green gaps and land in tourism use.</p> <p>Mitigation can also be provided through Policies that seek to protect the historic environment including LPS Policy SE 7 'The Historic Environment', and emerging SADPD Policies HER 1 'Heritage assets', HER 3 'Conservation areas', HER 4 'Listed buildings', HER 5 'Registered parks and gardens', HER 6 'Historic battlefields', and HER 7 'Non-designated heritage assets'. LPS Policy SE 4 'The Landscape' looks to conserve the landscape character and quality of the Borough, and for the historic, natural and man-made features to be enhanced and effectively managed. Emerging SADPD Policy ENV 3 "Landscape character" acknowledges that the distinctiveness of the local area is made up of many qualities, features and characteristics, whilst proposed SADPD Policy ENV 5 'Landscaping' seeks to secure landscaping schemes as part of development proposals.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |





| OB 1   | OB 2 | OB 3 | OB 4 | OB 5 | OB 6 | OB 7 | OB 8 | OB 9 | OB 10 | OB 11 | OB 12 | OB 13 | OB 14 |
|--|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| <p>Taking the above into account it is found that OB 5 performs well under this topic through the potential to minimise vehicle movements and provide jobs. OB 3 performs well as it looks to minimise the impact on the historic and natural environment and OB 12 performs well through prioritising brownfield land, creating a pleasing environment for business growth. OB 8 and OB 13 also perform well due to restoration of mineral and waste sites, which could improve the landscape and heritage asset setting. OB 10 and OB 11 perform well under this topic through the potential to minimise vehicle movements. OB 2 performs fairly well through the potential to minimise vehicle movement, but it does support pipelines. OB 7 also performs fairly well as it looks to enable development, with the potential for job opportunities and seeks to mitigate impacts. OB 6 performs fairly well as it looks to deliver minerals development, with the potential for job opportunities, but there may not be a pleasing environment for business growth. This is also the case for OB 9. OB 14 also performs fairly well as it looks to deliver waste minerals development, with the potential for job opportunities, but there may not be a pleasing environment for business growth. OB 1 performs less well as there may be an increase in visual impact.</p> <p>It should be noted, however, that there is an element of uncertainty for all Objectives until the precise location of development is known. It is considered that there is suitable mitigation provided through LPS, emerging SADPD and proposed MWP Policies and available at implementation level to make sure that none of the Objectives would have a significant negative effect on this topic.</p> |      |      |      |      |      |      |      |      |       |       |       |       |       |



## Summary findings and conclusion

**C.4** OB 1 focuses on tackling climate change through various measures including the co-locating of waste facilities, which could have a negative effect on cultural heritage and landscape, and economic development topics; however, mitigation is available through LPS, emerging SADPD and proposed MWP Policies. OB 1 was found to have a potential positive effect against topics relating to biodiversity, flora and fauna, population and human health, water and soil, air, transport and climate change.

**C.5** OB 2 focuses on reducing transport impacts including greater use of pipelines, which has the potential to minimise vehicle movements for example, with potential positive effects against topics relating to biodiversity, flora and fauna, population and human health, air, transport, and economic development. However, it could result in negative effects on water and soil, cultural heritage and landscape and economic development if the pipelines are new (either under or overground); but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**C.6** OB 3 focuses on making development acceptable in its wider locality including for local communities and the natural and historic environment. This has the potential for a positive effect on biodiversity, flora and fauna, water and soil, air, population and human health, cultural heritage and landscape, and economic development.

**C.7** OB 4 focuses on maximising BNG. This has the potential for a positive effect against topics relating to biodiversity, flora and fauna, population and human health, and water and soil.

**C.8** OB 5 focuses on prioritising secondary, recycled and substitute aggregates, which could minimise the use of primary aggregates and potentially create jobs. This could have a positive effect on topics relating to biodiversity, flora and fauna, population and human health, water and soil, air, transport, cultural heritage and landscape, social inclusiveness, and economic development.

**C.9** OB 6 focuses on ensuring an adequate and steady mineral supply to meet needs (including the provision of local building stone) and could provide jobs. This has the potential for a positive effect against topics relating to cultural heritage and landscape, social inclusiveness, and economic development. However, it could also have a negative effect on cultural heritage and landscape, as well as on biodiversity, flora and fauna, water and soil, population and human health, transport, and air; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies and there is also the potential for positive effects through restoration.

**C.10** OB 7 focuses on enabling appropriate oil and gas development (providing jobs) whilst protecting local communities and the environment from unacceptable impacts. This has a potential positive effect against topics relating to social inclusiveness and economic development. However, it could have negative effects on biodiversity, flora and fauna, water and soil, air, population and human health, transport and cultural heritage and landscape; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.



**C.11** OB 8 focuses on ensuring high quality restoration and aftercare for mineral sites, with uses that are appropriate and contribute to the area and could attract species. This has a potential positive effect against topics relating to biodiversity, flora and fauna, population and human health, air, water and soil, transport, cultural heritage and landscape, social inclusiveness, and economic development. However, it could also have a negative effect against biodiversity, flora and fauna; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**C.12** OB 9 focuses on safeguarding mineral resources, facilities and infrastructure to support the supply of minerals, and provide jobs, which could have a negative effect on biodiversity, flora and fauna, water and soil, air, cultural heritage and landscape, population and human health, and transport; however, mitigation is available through LPS, emerging SADPD and proposed MWP Policies and there is also the potential for positive effects through restoration. OB9 was found to have a positive effect against topics relating to social inclusiveness, and economic development.

**C.13** OB 10 focuses on achieving net self-sufficiency including minimising the disposal of waste to landfill. This could have a positive effect on biodiversity, flora and fauna, population and human health, air, transport, cultural heritage and landscape, economic development, and water and soil.

**C.14** OB 11 focuses on implementing the proximity principle, which seeks to minimise the distance that mixed municipal waste generated in the Borough moves. This has the potential for a positive effect against topics relating to biodiversity, flora and fauna, population and human health, air, transport, cultural heritage and landscape, and economic development.

**C.15** OB 12 focuses on prioritising brownfield land use and recognises that rural locations can be preferable for amenity reasons. This could have a positive effect against topics relating to population and human health, air, water and soil, cultural heritage and landscape, and economic development. However, it has the potential for a negative effect on biodiversity, flora and fauna; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**C.16** OB 13 focuses on using or restoring waste sites to the benefit of local communities. This has the potential for a positive effect on topics relating to biodiversity, flora and fauna, population and human health, water and soil, air, transport, cultural heritage and landscape, social inclusiveness, and economic development. However, it could also have a negative effect on biodiversity, flora and fauna; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies.

**C.17** OB 14 focuses on safeguarding waste management capacity and facilities in the Borough. This is likely to have a positive effect on social inclusiveness, and economic development. However, it has the potential for a negative effect on topics relating to biodiversity, flora and fauna, water and soil, air, transport, and cultural heritage and landscape; but mitigation is available through LPS, emerging SADPD and proposed MWP Policies and there is also the potential for positive effects through restoration.

**C.18** In conclusion, the appraisal has found that, read as a whole, the objectives of the MWP are unlikely to have any significant negative effects. Ultimately, the nature and significance of effects against most topics will be dependent on how they are taken forward,



both through final policy proposals and subsequent implementation. It is considered that mitigation provided through Local Plan Policies and available at the project level should make sure that there are no significant negative effects.





## Appendix D: Alternatives for policy themes

**D.1** This Appendix seeks to demonstrate that the approach taken to the appraisal of policy alternatives is justified, reasonable and proportionate. Some of the proposed Draft MWP policies are related to policies in the LPS and/or emerging SADPD; these LPS and SADPD policies have already been subject to SA through the development of the LPS and SADPD. Each of the policy themes covered by the Draft MWP is discussed below; for all policy themes, there is little to be gained from a formal alternatives appraisal and it would not be a proportionate approach to take. For the minority of themes further discussion is required before it can be concluded that a formal alternatives appraisal is not required.

**D.2** The information in this Appendix is supplemented by the detailed appraisal findings in Chapter 4 of this Report. As part of the appraisal presented in Chapter 4, the proposed policy themes are appraised against the baseline, that is, the 'do nothing option'.

### Minerals

**D.3** Chapter 3 of the Draft MWP presents policy in relation to minerals, recognising that minerals are an essential component in the creation of both a successful economy and a good quality of life, since they are the raw materials that help provide the infrastructure, buildings, energy and goods that the country needs. However, as minerals are a finite natural resource and can only be worked where they are found, it is important that best use is made of them to secure their long-term future.

**D.4** There are 14 proposed policies under the minerals theme:

- MIN 1 'Mineral safeguarding areas'
- MIN 2 'Safeguarding mineral supply sites and infrastructure'
- MIN 3 'Managing the sand resource'
- MIN 4 'New sand resource allocations and areas of search'
- MIN 5 'Prioritising the use of substitute, secondary and recycled aggregates'
- MIN 6 'Aggregate crushed rock'
- MIN 7 'Non-aggregate sandstone'
- MIN 8 'Provision for salt extraction'
- MIN 9 'Afteruse of salt cavities'
- MIN 10 'Conventional and unconventional hydrocarbons (oil and gas)'
- MIN 11 'Peat'
- MIN 12 'Borrow pits'
- MIN 13 'Minerals processing at quarries and other sites'
- MIN 14 'Blasting'

**D.5** The proposed policy approach covers several themes; safeguarding mineral resources and infrastructure, the sand resource, other aggregates, the sandstone (rock) resource, the salt resource, energy minerals, other minerals and other mineral activities. In terms of safeguarding mineral resources and infrastructure, the approach covers the protection of mineral resources from sterilisation or constraint, and prior extraction as well as the safeguarding of potential mineral sites and infrastructure. In terms of the sand resource the approach covers the management of the sand resource, recognising the different resource types of non-aggregate (silica) sand and aggregate (construction) sand. The policy approach



also sets out a hierarchy of resource delivery and covers the allocation of sites and Areas of Search. In relation to other aggregates, the approach covers substitute, secondary and recycled aggregates including the safeguarding of related facilities. In terms of the sandstone (rock) resource, the approach covers the production and supply of aggregate crushed rock and the supply of non-aggregate sandstone. In relation to the salt resource, the approach covers the supply of salt and the preferred approach to development, as well as the afteruse of salt cavities. In terms of energy, the approach covers the exploration, appraisal and production of hydrocarbons. In relation to other minerals, the policy approach includes the protection of areas of peat. In terms of other mineral activities, the approach covers the use of borrow pits, mineral processing and blasting.

**D.6** Of these proposed policies most are based on and expand on national guidance (NPPF and/or PPG) and therefore the scope for alternative policies is constrained. In relation to mineral safeguarding areas (proposed Policy MIN 1) ¶¶3.12 to 3.14 of the Draft MWP explain why Mineral Safeguarding Areas have not been produced for hydrocarbons, peat or clay. For aggregate crushed rock (proposed Policy MIN 6) The NPPF requires a 10-year landbank, however the Borough's need for crushed rock is being met by imports outside of the MPA area due to limited uses for sandstone, constraints (such as road access and processing capacity) that need considerable investment to overcome, and planning conditions regarding rock extraction depth. The Council's strategy is for the MWP to meet an appropriate share of its crushed rock requirement, however, there have been no planning applications to increase crushed rock reserves since 2009 and no sites submitted for this purpose for inclusion in the MWP. The policy has been included in case the situation changes and there is little to suggest that the approach taken is not appropriate.

**D.7** It is difficult to envisage an alternative direction that might be taken to the borrow pits policy (proposed Policy MIN 12). The advantage of borrow pits is that it saves a lot of bulky material being transported from elsewhere, potentially long distances away, thereby cutting down on road noise/pollution/congestion. This is a sustainable option, and the resulting environmental benefits must be able to be linked to various LPS/SADPD policies and national guidance. There is little to suggest that the approach taken to the policy is not appropriate.

**D.8** It is also difficult to envisage an alternative direction that might be taken to the mineral processing policy (proposed Policy MIN 13). Processing where the mineral is extracted has various environment benefits resulting in the overall movement of bulky goods and there is little reason to suggest that the approach taken to this policy is not appropriate.

## Waste

**D.9** Chapter 4 of the Draft MWP presents policy in relation to waste, recognising that waste can be used as a resource and that it needs to be managed as close to its source as possible or to the place where the output is to be used. The Plan seeks to make sure that waste is managed sustainably.

**D.10** There are 11 proposed policies under the waste theme:

- WAS 1 'Waste management strategy'
- WAS 2 'Waste management capacity and needs'
- WAS 3 'Spatial strategy for locating waste management facilities'
- WAS 4 'Waste management facilities in the Green Belt'



- WAS 5 'Waste management facilities in the open countryside'
- WAS 6 'Safeguarding of waste management facilities'
- WAS 7 'Wastewater and sewage treatment facilities'
- WAS 8 'On-farm anaerobic digestion plants'
- WAS 9 'Sites for energy recovery'
- WAS 10 'Ancillary development at landfill, landraise and open organic waste management sites'
- WAS 11 'Deposit of inert waste to land for restoration and land improvement'

**D.11** The proposed policy approach covers the strategy for waste management in the Borough, waste management capacity and needs. The approach also sets out a hierarchy of priorities for the development of new or extended waste management facilities. The development of waste management facilities in the Green Belt and Open Countryside are also covered, as is the safeguarding of waste management facilities, taking into account sensitive receptors. The approach also covers the management of wastewater and sewage sludge, as well as on-farm anaerobic digestion plants. On-site energy recovery, including pre-sorting and residue, is included in the policy approach, as is ancillary development at landfill, landraise and open organic waste management sites, and the deposit of inert waste to land for restoration and land improvement.

**D.12** Of these proposed policies, three relate to policies in the LPS or emerging SADPD and therefore a formal alternatives appraisal was not warranted. Most are also based on and expand on national guidance (NPPF/PPG/National Planning Policy for Waste (NPPW)) and therefore the scope for alternative policies is constrained.

**D.13** It is difficult to envisage an alternative direction that might be taken to the ancillary development policy (proposed Policy WAS 10). The proposed policy supports ancillary development at existing waste management sites where environmental effects of the proposal are demonstrated to be acceptable and there is little reason to suggest that the approach taken to this policy is not appropriate.

**D.14** It is also difficult to envisage an alternative direction that might be taken to the deposit of inert waste policy (proposed Policy WAS 11). The proposed policy looks to assist the restoration of quarries and landfills that need the inert materials for restoration purposes and there is little reason to suggest that the approach taken to this policy is not appropriate.

## Development management

**D.15** Chapter 5 of the Draft MWP presents policy in relation to general considerations for appraising applications, recognising that development management policies help to deliver the vision and objectives of the plan by providing the criteria against which future minerals and waste development will be assessed.

**D.16** There are 18 proposed policies under the development management theme:

- DM 1 'General development management criteria'
- DM 2 'Minimising waste during construction and development'
- DM 3 'Plant and buildings'
- DM 4 'Restoration and aftercare'
- DM 5 'Transport'



- DM 6 'Landscape and visual impacts'
- DM 7 'Water resources and flood risk'
- DM 8 'Noise and vibration'
- DM 9 'Air quality: dust and odour'
- DM 10 'Other amenity impacts'
- DM 11 'Historic environment'
- DM 12 'Protecting land of biodiversity or geological value'
- DM 13 'Land stability and subsidence'
- DM 14 'Community liaison'
- DM 15 'Cumulative impact'
- DM 16 'Safeguarded aerodromes'
- DM 17 'Sustainable use of soils'
- DM 18 'Public rights of way'

**D.17** The proposed policy approach covers the protection of several economic, environmental and social considerations including the natural environment, heritage assets, soils, water, landscape, PROW, health and amenity. The approach also covers the minimisation of waste during construction and development, as well as associated development, for example plant and machinery. The restoration, afteruse and aftercare of mineral and waste sites, is covered in the approach, along with transport links and vehicle movements. Also covered in the approach is pollution, including noise (and vibration), dust and odour (air quality). The approach looks to protect the stability and safety of surrounding land buildings and watercourses, during and following cessation of operations. Site liaison groups and the cumulative impact of minerals and or waste developments are covered in the policy approach, as is aerodrome safeguarding, including bird strike.

**D.18** Of these proposed policies, 14 relate to policies in the LPS or emerging SADPD and therefore a formal alternatives appraisal was not warranted. All are also based on and expand on national guidance (NPPF/PPG/NPPW) and therefore the scope for alternative policies is constrained.



## Appendix E: Site options

### Introduction

**E.1** The pool of sites that are considered available, deliverable and potentially suitable for allocation through the plan (site options) have been appraised for completeness.

**E.2** The aim of this Appendix is to:

1. explain how the list of site options was arrived at
2. explain the site options appraisal methodology
3. present the outcomes of site options appraisal

### Identifying site options

**E.3** Using the Council's MWP SSM a long list of sites (Stage 1 of the SSM) was gathered for consideration from the following sources:

- existing Preferred Areas for minerals extraction in the CRMLP 1999
- existing Preferred Sites for waste uses in the CRWLP 2007
- sites submitted through the minerals call for sites (2014) and the minerals and waste call for sites (2017)

**E.4** Stage 2 of the SSM sifted out sites that:

- are not being actively promoted or are considered unlikely to be available within the plan period
- have subsequently been granted planning permission for a mineral or waste use by 31/01/21
- are in use (unless there is clear indication that this will cease)
- are identified in the LPS as Safeguarded Land
- are an allocated site in the LPS or Revised Publication Draft SADPD

**E.5** Where there was a proposal to allocate a waste site, the Council also sifted out sites that contained showstoppers, such as a SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), or historic battlefield. As not all these showstoppers would necessarily prevent the allocation of a minerals site or area, their presence was not used as a sieve for mineral proposals at this stage.

**E.6** This left a shortlist of site options for appraisal.

### Developing the appraisal methodology

**E.7** Given the number of site options and limited site-specific data availability it was not possible to only discuss (qualitative analysis) the merits of each site option under the SA framework. It would only have been possible to carry out a full qualitative analysis if time/resources were available to generate data/understanding for all site options through discussion with promoters. Without this data/understanding, a full qualitative analysis would have led to a risk of bias, for example sites that are being proactively promoted may have been found to perform favourably.



**E.8** As such, work was undertaken to develop a methodology suited to site options appraisal, whilst also reflecting the SA framework as best as possible. The methodology essentially involves employing GIS datasets, site visits<sup>(123)</sup>, and measuring ('quantitative analysis') how each site option relates to various constraint and opportunity features, as well as the use of qualitative analysis and planning judgement, where appropriate. The outcome was the completion of a proforma for each site, incorporated into the individual minerals and waste site selection reports ([DMW 03] and [DMW 04] respectively).

**E.9** The site options appraisal methodology (traffic light rationale) is presented in Table E.1.

**E.10** The aim of categorising the performance of site options is to aid differentiation, that is, to highlight instances of site options performing relatively well/poorly. The intention is not to indicate a 'significant effect'. Whilst Regulations require that the SA process identifies and evaluates significant effects of the draft plan and reasonable alternatives, there is no assumption that significant effects must be identified and evaluated for all site options considered. See Chapter 3 of this Report for a discussion of how reasonable alternatives have been considered through the MWP/SA process.

**E.11** A separate Accessibility Assessment has been carried out for each of the reasonable alternatives. This can be found in Appendix F of this Report.

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123 In this particular instance (for the Draft MWP), it was not possible to undertake site visits due to COVID-19. Instead, a desk based assessment has been undertaken, which utilises aerial photography and it is proposed to undertake site visits prior to the publication of the next iteration of the assessment work



**Table E.1 Traffic Light Rationale**

| Criteria and criteria question  | Basis of traffic light choice  | Commentary/data source/SA theme  |
|---|--|--|
| 1. Economically viable?   | Broad site viability.  | NPPF ¶167 - considering deliverable and developable sites.<br>¶116, ¶135 - plan deliverability.<br>PPG - Viability.  |
| Is there anything sit specific that could impact on the site's overall viability?   | Marginal viability/potentially viable.   |  |
|   | Not viable and unlikely to become viable.  |  |
| 2. Landscape and visual impact?   | No impact or development could improve the landscape.  | NPPF ¶170 - protecting and enhancing valued landscapes.<br>LPS Policy SE 4 Landscape.<br>SA theme:<br>• Cultural heritage and landscape                            |
| What would be the likely impact on the local landscape, including views from and onto the site, and degree of visual prominence? The strength of the outer boundary is also a factor. Are there any sensitive receptors – footpaths, bridleways, landscape designations etc.? | There will be an impact, but potential to be mitigated through sensitive layout and design.  |  |
|   | There will be significant landscape impact that will be difficult to mitigate.   |  |
| 3. Settlement character and urban form impact?  | Site is wholly in the settlement (infill) or is substantially* enclosed by the settlement on 3 sides.  | SA themes:<br>• Cultural heritage and landscape  |
| What is the relationship to the existing character and form of the settlement?  | Site is immediately adjacent to the settlement and substantially* enclosed by development on 2 sides.  |  |
| *Substantially – more than 50% of one side of the development.  | Site is on the edge of the settlement, only adjoining development on 1 side or not adjoining a settlement.   |  |
| 4. Strategic Green Gap?   | No.  | LPS Policy PG 5 Strategic Green Gap.<br>SA theme:<br>• Cultural heritage and landscape   |
| Does the site fall in a Strategic Green Gap, as defined in Figure 8.3 Strategic Green Gap in the LPS?   | In part.   |  |
|   | Yes (all or most of the site).   |  |
| 5. Health and amenity impact?   | Sites or areas located over 250m from sensitive land uses and may not cause any adverse impact to health and amenity or cause a minor adverse impact to health and amenity without low level mitigation. | NPPF ¶127 - planning policies should promote developments with a high standard of amenity.<br>LPS Policy SE 12 Pollution, Land Contamination and Land Instability. |
| Is the proposed use compatible with neighbouring uses?  |  |  |



| Criteria and criteria question   | Basis of traffic light choice  | Commentary/data source/SA theme   |
|--|--|---|
| <p>This includes impact of noise, vibration, odour, emissions, bioaerosols, illumination, visual intrusion, traffic, quality of life and community &amp; wellbeing. The NPPF states that the adverse impact of minerals and waste development on neighbouring communities should be minimised.</p> <p>Appropriate and sustainable mitigation measures to reduce the risk of unacceptable adverse impacts should be considered.</p> | <p>Sites or areas located between 100 and 250m from sensitive land uses. The site could cause a moderate impact to health and amenity of adjacent land uses without medium levels of mitigation.</p> <p>Sites or areas located within 100m of sensitive land uses. The site could cause severe or major impact on health and amenity to adjacent land uses with no mitigation demonstrated or cause major adverse impact to health and amenity without high levels of mitigation</p> | <p>PPG - Noise</p> <p>SA themes:</p> <ul style="list-style-type: none"> <li>Population and human health</li> <li>Air</li> </ul>   |
| 6. Highways access?  | Existing access into the site.   | NPPF ¶108 - in assessing sites that may be allocated for development in plans, it should be ensured that safe and suitable access to the site can be achieved for all users.  |
| Is there a physical point of highway access to the site?   | Access can be created in the site.<br><br>No apparent means of access/access would be difficult to achieve.  | LPS Policies IN 1 Infrastructure, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.   |
| 7. Highways impact?  | No known issues.   | SA theme:<br>• Transport  |
| Are there any known highways issues that could impact on the site (e.g., narrow access roads or busy junctions nearby) or the road network? Relevant Highway Studies/models can be referenced.   | Known issues that could be mitigated by appropriate measures.<br><br>Significant concerns that impacts will be difficult to mitigate.  | NPPF ¶108 - in assessing sites that may be allocated for development in plans, it should be ensured that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.<br>NPPF ¶132 – development should only be prevented on transport grounds where the residual cumulative impacts are severe. |





| Criteria and criteria question  | Basis of traffic light choice  | Commentary/data source/SA theme  |
|---|--|--|
|   |  | <p>LPS Policies IN 1 Infrastructure, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.</p> <p>SA themes:</p> <ul style="list-style-type: none"> <li>• Transport</li> <li>• Climatic factors</li> <li>• Air</li> </ul>                            |
| <p>8. Heritage assets and archaeological impact?</p> <p>Will there be any impact on designated or non-designated heritage assets* and their setting(s)?</p> <p>* A list of designated and non-designated assets is given on page 141 of the LPS.</p>  | <p>None.</p> <p>Heritage Impact Assessment or archaeological desk-based assessment would need to be carried out to establish the significance of the heritage asset and potential for harm. The appropriateness of the site for development can then be determined based on this information and potential for mitigation defined.</p> <p>Significant concerns over the potential for harm to a designated or non-designated heritage asset.</p>                 | <p>NPPF ¶185 - positive strategy for the conservation and enjoyment of the historic environment.</p> <p>LPS Policy SE 7 The Historic Environment.</p> <p>PPG - Conserving and enhancing the historic environment.</p> <p>SA theme:</p> <ul style="list-style-type: none"> <li>• Cultural heritage and landscape</li> </ul>                         |
| <p>9. Water environment impact (including flooding)?</p> <p>Are there known flooding, drainage or water quality or resource issues?</p> <p>Consider the proximity to Source Protection Zone (SPZ) or major / minor aquifers and vulnerable above-ground water bodies and potential for adverse impact on water resources and water quality.</p> | <p>The site will have minor/no unacceptable impact on water resources. The development is appropriate according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have minor impact that can be mitigated or have no impact.</p> <p>The site could have a moderate adverse impact upon groundwater SPZs or water resources in the absence of medium level mitigation.</p> | <p>NPPF ¶¶155 to 165 - planning and flood risk – take into account risk of water pollution and improve local environmental conditions (water quality)</p> <p>LPS Policy SE 13 Flood Risk and Water Management.</p> <p>PPG - Flood risk and coastal change.</p> <p>SA theme:</p> <ul style="list-style-type: none"> <li>• Water and soil</li> </ul> |

| Criteria and criteria question   | Basis of traffic light choice   | Commentary/data source/SA theme   |
|--|---|---|
| <p>The Water Framework Directive objectives seek no deterioration in current water quality and good status in all water bodies).</p> <p>Proximity of the development to Flood Zones is dependent on the type of development and its classification in the Flood Risk Vulnerability and Flood Zone Compatibility Table in the PPG.</p> <p>Mineral extraction can provide opportunities for flood water and general water storage.</p> | <p>The site is classed as 'Exception Test Required', according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a moderate impact requiring mitigation.</p> <p>The site may have a moderate impact on vulnerable waterbodies in the absence of medium level mitigation.</p> <p>The site could have either: a severe unacceptable or /major adverse impact on groundwater, SPZ or water resource in the absence of high-level mitigation. The site will exacerbate flood risk in areas prone to flooding.</p> <p>The site could have a severe unacceptable/ or major impact upon waterbodies within the site and / or hydrologically connected to the site.</p> <p>Either:</p> <p>The site is classed as: "Development should not be permitted" or classed as 'Exception Test Required, according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a major impact requiring high levels of mitigation.</p> | <p>Further information and Environment Agency datasets are shown on Magic Map at: <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a></p>   |
| <p>10. Ecology impact?</p> <p>Are there any Habitats Regulations Assessment (HRA) implications? Are there any known/likely ecological issues in, adjoining or close to the site (e.g., old trees, hedgerows, ponds, watercourses, buildings to be demolished/converted, areas of scrub or woodland, grassland with a diversity of plants or designated sites)?</p>   | <p>Unlikely to result in any significant adverse impacts.</p> <p>Likely significant effects but avoidance/mitigation measures are possible.</p> <p>Likely significant effects where avoidance/mitigation would be difficult to achieve.</p>   | <p>NPPF ¶170 - protect and enhance sites of biodiversity value; minimise impacts on and providing net gains for biodiversity.</p> <p>NPPF ¶174 to 177 - protecting biodiversity and geodiversity.</p> <p>LPS Policy SE 3 Biodiversity and Geodiversity.</p> <p>PPG - Natural environment.</p> |





| Criteria and criteria question  | Basis of traffic light choice   | Commentary/data source/SA theme  |
|---|---|--|
| LPS Policy SE 3 has a list of national/international and local/regional designations.<br>N.B. The MWP HRA will be published alongside the Site Selection Methodology.       |   | SA theme:<br>• Biodiversity, flora and fauna<br>Source: GIS national datasets from Natural England's MAGIC database at: <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a>  |
| 11. Protected trees?<br>Are there any Ancient Woodlands, Tree Preservation Orders and/or Veteran Trees on or immediately adjacent to the site?                              | None.<br><br>There are protected trees on or immediately adjacent to the site, but they could be readily accommodated in any development with sensitive design/layout, for example trees located on site boundaries or in areas that could become open space.<br><br>There are protected trees on or immediately adjacent to the site that will be difficult to accommodate or will have a significant impact on any development, for example at the site entrance, or significant numbers in the centre of the site. | NPPF ¶170 - recognise the benefits of trees and woodland.<br>NPPF ¶127 – planning policies should promote developments with a high standard of amenity.<br><br>LPS Policy SE 5 Trees, Hedgerows and Woodland.<br><br>PPG - TPOs and trees in Conservation Areas.<br><br>SA theme:<br>• Cultural heritage and landscape<br>Source: Magic<br><a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a> |
| 12. In an Air Quality Management Area (AQMA)?<br>Is the site or area within a AQMA or are vehicle movements associated with the site likely to pass within 500m of an AQMA? | No part of the site or area is within an AQMA and most vehicle movements are unlikely to pass within 500m of an AQMA and the potential impact on sensitive receptors is unlikely.<br><br>Part of the site or area is either within an AQMA or most vehicle movements are likely to pass within 500m of an AQMA or the potential impact on sensitive receptors is likely.  | NPPF ¶181 - take into account AQMAs.<br><br>LPS Policy SE 12 Pollution, Land Contamination and Land Instability.<br><br>PPG - Air quality.<br><br>SA theme:<br>• Air<br>Relevant AQMA maps can be found at <sup>(124)</sup>  |

124 [https://www.cheshireeast.gov.uk/business/environmental\\_health/local\\_air\\_quality/aqma\\_area\\_maps.aspx](https://www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/aqma_area_maps.aspx)

| Criteria and criteria question  | Basis of traffic light choice  | Commentary/data source/SA theme  |
|---|--|--|
|   | The entire site or area is within an AQMA and most vehicle movements are likely to pass within 500m of an AQMA. There is potential for significant impacts on sensitive receptors. |  |
| 13. In/adjacent or close to an area of known mineral resource?  | The site is not within or close to an area of known mineral resource.  | NPPF ¶203 to 208 - facilitating the sustainable use of minerals.   |
| Is the site within or close (within 250m) to an area where there is a known mineral resource as shown on the BGS Mineral Resource map for Cheshire?<br><a href="https://www.bgs.ac.uk/mineralsuk/planning/resource.html">https://www.bgs.ac.uk/mineralsuk/planning/resource.html</a>  | The site is within or close to a known mineral resource or within an allocated Area of Search and so may impact upon it.   | LPS Policy SE 10 Sustainable Provision of Minerals.  |
| If so, is the site identified in the Cheshire Replacement Minerals Local Plan 1999 (125) as an allocated mineral site, Preferred Area or Area of Search and/or has the site been suggested for potential allocation for any of these purposes through the Council's 2014 mineral sites and areas call for sites exercise? (126) | The site is within or close to an allocated mineral site, Preferred Area or potential mineral allocation and so is likely to impact on it.   | PPG - Minerals.<br>SA theme:<br>• Minerals   |
| 14. Accessibility?  | Majority of the criteria are green (11 and over).  | NPPF ¶18 – sustainable development includes accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.                               |
| How accessible is the site to open space, local amenities, and transport facilities?  | A mix of red/amber/green.  |  |
|   | Majority of the criteria are red (11 and over).  | NPPF ¶104 – minimise the number and length of journeys needed for employment, shopping and other leisure activities.<br>LPS Policies SD 1 Sustainable Development in CE and SD 2 Sustainable Development Principles. |

125 [https://www.cheshireeast.gov.uk/planning/spatial-planning/saved\\_and\\_other\\_policies/cheshire\\_minerals\\_local\\_plan/cheshire\\_minerals\\_local\\_plan.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.aspx)

126 [https://www.cheshireeast.gov.uk/planning/spatial-planning/research\\_and\\_evidence/minerals-background-evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/minerals-background-evidence.aspx)





| Criteria and criteria question   | Basis of traffic light choice   | Commentary/data source/SA theme   |
|--|---|---|
|  |   | <p>LPS Policies CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.</p> <p>SA themes:</p> <ul style="list-style-type: none"> <li>• Population and human health</li> <li>• Transport</li> <li>• Social inclusiveness</li> </ul>  |
| <p>15. Public transport frequency?</p> <p>Are there any rail and bus services?</p> <p>Are any considered to be commutable?</p> <p>A commutable service is thought to be that which can be used by someone that is working between 9am and 5pm, Monday to Friday.</p> <p>N.B. Walking distances for bus stops (500m) and Railway Stations (2km where geographically possible) are taken from LPS Table 9.1 'Access to services and amenities'.</p> <p>Walking distance is 500m.</p> | <p>Commutable service.</p> <p>Non-commutable service.</p> <p>Service not within walking distance.</p> | <p>NPPF ¶108 – in assessing sites that may be allocated for development in plans, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up.</p> <p>LPS Policies SD 1 Sustainable Development in CE, SD 2 Sustainable Development Principles, CO 1 Sustainable Travel and Transport, CO 2 Enabling Business Growth through Transport Infrastructure, CO 4 Travel Plans and Transport Assessments.</p> <p>SA themes:</p> <ul style="list-style-type: none"> <li>• Transport</li> <li>• Social inclusiveness</li> <li>• Air</li> <li>• Climatic factors</li> </ul> |
| <p>16. Brownfield/greenfield?</p> <p>Is the land brownfield, greenfield or a mix of both?</p>  | <p>Brownfield</p> <p>A mix of brown and greenfield land.</p> <p>Greenfield.</p>                       | <p>NPPF ¶¶117 to 119 - making effective use of land.</p> <p>LPS Policy SE 2 Efficient Use of Land.</p> <p>SA theme:</p>   |

| Criteria and criteria question  | Basis of traffic light choice   | Commentary/data source/SA theme  |
|---|---|--|
| <p>17. Agricultural land and soils?</p> <p>Does the site or area protect the best and most versatile agricultural land? Where significant development of agricultural land is unavoidable, poorer quality land and soils should be used in preference to higher quality.</p> <p>N.B. Currently there is insufficient evidence to differentiate between Grade 3a and 3b in some parts of the borough. Where possible differentiated grades have been identified.</p> | <p>Grade 4, and 5,</p> <p>Grade 3, and 3b (where known).</p> <p>Grade 1, 2, and 3a (where known).</p>   | <ul style="list-style-type: none"> <li>Water and soil</li> </ul> <p>NPPF ¶¶170 to 171 - take account of the economic and other benefits of the best and most versatile agricultural land.</p> <p>LPS Policy SE 2 Efficient Use of Land.</p> <p>SA themes:</p> <ul style="list-style-type: none"> <li>Water and soil</li> <li>Economic development</li> </ul> <p>Source - Magic: <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a></p>      |
| <p>18. Contamination issues?</p> <p>Does the site have any contamination issues?</p>  | <p>No known/low risk of site contamination issues</p> <p>Medium risk of contamination issues.</p> <p>High risk of contamination issues.</p>   | <p>NPPF ¶170 - contribute to and enhance the natural and local environment by ... remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>PPG - Land affected by contamination.</p> <p>LPS Policy SE 12 Pollution, Land Contamination and Land Stability.</p> <p>SA themes:</p> <ul style="list-style-type: none"> <li>Biodiversity, flora and fauna</li> <li>Water and soil</li> <li>Population and human health</li> </ul> |
| <p>19. Aircraft Consultation Zone?</p> <p>Is the site or area within an Aircraft Consultation Zone? and is the nature of the development likely to attract birds &amp; increase the risk of strike for aircraft?</p>  | <p>The site is not within an aircraft consultation zone.</p> <p>The site is in an aircraft consultation zone and the nature of the development is unlikely to attract birds or the site is likely to be deliverable through Implementing medium level mitigation measures, so it is unlikely to attract birds and increase the risk of bird strike.</p> | <p>The Manchester Airport Consultation Zone covers a large proportion of the Borough and is used to consult with the airport on all planning applications for developments likely to attract birds.</p>  |





| Criteria and criteria question   | Basis of traffic light choice   | Commentary/data source/SA theme  |
|--|---|--|
|  | The site is within an aircraft consultation zone and the nature of the site is likely to attract birds and increase the risk of bird strike for aircraft. A high level of mitigation is required which may make the site undeliverable or no mitigation is practical or possible. | SA theme:<br>• Biodiversity, flora and fauna   |
| 20. Land stability issues?   | No known/low risk.  | NPPF ¶170 – contribute to and enhance the natural and local environment by... remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.       |
| Does the site have any land stability issues?                                      | Medium risk where avoidance/mitigation possible.<br>High risk which will be difficult to avoid /mitigate.   | PPG – Land Stability<br>LPS Policy SE 12 Pollution, Land Contamination and Land Stability.<br>SA themes:<br>• Biodiversity, flora and fauna<br>• Water and soil<br>• Population and human health |
| 21. Economic and employment issues?  | Increase local jobs.  | SA theme:<br>• Economic development  |
| Will development of the site provide or retain jobs and improve the local economy? | Retain local jobs.<br>No change to local jobs.  |  |
| 22. Restoration and aftercare?   | High quality restoration and aftercare scheme proposed.   | NPPF ¶205 – restoration and aftercare  |
| Are there opportunities for beneficial restoration and aftercare of the site?      | Medium quality restoration and aftercare scheme proposed.<br>No beneficial restoration aftercare scheme proposed.   | PPG Minerals<br>SA themes:<br>• Biodiversity, flora and fauna<br>• Water and soil  |
| 23. Green Belt?  | Not within the Green Belt or the proposed use is not considered inappropriate development.  | NPPF ¶¶143 and 146<br>LPS Policy PG3 Green Belt<br>SA theme:   |



| Criteria and criteria question  | Basis of traffic light choice   | Commentary/data source/SA theme   |
|---|---|---|
| <p>NPPF ¶143 states there is a presumption to consider development within the Green Belt as inappropriate. Inappropriate development is, by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances.</p> <p>There are certain types of development which are exceptions to this rule, which do not require very special circumstances. NPPF ¶146 include a) mineral extraction; b) engineering operations.</p> | <p>Site constitutes inappropriate development within the Green Belt, but a substantive case for very special circumstances has been presented. Medium/low levels of mitigation may be required.</p> <p>Site constitutes inappropriate development within the Green Belt, and a case for very special circumstances has been presented (or in some cases a substantive case hasn't been presented). Major levels of mitigation may be required.</p>  | <ul style="list-style-type: none"> <li>Cultural heritage and landscape</li> </ul>   |
| <p>24. Services and utilities?</p> <p>Consider the need to access services and utilities in the development of the site and any interference to utilities because of development of the site or close by. Consider the need and extent of any mitigation required particularly for underground utilities and services. Includes: water, gas, electricity, telecommunications, and railways.</p>   | <p>There are no services or utilities near to, or within the site or the site is near to services or utilities and any minor adverse impacts will require low-level mitigation.</p> <p>The site contains services or utilities that could require consideration through re-routing or other medium levels of mitigation.</p> <p>The site contains services or utilities which could be severely impacted on where no mitigation measures can be used or could require major mitigation through re-routing, or the location cables/ pipes which hinders the ability of the site operations to maximise capacity yield from the site.</p> | <p>SA themes:</p> <ul style="list-style-type: none"> <li>Population and human health</li> <li>Water and soil</li> <li>Economic development</li> </ul> |





## Site allocations

**E.12** Table E.2 presents appraisal findings in relation to the site options that have been a focus of plan-making in terms of the 24 appraisal criteria (Table E.1), with performance categorised on a 'RAG'<sup>(128)</sup> scale.

**E.13** Sites are listed:

- firstly, in order of site type:
  - i. proposed to be an allocation,
  - ii. proposed to be a preferred area
  - iii. proposed to be an area of search
- secondly, according to whether the site is a proposed to be included in the MWP (highlighted in purple).

**E.14** Only mineral sites have been assessed as work carried out regarding the allocation of waste sites for development found that no other sites for waste are required to be identified in the MWP at this time because:

- the Borough's residual waste and inert waste capacity shortfalls are envisaged to be managed outside of the Borough
- there is sufficient existing capacity to manage the other waste streams to 2030

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128 red/amber/green

Table E.2 Site options appraisal findings

| Site                             | Viability  | Landscape | Character/ form | Green Gap | Health/ amenity | Access | Highways | Heritage/ archaeology | Water | Ecology | Trees | AQMA | Minerals | Accessibility | Public Transport | Brownfield/ greenfield | Agriculture | Contamination | Aircraft | Land stability | Economy/ employment | Restoration | Green Belt | Services/ utilities |    |
|----------------------------------|--|-----------|-----------------|-----------|-----------------|--------|----------|-----------------------|-------|---------|-------|------|----------|---------------|------------------|------------------------|-------------|---------------|----------|----------------|---------------------|-------------|------------|---------------------|----|
| Proposed to be an allocation     |  |           |                 |           |                 |        |          |                       |       |         |       |      |          |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| MSS4                             | Eaton Hall Quarry                                      |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| MSS13                            | Astle Farm East  |           |                 |           |                 |        |          |                       |       |         |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| Proposed to be a preferred area  |  |           |                 |           |                 |        |          |                       |       |         |       |      |          |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| MSS1                             | Land west of railway line                              |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     | n/a         |            |                     | R? |
| MSS2                             | Warmingham brinefield                                  |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     | n/a         |            |                     | R? |
| MSS18                            | Land adj to south east and south of South Arcld Quarry |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| Proposed to be an area of search |  |           |                 |           |                 |        |          |                       |       |         |       |      |          |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| MSS3                             | Lad north Mill Lane                                    |           |                 |           |                 |        |          |                       |       |         |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| MSS5                             | Cheshire Gateway                                       |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     | R? |
| MSS6                             | Land west of A556                                      |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     | R? |
| MSS7                             | Land south of A556                                     |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| MSS8                             | Land north of Knutsford Farm                           |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     |    |
| MSS9                             | Land north of M56                                      |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     | R? |
| MSS10                            | Land south of M56                                      |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     | R? |
| MSS11                            | Land east of Tatton Park                               |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     | R? |
| MSS12                            | North Eaton Hall Quarry and south of Cockmoss Farm     |           |                 |           |                 |        |          |                       |       | R?      |       |      | n/a      |               |                  |                        |             |               |          |                |                     |             |            |                     |    |





| Site   | Viability                                   | Landscape | Character/<br>form | Green Gap | Health/<br>amenity | Access | Highways | Heritage/<br>archaeology | Water | Ecology | Trees | AQMA | Minerals | Accessibility | Public<br>Transport | Brownfield/<br>greenfield | Agriculture | Contamination | Aircraft | Land stability | Economy/<br>employment | Restoration | Green Belt | Services/<br>utilities |
|--------|---|-----------|--------------------|-----------|--------------------|--------|----------|--------------------------|-------|---------|-------|------|----------|---------------|---------------------|---------------------------|-------------|---------------|----------|----------------|------------------------|-------------|------------|------------------------|
| MSS14  | Land west of A50                            |           |                    |           |                    |        |          |                          |       | R?      |       |      | n/a      |               |                     |                           |             |               |          |                |                        |             |            |                        |
| MSS15a | Land south of South<br>Arcld Quarry         |           |                    |           |                    |        |          |                          |       | R?      |       |      | n/a      |               |                     |                           |             |               |          |                |                        | n/a         |            |                        |
| M SS20 | Land bet Holmes<br>Chapel and Arcld         |           |                    |           |                    |        |          |                          |       |         |       |      | n/a      |               |                     |                           |             |               |          |                |                        | n/a         |            |                        |
| MSS21a | Land to west and south<br>west of Congleton |           |                    |           |                    |        |          |                          |       |         |       |      | n/a      |               |                     |                           |             |               |          |                |                        | n/a         |            |                        |
| MSS26  | Land surrounding<br>Smethwick Hall Farm     |           |                    |           |                    |        |          |                          |       |         |       |      | n/a      |               |                     |                           |             |               |          |                |                        | n/a         |            |                        |
| MSS15  | Land south of South<br>Arcld Quarry         |           |                    |           |                    |        |          |                          |       | R?      |       |      | n/a      |               |                     |                           |             |               |          |                |                        | n/a         |            |                        |
| MSS21  | Land to west and south<br>west of Congleton |           |                    |           |                    |        |          |                          |       |         |       |      | n/a      |               |                     |                           |             |               |          |                |                        | n/a         |            |                        |
| MSS22  | Land to south east of<br>Sandbach           |           |                    |           |                    |        |          |                          |       | R?      |       |      | n/a      |               |                     |                           |             |               |          |                |                        | n/a         |            |                        |
| IMSS25 | Somerford/ New House                        |           |                    |           |                    |        |          |                          |       |         |       |      | n/a      |               |                     |                           |             |               |          |                |                        |             |            |                        |



## Reasons for progression or non-progression of site allocation options in plan-making

### Introduction

**E.15** Table E.3 sets out the options for the sites considered through the SSM and detailed in Table E.2 (above), with an outline of the reasons for their progression or non-progression, where relevant. It should be noted that whilst the SA findings are considered by the Council in its progression of options and form part of the evidence supporting the Draft MWP the SA findings are not the sole basis for a decision.

**E.16** The Tables reflect the list of sites that were considered at Stage 4 of the SSM.

Table E.3 Reasons for progression or non-progression of mineral site options

| SSM ref no | Name  | Reasons for progression or non-progression of the option in plan-making  |
|------------|---|--|
| MSS1       | Land west of railway line, Warmingham/Minshull Vernon, north of Crewe | This site has been progressed as Site <b>MIN 8.1</b> for the following reasons: <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for salt, which is extracted by controlled solution(brine) mining</li> <li>the site is located adjacent to a long term, established and operational brinefield</li> <li>development of the site would offer long-term continuity of supply</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul>       |
| MSS2       | Warmingham Brinefield, north of Crewe                                 | This site has been progressed as Site <b>MIN 8.2</b> for the following reasons: <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for salt, which is extracted by controlled solution (brine) mining</li> <li>the site is located immediately adjacent to a long term, established and operational brinefield</li> <li>development of the site would offer long-term continuity of supply • no unacceptable adverse impacts have been identified at this stage</li> </ul> |
| MSS3       | Land north of Mill Lane, Adlington                                    | This site has been progressed as Site <b>MIN 4.4</b> for the following reasons: <ul style="list-style-type: none"> <li>a large proportion of the site is within an existing Area of Search in the CRMLP 1999, where the principle of future mineral extraction has been established</li> <li>landowner support to bring the site forward has been evidenced</li> <li>the site lies within an area of mineral resource suitable for aggregate sand use</li> </ul>   |



| SSM ref no | Name   | Reasons for progression or non-progression of the option in plan-making   |
|------------|--|---|
|            |  | <ul style="list-style-type: none"> <li>development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul>   |
| MSS4       | Eaton Hall Quarry, Congleton Road, School Lane, Congleton                                    | <p>This site has been progressed as Site <b>MIN 4.1</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for primarily silica sand, and sand suitable for aggregate use</li> <li>the site is located within an established silica sand quarry, where the principle of mineral extraction has been established</li> <li>landowner support to bring the site forward has been evidenced</li> <li>development of this site as a preferred area of extension would enable the steady and adequate supply of silica sand and aggregate sand by the maintenance of a stock of permitted silica sand reserves of at least 10 years at individual sites, and continued contribution to achieving the aggregate sand reserves of at least 7 years within the early part of the plan period</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul> |
| MSS5       | Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington, Near Altrincham | <p>This site has been progressed as Site <b>MIN 4.5</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of known mineral resources with sand suitable for aggregate use</li> <li>landowner support to bring the site forward has been evidenced</li> <li>development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul>  |
| MSS6       | Land west of A556, near Altrincham   | <p>This site has been progressed as Site <b>MIN 4.6</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of known mineral resources with sand suitable for aggregate use</li> <li>landowner support to bring the site forward has been evidenced</li> <li>development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul>  |



| SSM ref no | Name  | Reasons for progression or non-progression of the option in plan-making  |
|------------|---|--|
| MSS7       | Land south of A556, east of Bucklow Hill, near Altrincham | <p>This site has been progressed as Site <b>MIN 4.7</b> for the following reasons:</p> <ul style="list-style-type: none"><li>• it lies within an area of known mineral resources with sand suitable for aggregate use</li><li>• landowner support to bring the site forward has been evidenced</li><li>• development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li><li>• no unacceptable adverse impacts have been identified at this stage</li></ul>  |
| MSS8       | Land north of Knutsford Farm, north west Knutsford        | <p>This site has been progressed as Site <b>MIN 4.8</b> for the following reasons:</p> <ul style="list-style-type: none"><li>• a large proportion of the site is within an existing Area of Search in the CRMLP 1999, where the principle of future mineral extraction has been established</li><li>• landowner support to bring the site forward has been evidenced</li><li>• the site lies within an area of mineral resource suitable for aggregate sand use</li><li>• development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li><li>• no unacceptable adverse impacts have been identified at this stage</li></ul> |
| MSS9       | Land north of M56, near Altrincham                        | <p>This site has been progressed as Site <b>MIN 4.9</b> for the following reasons:</p> <ul style="list-style-type: none"><li>• it lies within an area of known mineral resources with sand suitable for aggregate use</li><li>• landowner support to bring the site forward has been evidenced</li><li>• development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li><li>• no unacceptable adverse impacts have been identified at this stage</li></ul>  |
| MSS10      | Land to the south of the M56, near Altrincham             | <p>This site has been progressed as Site <b>MIN 4.10</b> for the following reasons:</p> <ul style="list-style-type: none"><li>• it lies within an area of known mineral resources with sand suitable for aggregate use</li><li>• landowner support to bring the site forward has been evidenced</li><li>• development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li><li>• no unacceptable adverse impacts have been identified at this stage</li></ul>   |



| SSM ref no | Name  | Reasons for progression or non-progression of the option in plan-making   |
|------------|---|---|
| MSS11      | Land to the east of Tatton Park, Knutsford  | <p>This site has been progressed as Site <b>MIN 4.11</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• it lies within an area of known mineral resources with sand suitable for aggregate use</li> <li>• landowner support to bring the site forward has been evidenced</li> <li>• development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the longer term</li> <li>• no unacceptable adverse impacts have been identified at this stage</li> </ul>   |
| MSS12      | Land to the north of Eaton Hall Quarry and to the south of Cockmoss Farm, Congleton | <p>This site has been progressed as Site <b>MIN 4.12</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• it lies within an area of known mineral resources for sand</li> <li>• landowner support to bring the site forward has been evidenced</li> <li>• development of this site would enable the steady and adequate supply of mineral resource in the longer term</li> <li>• no unacceptable adverse impacts have been identified at this stage</li> </ul>   |
| MSS13      | Astle Farm East, Chelford   | <p>This site has been progressed as Site <b>MIN 4.2</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• it lies within an area of known mineral resources with a significant volume of sand present suitable for aggregate use</li> <li>• landowner support to bring the site forward has been evidenced</li> <li>• development of this site would enable the steady and adequate supply of construction sand by contributing to the maintenance of a 7 year land bank in the short to medium term of the plan period</li> <li>• no unacceptable adverse impacts have been identified at this stage</li> </ul>  |
| MSS14      | Land to the west of the A50, Newcastle Road, Arclid, Sandbach                       | <p>This site has been progressed as Site <b>MIN 4.13</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• it lies within an area of nationally and locally important mineral resource for silica sand and is adjacent to an established long term operational silica sand quarry</li> <li>• part of the site is an Area of Preferred Extension to Existing Silica Sand Quarry shown in the CRMLP 1999, where the principle of future mineral extraction has been established</li> <li>• development of this site as an area of search for sand would enable the steady and adequate supply of silica sand by the maintenance of a stock of permitted silica sand reserves of at least 10 years at individual sites in the longer term</li> <li>• no unacceptable adverse impacts have been identified at this stage</li> </ul> |





| SSM ref no | Name  | Reasons for progression or non-progression of the option in plan-making   |
|------------|---|---|
| MSS15      | Land to the south of South Arclid Quarry, Sandbach to Alsager   | <p>This site has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> <li>the site is being progressed as MSS15a instead</li> <li>while MSS15 and MSS15a have exactly the same site boundary, site MSS15a recognises that a small area contained entirely within the site is also being promoted by another operator as mineral site MSS22 (Land to the south east of Sandbach (south west of Congleton)). This enables the information submitted by that operator to be included as part of the site assessment in the Draft Minerals Site Selection Report [DMW 03] for the site under MSS15a. Site MSS22 is also being assessed separately.</li> </ul>  |
| MSS15a     | Land to the south of South Arclid Quarry, Sandbach to Alsager and to the south east of Sandbach (south west of Congleton) | <p>This site has been progressed as Site <b>MIN 4.14</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for silica sand, including an Area of Search for sand shown in the CRMLP 1999, where the principle of future mineral extraction in this part of the site has been established</li> <li>the north western boundary of the site is contiguous with the existing South Arclid Quarry</li> <li>two operators are promoting the site, either in whole or part</li> <li>development of this site as an area of search for sand would enable the steady and adequate supply of silica sand by the maintenance of a stock of permitted silica sand reserves of at least 10 years at individual sites in the longer term</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul> |
| MSS18      | Land lying adjacent to the south east and to the south of South Arclid Quarry, Sandbach                                   | <p>This site has been progressed as Site <b>MIN 4.3</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for silica sand</li> <li>the site has a contiguous boundary with the permitted South Arclid Quarry - an established operational silica sand quarry</li> <li>majority landowner support to bring the site forward has been evidenced</li> <li>development of this site as a preferred area extension to an existing silica sand site would release a significant volume of silica sand, and would enable the steady and adequate supply of silica sand by the maintenance of a stock of permitted silica sand reserves of at least 10 years at individual sites in the longer term</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul>                                |
| MSS20      | Land between Holmes Chapel and Arclid (to the west of Congleton)  | <p>This site has been progressed as Site <b>MIN 4.15</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for silica sand</li> <li>development of this site as an area of search for sand would enable the steady and adequate supply of silica sand by the</li> </ul>   |



| SSM ref no | Name   | Reasons for progression or non-progression of the option in plan-making   |
|------------|--|---|
|            |  | <p>maintenance of a stock of permitted silica sand reserves of at least 10 years at individual sites in the longer term</p> <ul style="list-style-type: none"> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul>  |
| MSS21      | Land to the west and south west of Congleton   | <p>This site has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> <li>the site is being progressed as MSS21a instead</li> <li>Site MSS21a also includes adjoining site MSS25, which partly overlaps with site MSS21. Therefore, it is considered appropriate to consider the two sites together as a single potential site.</li> </ul>   |
| MSS21a     | Land to the west and south west of Congleton and Somerford/New House, Holmes Chapel Road, Somerford, Congleton | <p>This site has been progressed as Site <b>MIN 4.16</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for silica sand</li> <li>the site has a contiguous boundary with the permitted Bent Farm Quarry; an established operational silica sand quarry</li> <li>development of this site as an area of search for sand would enable the steady and adequate supply of silica sand by the maintenance of a stock of permitted silica sand reserves of at least 10 years at individual sites in the longer term</li> <li>no unacceptable adverse impacts have been identified at this stage</li> </ul> |
| MSS22      | Land to the south east of Sandbach (south west of Congleton)   | <p>This site has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> <li>the site is being progressed as MSS15a instead</li> <li>the site is contained entirely within site MSS15, which is being promoted by another operator. This enables the information submitted by that operator to be included as part of the site assessment in the Draft Minerals Site Selection Report [DMW 03] for the wider site under MSS15a</li> </ul>   |
| MSS25      | Somerford/New House, Holmes Chapel Road, Somerford, Congleton  | <p>This site has not been progressed for the following reasons:</p> <ul style="list-style-type: none"> <li>the site is being progressed as MSS21a instead</li> <li>Site MSS21a also includes adjoining site MSS21, which partly overlaps with site MSS25. Therefore, it is considered appropriate to consider the two sites together as a single potential site.</li> </ul>   |
| MSS26      | Land surrounding Smethwick Hall Farm, Smethwick Green, to the south of Brereton Heath                          | <p>This site has been progressed as Site <b>MIN 4.17</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>it lies within an area of nationally and locally important mineral resource for silica sand</li> <li>a significant proportion of the site is a Preferred Area for Mineral Extraction to Existing Silica Sand Quarry shown in the CRMLP 1999, where the principle of future mineral extraction has been established</li> <li>landowner support to bring the site forward has been evidenced</li> </ul>  |



| SSM ref no | Name | Reasons for progression or non-progression of the option in plan-making   |
|------------|------|---|
|            |      | <ul style="list-style-type: none"><li>• development of this site as an area of search for sand would enable the steady and adequate supply of silica sand as an individual site</li><li>• no unacceptable adverse impacts have been identified at this stage.</li></ul> |



## Appendix F: Accessibility Assessments

### Introduction

**F.1** The Accessibility Assessments are based on the criteria and distances in the accompanying Table 9.1 to LPS Policy SD 2 'Sustainable Development Principles'. The accessibility of the sites, other than where stated, is based on conditions prior to development. Any on-site provision of services/facilities, or alterations to service/facility provision resulting from the development have not been taken into account. Buffers (500m, 800m, 1,000m, 1,500m, 2,000m, and 3,000m) around the sites have been used to carry out the assessments.

### Mineral site options

**F.2** The MWP site options for minerals are:

- MSS1 Land west of railway line, Warmingham/Minshull Vernon, north of Crewe
- MSS2 Warmingham Brinefield, north of Crewe
- MSS3 Land north of Mill Lane, Adlington
- MSS4 Eaton Hall Quarry, Congleton Road, School Lane, Congleton
- MSS5 Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington, Near Altrincham
- MSS6 Land west of A556, near Altrincham
- MSS7 Land south of A556, east of Bucklow Hill, near Altrincham
- MSS8 Land north of Knutsford Farm, north west Knutsford
- MSS9 Land north of M56, near Altrincham
- MSS10 Land to the south of the M56, near Altrincham
- MSS11 Land to the east of Tatton Park, Knutsford
- MSS12 Land to the north of Eaton Hall Quarry and to the south of Cockmass Farm, Congleton
- MSS13 Astle Farm East, Chelford
- MSS14 Land to the west of the A50, Newcastle Road, Arclid, Sandbach
- MSS15 Land to the south of South Arclid Quarry, Sandbach to Alsager
- MSS15a Land to the south of South Arclid Quarry, Sandbach to Alsager and to the south east of Sandbach (south west of Congleton)
- MSS18 Land lying adjacent to the south east and to the south of South Arclid Quarry, Sandbach
- MSS20 Land between Holmes Chapel and Arclid (to the west of Congleton)
- MSS21 Land to the west and south west of Congleton
- MSS21a Land to the west and south west of Congleton and Somerford/New House, Holmes Chapel Road, Somerford, Congleton
- MSS22 Land to the south east of Sandbach (south west of Congleton)
- MSS25 Somerford/New House, Holmes Chapel Road, Somerford, Congleton
- MSS26 Land surrounding Smethwick Hall Farm, Smethwick Green, to the south of Brereton Heath



**Table F.1 Mineral MWP site options accessibility assessment**

| Criteria                               | Distance                          | MSS1   | MSS2   | MSS3   | MSS4   | MSS5   | MSS6   | MSS7   | MSS8   | MSS9   | MSS10 | MSS11 | MSS12  |
|--|-----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------|-------|--------|
| <b>Public Transport</b>                |                                   |        |        |        |        |        |        |        |        |        |       |       |        |
| Bus Stop                               | 500m                              | Green  | Yellow | Green  | Green  | Green  | Green  | Green  | Green  | Green  | Green | Green | Red    |
| Public Right of Way                    | 500m                              | Green  | Green  | Green  | Green  | Green  | Green  | Green  | Green  | Green  | Green | Green | Green  |
| Railway Station                        | 2km where geographically possible | Red    | Red    | Green  | Red    | Yellow | Red    | Red    | Green  | Green  | Green | Green | Red    |
| <b>Open Space</b>                      |                                   |        |        |        |        |        |        |        |        |        |       |       |        |
| Amenity Open Space                     | 500m                              | Red    | Yellow | Green  | Yellow | Red    | Green  | Green  | Green  | Green  | Green | Green | Yellow |
| Children's Playground                  | 500m                              | Red    | Red    | Red    | Yellow | Red    | Red    | Red    | Red    | Red    | Red   | Red   | Red    |
| Outdoor Sports                         | 500m                              | Red    | Green  | Green  | Red    | Green  | Red    | Green  | Green  | Green  | Green | Green | Yellow |
| Public Park and Village Green          | 1km                               | Red    | Red    | Green  | Red    | Red    | Yellow | Green  | Green  | Yellow | Green | Green | Red    |
| <b>Services and Amenities</b>          |                                   |        |        |        |        |        |        |        |        |        |       |       |        |
| Convenience Store                      | 500m                              | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Green  | Green | Green | Red    |
| Supermarket                            | 1km                               | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Red    | Red   | Red   | Red    |
| Post Box                               | 500m                              | Yellow | Green  | Green  | Yellow | Yellow | Green  | Green  | Green  | Green  | Green | Green | Red    |
| Post Office                            | 1km                               | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Red    | Red   | Red   | Red    |
| Bank or Cash Machine                   | 1km                               | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Red    | Red   | Red   | Red    |
| Pharmacy                               | 1km                               | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Red    | Red   | Red   | Red    |
| Primary School                         | 1km                               | Red    | Green  | Yellow | Yellow | Yellow | Red    | Yellow | Yellow | Red    | Red   | Red   | Yellow |
| Secondary School                       | 1km                               | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Red    | Red   | Red   | Red    |
| Medical Centre                         | 1km                               | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Red    | Red   | Red   | Red    |
| Leisure Facilities                     | 1km                               | Red    | Red    | Red    | Red    | Red    | Red    | Red    | Yellow | Red    | Red   | Red   | Red    |
| Local Meeting Place/Community Centre   | 1km                               | Red    | Green  | Yellow | Yellow | Yellow | Green  | Green  | Green  | Red    | Green | Green | Red    |
| Public House                           | 1km                               | Red    | Green  | Yellow | Yellow | Yellow | Green  | Green  | Green  | Green  | Green | Green | Green  |
| Childcare Facility (nursery or creche) | 1km                               | Red    | Red    | Red    | Yellow | Red    | Red    | Yellow | Green  | Green  | Green | Green | Red    |

| Rating | Description  |
|--------|--|
| Green  | Meets minimum standard   |
| Yellow | Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).                  |
| Red    | Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m). |



Table F.2 Mineral MWP site options accessibility assessment cont.

| Criteria                               | Distance   | MSS13  | MSS14  | MSS15  | MSS15a | MSS18 | MSS20  | MSS21  | MSS21a | MSS22  | MSS25  | MSS26 |
|--|--|--------|--------|--------|--------|-------|--------|--------|--------|--------|--------|-------|
| <b>Public Transport</b>                |  |        |        |        |        |       |        |        |        |        |        |       |
| Bus Stop                               | 500m   | Green  | Green  | Green  | Green  | Green | Green  | Green  | Green  | Green  | Green  | Green |
| Public Right of Way                    | 500m   | Green  | Green  | Green  | Green  | Green | Green  | Green  | Green  | Green  | Green  | Green |
| Railway Station                        | 2km where geographically possible  | Green  | Red    | Green  | Green  | Red   | Green  | Yellow | Yellow | Red    | Red    | Red   |
| <b>Open Space</b>                      |  |        |        |        |        |       |        |        |        |        |        |       |
| Amenity Open Space                     | 500m   | Red    | Green  | Green  | Green  | Red   | Green  | Green  | Green  | Yellow | Green  | Green |
| Children's Playground                  | 500m   | Red    | Yellow | Green  | Green  | Red   | Green  | Green  | Green  | Yellow | Yellow | Red   |
| Outdoor Sports                         | 500m   | Red    | Yellow | Green  | Green  | Red   | Green  | Green  | Green  | Red    | Yellow | Red   |
| Public Park and Village Green          | 1km  | Green  | Green  | Green  | Green  | Green | Green  | Green  | Green  | Green  | Yellow | Red   |
| <b>Services and Amenities</b>          |  |        |        |        |        |       |        |        |        |        |        |       |
| Convenience Store                      | 500m   | Red    | Red    | Red    | Yellow | Red   | Yellow | Green  | Green  | Red    | Red    | Red   |
| Supermarket                            | 1km  | Red    | Red    | Yellow | Yellow | Red   | Green  | Green  | Green  | Red    | Red    | Red   |
| Post Box                               | 500m   | Yellow | Green  | Green  | Green  | Green | Green  | Green  | Green  | Yellow | Red    | Red   |
| Post Office                            | 1km  | Red    | Red    | Red    | Red    | Red   | Green  | Yellow | Yellow | Red    | Red    | Red   |
| Bank or Cash Machine                   | 1km  | Green  | Red    | Yellow | Yellow | Red   | Green  | Green  | Green  | Red    | Red    | Red   |
| Pharmacy                               | 1km  | Red    | Red    | Yellow | Yellow | Red   | Green  | Green  | Green  | Red    | Red    | Red   |
| Primary School                         | 1km  | Red    | Yellow | Green  | Green  | Green | Green  | Green  | Green  | Green  | Yellow | Red   |
| Secondary School                       | 1km  | Red    | Red    | Green  | Green  | Red   | Yellow | Green  | Green  | Red    | Green  | Red   |
| Medical Centre                         | 1km  | Red    | Red    | Green  | Green  | Red   | Green  | Yellow | Yellow | Green  | Red    | Red   |
| Leisure Facilities                     | 1km  | Red    | Yellow | Green  | Green  | Red   | Green  | Red    | Red    | Red    | Red    | Red   |
| Local Meeting Place/Community Centre   | 1km  | Yellow | Yellow | Green  | Green  | Green | Green  | Green  | Green  | Green  | Red    | Red   |
| Public House                           | 1km  | Red    | Green  | Green  | Green  | Green | Green  | Green  | Green  | Green  | Yellow | Red   |
| Childcare Facility (nursery or creche) | 1km  | Red    | Green  | Yellow | Green  | Green | Green  | Green  | Green  | Yellow | Red    | Red   |
| <b>Rating</b>                          | <b>Description</b>   |        |        |        |        |       |        |        |        |        |        |       |
| Green                                  | Meets minimum standard   |        |        |        |        |       |        |        |        |        |        |       |
| Yellow                                 | Fails to meet minimum standard (less than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m).                  |        |        |        |        |       |        |        |        |        |        |       |
| Red                                    | Significant failure to meet minimum standard (greater than 60% failure for amenities with a specified maximum distance of 500m and 50% failure for amenities with a maximum distance of 1,000m or 2,000m). |        |        |        |        |       |        |        |        |        |        |       |



## Appendix G: Equality Impact Assessment

### Introduction

**G.1** This appendix presents the findings of the Equality Impact Assessment (EqIA) that assesses the likely impacts of the MWP on equality issues. The findings of the EqIA have fed into the MWP, along with the findings of the SA and HRA.

**G.2** All public authorities are required by the Equality Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in society. This is done by assessing the impact of several factors, which are defined by Section 149 of the 2010 Act as:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion and belief
- sex
- sexual orientation

**G.3** For marriage and civil partnership, the public sector equality duty (which came into force in April 2011) means having due regard to the need to eliminate discrimination in employment. There is no obligation to advance equality nor foster good relations as far as this protected characteristic is concerned. The marriage and civil partnership assessment has been included in Annex A of this EqIA.

**G.4** The public sector equality duty requires public authorities to have due regard to the need to achieve the objectives set out in Section 149 of the Equality Act in carrying out their function. Cheshire East Council must have regard to the need to:

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

**G.5** The EqIA of the MWP will help to identify the actual or potential impact of the policies on different people and:

- consider if there are any unintended consequences for some groups
- consider if the policy will be fully effective for all target groups
- help identify practical steps to tackle any negative impacts or discrimination
- advance equality and foster good relations
- document the results of this process



**G.6** Documents referenced with the 'DMW' prefix are available to view in the Draft MWP consultation library.

## Local Plan overview

**G.7** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the LPS, was adopted at Council on 27 July 2017. The second part of the Local Plan is the SADPD, which was submitted to the Secretary of State on 29 April 2021 for examination. The MWP is a stand-alone document that forms part of the Council's Local Plan, with a plan period of 20 years from 2021 to 2041.

**G.8** Once adopted the MWP will set out the proposed strategy for meeting the Borough's mineral and waste needs to 2041. It will replace the CRMLP and the CRWLP.

**G.9** The MWP will:

1. Allocate sites and areas so that the Council can sustainably meet identified requirements for the provision of minerals and the management of waste.
2. Set out policies to guide decisions on planning applications for minerals and waste in the Borough.

**G.10** Strategic planning is only one of the Council's functions, so it is not expected that the Local Plan alone will address all of the duties of the Equality Act.

## Consultation

**G.11** An initial call for minerals sites exercise was undertaken in 2014, followed by a consultation on the issues to be addressed through the MWP, which took place between 24 April and 5 June 2017. This was accompanied by a separate 'call for sites' exercise, to enable interested parties to submit sites or areas for potential allocation for mineral and waste uses. A consultation on the accompanying Draft Sustainability Appraisal Scoping Report was also undertaken between 27 February and 10 April 2017.

**G.12** Consultation on the MWP and its supporting evidence base will be carried out in accordance with the approved Statement of Community Involvement<sup>(129)</sup> and the relevant regulations (Town and Country Planning (Local Planning) (England) Regulations 2012). This includes a press release.

**G.13** The Council will notify its Local Plan database<sup>(130)</sup> about the consultation by email. The Council will also prepare a guidance note with regards to the draft policies map and call for sites to assist those making representations. Officers will be available by telephone to answer any queries and assist with difficulties in responding to the consultation. There is an issue of proportionality here and the Council's view is that reasonable steps have been taken to notify members of the public and run the consultation in an appropriate manner in line with its Statement of Community Involvement.

129 [https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire\\_east\\_local\\_plan/sci.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/sci.aspx)

130 Individuals can write to us (in any form) at any time to ask to be put on our Local Plan database to receive a direct notification of consultations taking place (by email or letter).





**G.14** The following bodies are contained on the Local Plan Consultation database and have asked to be notified about future consultations and any other relevant matters.

**G.15** It is worth highlighting that this list of groups/organisations is an example of organisations/groups included on the Council's consultation database. As the Council does not collect information on protected characteristics/representative groups through consultation(s)/consultation database, there may be a chance that there are other groups that are not currently listed.

**G.16** The different bodies listed under points a to d are the general consultation bodies that the Council must consult under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as defined in Regulation 2.

a. Bodies that represent the interests of different racial, ethnic or national groups:

- Cheshire, Halton and Warrington Race and Equality Centre
- Friends, Families and Travellers
- Gypsy Council
- Irish Community Care
- Irish Traveller Movement
- National Federation of Gypsy Liaison Groups
- The Showmen's Guild of Great Britain
- Traveller Times

b. Bodies that represent the interests of different religious groups:

- Churches Together in Wilmslow
- Manchester Meeting Room Trust
- Marton Parish Church
- St Michaels Church
- St Chads Church
- Union Street Baptist Church
- Woodlands Meeting Room Trust

c. Bodies that represent the interests of disabled persons:

- Autism Networks
- Carers Federation
- Congleton Disabled Access Group
- DIAL (Disability, Information & Advice)
- Disability Information Bureau
- Inclusive Sandbach
- NeuroMuscular Centre
- Odd Rode Parish Plan Elderly and Disabled Residents Group



## Representations and amendments

**G.17** Any comments made by a protected characteristic group on the Draft MWP will be summarised and set out in the next version of the MWP EqIA, along with comments relating to protected characteristic issues raised.

**G.18** Likewise, a summary of the main issues raised regarding this EqIA through consultation on the Draft MWP, and how these have been taken into account, will be set out in the next version of the MWP EqIA.

**G.19** Any amendments made to the MWP that relate to equality considerations will also be set out in the next version of the MWP EqIA.

### Baseline information

**G.20** Baseline information is set out in Appendix B of this Report. Information relevant to equalities includes:

- Cheshire East has a population of 386,700 (2020); 51.0% (197,400) are female and 49.0% (189,300) are male.<sup>(131)</sup>
- Of the Borough's total population, 59.3% are of working age (age 16 to 64). This is significantly lower than the equivalent figures for the North West (62.3%) and the UK (62.7%). 0-15 year-olds make up 18.0% of the population (lower than the North West and UK figures of 19.1% and 19.0% respectively). 22.8% of Cheshire East residents are aged 65 and above – a much higher figure than in the North West (18.6%) or the UK (18.3%). The proportions of the population in all older age groups (45-54, 55-64, 65-74, 75-84 and 85 and above) are all higher in Cheshire East than in the North West or the UK as a whole. Conversely, all the younger age groups (0-15, 16-24, 25-34 and 35-44) make up a lower share of the population in Cheshire East than in the North West or UK; this is particularly so for the 16-24 and 25-34 bands. The population estimates also indicate that Cheshire East has an ageing population; for example, between 2001 and 2019, the population aged 65 and above grew by 47.9%, whilst the number aged 16-64 increased only 1.3% and the 0-15 population rose by only 0.8%.<sup>(132)</sup>
- There is limited ethnic diversity amongst Cheshire East's population (2011); 93.6% of residents are White British, 0.7% identified as being Irish or Gypsy/Irish Traveller, a further 2.5% are from Other White groups, 1.6% are Asian/Asian British, 0.4% are Black/Black British, 1.0% are of mixed/multiple ethnicity and 0.2% are from other ethnic groups.<sup>(133)</sup>
- The 2011 Census shows that the borough is predominantly Christian (69%), with very small proportions of other religious groups (Buddhist, Hindu, Jewish, Muslim and Sikh). 23% are identified as having no religion.<sup>(134)</sup>
- In the 2019-20 financial year, 8,901 (13%) of children aged under 16 were living in relative low-income families, though this is below the UK average (19%).<sup>(135)</sup> Life

131 Office for National Statistics (ONS) provisional mid-year population estimates for 2020 (June 2021 release). ONS Crown Copyright 2021. ONS licensed under the Open Government Licence v. 3.0

132 ONS provisional mid-year population estimates for 2001-19 (May 2020 release)

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

134 Table KS209EW (Religion), 2011 Census, ONS. Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

135 'Children in Low Income Families: local area statistics, United Kingdom: financial years ending (FYE) 2015 to 2020', DWP, March 2021. Note: A "relative low-income family" is defined here as a family with low income before housing costs in the year in question.



expectancy for both men and women in 2016-18 was higher than the England average, at 80.1 and 84.0 years respectively.<sup>(136)</sup> However, the inequality in life expectancy at birth for males in Cheshire East is 8.8 years and for females 7.8. This is the difference in life expectancy between Lower layer Super Output Areas (LSOAs) in the most deprived deciles.<sup>(137)</sup>

- Based on the Low Income Low Energy Efficiency (LILEE) indicator of fuel poverty, 10.9% (18,400) of Cheshire East’s households were living in fuel poverty in 2019, which is lower than the proportions for the North West (14.5%) and England (13.4%). In 15 of Cheshire East’s 234 LSOAs, the proportion was 20% or more; 12 of these LSOAs were in Crewe and 11 of those 12 ranked among England’s most deprived 20% for overall deprivation as of 2019. This suggests there may be a link between deprivation and fuel poverty in the Crewe area.<sup>(138)</sup>
- The number of people of working age (16-64) who are classified as Equality Act core or work limiting disabled<sup>(139)</sup> is estimated at 36,300 (16.3%, compared to a UK average of 21.6%).<sup>(140)</sup>
- According to the 2011 census, 158,540 (52.1%) of people aged 16 and above were married and 563 (0.2%) of the people in this age group were in a registered same sex civil partnership.<sup>(141)</sup> Since 2009, there have been a total of 167 civil partnerships; most of these partnerships were formed before 2014 when same-sex marriages were introduced.<sup>(142)</sup>
- There were 4,474 conceptions<sup>(143)</sup> in 2019.<sup>(144)</sup> This equates to a conception rate of 75.1 per 1,000 of women aged 15 to 44.
- 22.8% of Reception age children and 32.3% of Year 6 children were overweight or obese in 2018/19. This is similar to the England average for Reception and lower for Year 6, but represents an increase on the previous year for both age groups.<sup>(145)</sup>
- 23 of Cheshire East’s 234 LSOAs rank among the top (most deprived 20%) of English LSOAs for health deprivation & disability. 10 of these are in Crewe, four in Macclesfield, 3 in Congleton, two in Sandbach and one LSOA each in Alsager, Middlewich, Poynton and Wilmslow.<sup>(146)</sup>
- 24 Of Cheshire East’s 234 LSOAs rank among the most deprived 25% of English LSOAs for overall deprivation (up from 23 in 2015) and four of these are among England’s most

A family must have claimed Child Benefit and at least one other household benefit (Universal Credit, tax credits or Housing Benefit) at any point in the year to be classed as low income in these statistics.

136 [Public Health Outcomes Framework](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049)  
<https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>

137 [Public Health Outcomes Framework](https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049)  
<https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0/gid/1000049/pat/6/par/E12000002/ati/102/are/E06000049>

138 [1] Sub-regional Fuel Poverty England’ data tables for 2019, Department for Business, Energy & Industrial Strategy (DBEIS), April 2021 and ‘Fuel Poverty Statistics England’ data tables for 2019 (LILEE indicator), DBEIS, March 2021. [2] Index of Multiple Deprivation, English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government, September 2019. Note: The geographical definitions used for Crewe is that set out in Appendix 6 of the Cheshire East ‘LDF Background Report: Determining the Settlement Hierarchy’, Cheshire East Council, November 2010.

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

140 Annual Population Survey Jan-Dec 2020, ONS Crown Copyright

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

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

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

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

145 National Child Measurement Programme (NCMP), NHS Digital,  
<https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2018-19-school-year>

146 English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government, September 2019.



deprived 10% (down from six in 2015).<sup>(147)</sup> Of the 24 LSOAs that currently rank among the most deprived 25%, 17 are in Crewe, three in Macclesfield and one each in Alsager, Congleton, Middlewich and Wilmslow.

- There is little difference between deprived areas and other parts of Cheshire East in terms of the gender breakdown; in the Cheshire East LSOAs that rank among England's most deprived 20% for overall (IMD) deprivation, 50.7% of residents were female as of 2019, which is only slightly below the average for the Borough as a whole (51.0%).<sup>(148)</sup>
- The proportion of households with no access to a car was significantly higher (39.0%) in these deprived areas (those ranking among England's most deprived 20% for overall deprivation) than in Cheshire East as a whole (16.1%).<sup>(149)</sup>
- At the time of the 2011 Census, 8.4% (30,953) of Cheshire East's residents were living in deprived areas. People from non-white ethnic groups (mixed, Asian, Black, or other non-white groups) accounted for 5.3% of the population in these deprived areas but made up only 3.3% of the population in Cheshire East as a whole. It is also notable that the proportion of people from the 'Other White' group (any white people other than British/Irish/Gypsy/Irish Traveller) was much greater (7.3%) in these deprived areas than in Cheshire East as a whole (2.5%).<sup>(150)</sup>
- In Cheshire East as a whole, women were much more likely to travel to shorter distances to work: as of 2011, 54.6% of female workers travelled less than 10km, whereas only 38.8% of male workers did so.<sup>(151)</sup>
- There are no reliable local, Cheshire East, estimates for the proportion of residents identifying as lesbian, gay or bisexual ("LGB"). However, the latest national survey data shows that, as of 2019, 2.7% of the UK population aged 16 and over identified as LGB (up from 2.2% in 2018).<sup>(152)</sup> If the LGB proportion were the same in Cheshire East as it is nationally, that would imply that more than 8,000 of the Borough's population were LGB as of 2019.<sup>(153)</sup> This is a higher estimate than the one (of "more than 6,000") cited in the Cheshire East Equality, Diversity and Inclusion Strategy 2021-2025<sup>(154)</sup>, which is derived from the national LGB share of the 16+ population as of 2017 (2.0%). However, calculations based on national proportions do not take account of LGB people being more concentrated in some geographical areas of the UK than others. Given this, and the fact that the UK LGB statistics are classified by ONS as "experimental" rather than accredited "National Statistics" figure, the estimate of more than 8,000 should probably be treated with some caution.
- There is no accurate figure for how big the transgender community is. The Cheshire East Equality, Diversity and Inclusion Strategy 2021-2025 notes that research funded by National Government, carried out by the Gender Identity Research and Education Society estimated the trans population as approximately 0.6%-1% of the UK adult population. If this proportion were the same in Cheshire East, then, according to the

147 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, , MHCLG, Sept 2019, <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> and 2015 English Indices of Deprivation, DCLG (now MHCLG) Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

148 [1] ONS mid-year population estimates for small areas (September 2020 release).ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0. [2] Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, MHCLG, Sept 2019

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

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

151 Table DC7102EWLA (Distance travelled to work by sex by age), 2011 Census, ONS. Crown Copyright. ONS licensed under the Open Government Licence v. 3.0.

152 'Sexual orientation, UK: 2019', ONS, May 2021

153 2.7% of the Cheshire East population aged 16 and over (315,100 as of 2019, according to ONS mid-year estimates published in June 2020) equates to 8,500 people as of 2019.

154 [https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/equality-and-diversity/equality\\_objectives.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/equality-and-diversity/equality_objectives.aspx)



Strategy, this would equate to 1,900 to more than 3,000 of Cheshire East adult residents. If the latest (mid-2019) population estimates are applied to the 0.6%-1% range, this is also indicates a similar range (a little under 2,000 to a little over 3,000). However, these figures do not take account of any geographical differences in the UK in the proportion of local people who are transgender. The Strategy also notes that:

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

**G.21** There is no baseline information that is directly relevant to maternity.

**G.22** As the scope of the MWP is narrow, no evidence base documents for the Draft MWP contain information in relation to protected characteristics. However, there is Policy wording used in the Draft MWP and accompanying SA that is considered to relate to the protected characteristics. This is set out in detail in Tables G.2 and G.3 (Annex C) of this EqIA.

## Method

**G.23** The MWP has been reviewed to consider the likely impacts of the policies on each of the eight protected characteristics identified. For each protected characteristic, an assessment narrative has been produced that considers whether the MWP is compatible with the three main duties set out in the Equality Act 2010.

**G.24** The assessment narrative for each protected characteristic highlights the likely impacts (positive, neutral, negative and if they are significant) that the MWP is likely to have. Where likely significant negative impacts are identified, consideration should be given to reduce or mitigate this through a full EqIA. Specific allocations and policies are referred to as necessary. A final section at the end of each characteristic summarises the assessment and provides a conclusion for the plan as a whole.

**G.25** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

**G.26** Each of the eight assessment narratives have been broken down under the following headings, which contain reference to policies/proposals where appropriate:

- Minerals
- Site allocations
- Waste
- Development management
- Assessment of the MWP as a whole



## EqlA findings

### Age

#### Minerals

**G.27** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed, to contribute to the supply of aggregates for housing development and to continue to contribute in perpetuity. This could aid the provision of a mix of housing, which is important to support independent living and choice, and could go towards addressing the requirements of an ageing population and the long term needs of the Borough’s older residents, including independent living. This is likely to have a positive impact on age. However, older and younger persons can be more sensitive to air pollution, for example. Prior extraction, as supported by Policy **MIN 1**, can be accompanied by dust, and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which elderly people are more susceptible to). This could have a negative impact on age. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 1**, although this wording allows for some adverse impacts. Additionally, Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, SC 1 ‘Leisure and Recreation’ and SE 6 ‘Green Infrastructure’, emerging SADPD Policies ENV 12 ‘Air quality’ and REC 1 ‘Open space protection’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 8 ‘Noise and vibration’**, **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.28** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates for housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice, and could go towards addressing the requirements of an ageing population and the long term needs of the Borough’s older residents, including independent living. This is likely to have a positive impact on age.

**G.29** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them, it is assumed, to contribute to the supply of aggregates and silica sand for housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice, and could go towards addressing the requirements of an ageing population and the long term needs of the Borough’s older residents, including independent living. This is likely to have a positive impact on age. However, older and younger persons can be more sensitive to air pollution, for example; mineral development can be accompanied by dust, and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which elderly people are more susceptible to). This could have a negative impact on age. However, Policy **MIN 3** requires a suitable restoration scheme to be proposed. Restoration could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including elderly persons, as well as opportunities for safe play for young children. This is likely to have a positive impact on age. Additionally,



Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.30** Proposed MWP Policy **MIN 6 'Aggregate crushed rock'** supports new crushed rock reserves, allowing them, it is assumed, to potentially contribute to the supply of aggregates for housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice, and could go towards addressing the requirements of an ageing population and the long term needs of the Borough's older residents, including independent living. This is likely to have a positive impact on age. However, older and younger persons can be more sensitive to air pollution, for example; mineral development can be accompanied by dust, an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which elderly people are more susceptible to). This could have a negative impact on age. Policy **MIN 6** requires, however, that extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.31** Proposed MWP Policy **MIN 7 'Non-aggregate sandstone'** seeks to manage the supply of non-aggregate sandstone, allowing it, it is assumed, to contribute to the supply of building materials for housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice, and could go towards addressing the requirements of an ageing population and the long term needs of the Borough's older residents, including independent living. This is likely to have a positive impact on age. However, older and younger persons can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which elderly people are more susceptible to). This could have a negative impact on age. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



**G.32** Older persons are much more likely to have more than one health condition and to be on multiple medications.<sup>(155)</sup> Salt is an essential raw material in producing chlorine, which is used during the manufacturing process for many medicines.<sup>(156)</sup> Proposed MWP **MIN 8 'Provision for salt extraction'** seeks to manage the supply of salt to meet the health needs of communities over the plan period. This could have a positive impact on age. However, older and younger persons can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which elderly people are more susceptible to). This could have a negative impact on age. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 8**, although this wording allows for some adverse impacts, as is that any amenity impacts can be controlled to an acceptable level. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.33** Proposed MWP Policy **MIN 10 'Conventional and unconventional hydrocarbons (oil and gas)'** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don't unacceptably impact on local communities. This includes the minimisation of fugitive emissions, which could have a positive impact on age as older and younger persons can be more sensitive to air pollution. However, development could result in a loss of safe play opportunities for younger children, which could have a negative impact on age. Policy **MIN 10** require restoration measures, which could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including elderly persons, as well as opportunities for safe play for young children. This is likely to have a positive impact on age. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.34** Proposed MWP Policy **MIN 12 'Borrow pits'** supports the use of borrow pits. Older and younger persons can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which elderly people are more susceptible to). This could have a negative impact on age. Policy **MIN 12** requires provision for the restoration of the borrow pits, which could include the provision of leisure or recreation facilities, potentially improving access to them for the less

155 <https://www.ageuk.org.uk/northtyneside/about-us/news/articles/2019/prescribing-for-older-people/>

156 European Salt Producers Association, <https://eusalt.com/about-salt/salt-uses/industry/>, accessed 24/5/22.





mobile, including elderly persons, as well as opportunities for safe play for young children. This is likely to have a positive impact on age. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.35** Proposed MWP Policy **MIN 13 'Minerals processing at quarries and other sites'** supports mineral processing at quarry and rail depots, which can contribute to the supply of aggregates for housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice, and could go towards addressing the requirements of an ageing population and the long term needs of the Borough's older residents, including independent living. This is likely to have a positive impact on age. However, older and younger persons can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which elderly people are more susceptible). This could have a negative impact on age. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

## Site allocations

**G.36** All of the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are four areas in the assessment that are considered to relate to age – these being health/amenity, accessibility, public transport, and services and utilities; the sites are considered under these headings. Points to note are:

### Health/amenity

- Over half of the proposed sites are located within 100m of sensitive land uses, with the remaining sites located between 10 and 250m of sensitive and uses. This has the potential for a negative impact on age.
- Elderly people are more susceptible to the impacts of noise, with both younger and older persons more sensitive to air pollution.
- Negative impacts on amenity of local residents and communities through noise, vibration, and light pollution can occur during site preparation, operation and restoration and through transportation of minerals around and from the site. Policies including LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policy ENV 12 'Air quality' and proposed MWP Policies **DM 1 'General development**



management criteria', **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** will help to minimise the impact on health. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** contains Keepers Cottage (which appears to be dilapidated). There are also several properties within 250m of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Agricultural land and buildings including residential use are located immediately adjacent to proposed Site **MIN 4.2 'Astle Farm East, Chelford'**. The tourist attraction of Capesthorpe Hall and gardens is located to the south east of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Over 10 properties are immediately adjacent to the eastern boundary of proposed Site **MIN 4.3 'Arclid, Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are over 10 residential properties within 250m of proposed Site **MIN 4.4 'Land North of Mill Lane, Adlington'**, including Adlington Hall. The A523 is close by and the site is close to the planned route of the Poynton Relief Road. A noise and vibration assessment will need to be submitted as part of any planning application.
- Proposed Site **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** contains residential properties, with an adjacent group of residential properties located along Spodegreen Lane and Coe Lane. The proximity of the site to the major road network suggests the site and surrounding uses experience noise and vibration. A noise, dust and vibration assessment will need to be submitted as part of any planning application. Substantial mitigation measures including an appropriate buffer zone would be required to protect amenity.
- There are over 10 houses within 250m of proposed Site **MIN 4.6 'Land West of A556, near Altrincham'**. Bucklow Manor Care Home is located within 80m, but it is physically separated by the A556. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are sensitive receptors within proposed Site **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and within 250m of it including residential, agricultural and commercial uses. Tatton Park Registered Park and Garden (Grade II\* listed) is immediately adjacent the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Squirrel Cottage is within proposed Site **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'**, over 10 properties are within 250m of it, and Cottons Hotel, Birds of Prey Centre, Fryers Garden Centre, Guy Salmon Cars, and various leisure activities including Knutsford Football and Cricket Clubs are close by. The level of impact on sports facilities is unclear from the information provided and therefore further clarity is required. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are a small number of properties within proposed Site **MIN 4.9 'Land North of M56, near Altrincham'**, and the southern part of Hale Barns is within 250m. Other receptors include The Priory Hospital and Primary Schools, with Hale Golf Course immediately adjacent the site to the west, whereby further discussion with Sport England and England Golf will be required to understand the potential impact on the golf course. Ashley Hall itself is a major tourist/visitor/events venue and is in the locality. A noise,



dust and vibration assessment will need to be submitted as part of any planning application.

- Farmsteads and individual residential properties are within proposed Site **MIN 4.10 'Land South of M56, near Altrincham'**, with the village of Ashley located adjacent to the site boundary and a primary school within 500m of it. The site is likely to experience noise and vibration from the adjacent road network. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Ashley village is adjacent to proposed Site **MIN 4.11 'Land East of Tatton Park, Knutsford'**, and several properties are in and adjacent to the site. The site also contains Ashley Cricket ground and pavilion on which there should not be a prejudicial impact. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are farmsteads and residential properties close to proposed Site **MIN 4.12 'Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'**. A noise and vibration assessment will need to be submitted as part of any planning application.
- Residential and farm properties are within and immediately adjacent to the southern boundary of proposed Site **MIN 4.13 'Land West of A50, Newcastle Road, Arclid, Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Residential properties, farmsteads and buildings and commercial use are within and close to proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-East of Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Holmes Chapel, Brereton Green and northern Arclid are within 250m of proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'**. Additionally, Brereton Primary School is within 200m and there are over 50 individual residences and farmsteads within or adjacent to the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are many residential properties and farmsteads within and adjacent to proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'**. The site is also immediately adjacent to Somerford Business Court. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There is one property within and other farms and residential properties immediately adjacent to proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, south of Brereton Heath'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Parkfield Farm is located within proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** and Minshull Vernon (including Moat House Farm) is located about 250m away. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. A noise and vibration assessment will be required.
- There are farms and individual houses within proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** and within 250m of it. However, most operational activities take place underground with limited surface development. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. Nearby sensitive receptors will need to be considered and this will require a noise and vibration assessment to be submitted as part of any planning application.



## Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a negative impact on accessibility. Proposed MWP Policies **DM 12 'Protecting land of biodiversity or geological value'** and **DM 18 'Public rights of way'** will help to minimise the impact on accessibility, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Less mobile groups including children, older people and people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.

## Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Less mobile groups including children, older people and people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Sites **'MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'** and **MIN 8.2 'Extension to Warmingham Brinefield'** are not in walking distance of a commutable bus or rail service.

## Service and utilities

- All the proposed sites contain services or utilities, with the potential for a negative impact on age. This is due to the potential disruption to water, gas and electricity supply through rerouting, which can impact on cooking, heating and powering of medical equipment for example. There is also the potential for the water supply to become contaminated. Emerging SADPD Policy INF 9 'Utilities' will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 'Astle Farm East, Chelford'** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 'Arclid, Sandbach'** and **MIN 4.4 'Land North of Mill Lane, Adlington'** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** and **MIN 4.6 'Land West of A556, near Altrincham'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 'Land North of M56, near Altrincham'**, **MIN 4.10 'Land south of M56, near Altrincham'** and **MIN 4.11 'Land East of Tatton Park, Knutsford'** contain a National Grid 400Kv overhead transmission line, whereby National Grid's policy is to retain existing lines in situ. The site also includes United Utilities assets that could



require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.

Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**.

- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 ‘Land West and South-East of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** contains overhead lines and United Utilities assets (these are also on the boundary) that could require re-routing and/or mitigation. The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warrington’** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.
- Proposed Site **MIN 8.2 ‘Extension to Warrington Brinefield’** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

## Waste

**G.37** Proposed MWP Policies **WAS 1 ‘Waste management strategy’** and **WAS 2 ‘Waste management capacity and needs’** support the development of waste management facilities. However, this could entail the loss of recreation opportunities that may provide safe play for children, which could have a negative impact on age, as well as noise (the impacts of which elderly people are more susceptible to). Although Policy **WAS 1** requires the development of waste management facilities to not have an unacceptable adverse impact on human health, the wording still allows for some adverse impacts and could have a negative impact on age. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12



'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policy REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.38** The location of waste management facilities can have an important effect on minimising impacts on communities. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities. Originally the Policy did not include reference to health impacts/impacts on sensitive receptors, which could have a negative impact on age, as for example elderly people are more susceptible to the impacts of noise. However, as the SA is an iterative process, the policy has been amended to include reference to impacts on health/sensitive receptors.

**G.39** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate waste related development in the Green Belt. This can lead to adverse effects on the amenity of local residents and communities through noise for example, the impacts of which elderly people are more susceptible to. This could lead to a negative effect on age. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.40** Waste development can lead to the loss of recreation opportunities that may provide safe play for children and noise (the impacts of which elderly people are more susceptible to). Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit waste related development in the open countryside, which could have a positive impact on age.

**G.41** Proposed MWP Policy **WAS 6 'Safeguarding of waste management facilities'** looks to maintain the use of existing waste management facilities. This could have a positive impact on age as it reduces the need to find additional locations for facilities, which could otherwise be in an area that contains sensitive receptors or result in a loss of recreation opportunities that may provide safe play for children.

**G.42** Proposed MWP Policy **WAS 7 'Wastewater and sewage treatment facilities'** seeks to locate new facilities or extension to existing facilities on land within an existing waste management use. However, Policy **WAS 7** does allow the development of wastewater and sewage sludge management facilities to be in other locations. This can lead to adverse effects on the amenity of local residents and communities through, for example, noise, the impacts of which elderly people are more susceptible. This could lead to a negative effect on age. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



**G.43** Older and younger persons can be more sensitive to air pollution; proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** seeks to minimise transport emissions, which could have appositive impact on age. However, the development of such facilities could generally lead to adverse effects on the amenity of local residents and communities through (depending on the type of facility), for example, noise (the impacts of which elderly people are more susceptible to), and entail the loss of recreation opportunities that may provide safe play for children, which could have a negative impact on age. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, SC 1 ‘Leisure and Recreation’ and SE 6 ‘Green Infrastructure’, emerging SADPD Policies ENV 12 ‘Air quality’ and REC 1 ‘Open space protection’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 8 ‘Noise and vibration’**, **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Development management

**G.44** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on local amenity or air quality for example. Older and younger persons can be more sensitive to air pollution; however, the policy wording allows for some adverse impacts and therefore could have a negative impact on age. Nevertheless, Policy **DM 1** also requires the creation of recreation opportunities, which might include areas of safe play for young children, and hence a positive impact on age. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, emerging SADPD Policy ENV 12 ‘Air quality’ and proposed MWP Policies **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.45** Restoration could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including elderly persons, as well as opportunities for safe play for young children. Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. This could have a positive impact on age. Originally, the Policy did not require that restoration proposals should, where possible in relation to PROW, include improved wheelchair, pushchair and other accessible friendly measures to widen their possible use by all members of society. However, as the SA is an iterative process, the Policy has been amended to include reference to this.

**G.46** Older and younger persons can be more sensitive to air pollution; proposed MWP Policy **DM 5 ‘Transport’** supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which have the potential to reduce transport emissions and have a positive impact on age.

**G.47** Proposed MWP Policy **DM 8 ‘Noise and vibration’** requires that noise, the impacts of which elderly people are susceptible to, will not result in unacceptable adverse impacts on public health and amenity. However, this wording allows for some adverse impacts and therefore the Policy could have a negative impact on age. Policy **DM 8** looks to set noise limits, which has the potential for a positive impact on age.



**G.48** Older and younger persons can be more sensitive to air pollution; proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on air quality. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on age. Nevertheless, Policy **DM 9** also requires all emissions to not have a significant detrimental impact on human health, which has the potential for a positive impact on age.

**G.49** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on land in recreation use, which could include areas of safe play for younger children. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on age. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SC 1 ‘Leisure and Recreation’ and SE 6 ‘Green Infrastructure’, emerging SADPD Policy REC 1 ‘Open space protection’, and proposed MWP Policy **DM 1 ‘General development management criteria’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policy can provide.

**G.50** Older and younger persons can be more sensitive to air pollution. Proposed MWP Policy **DM 15 ‘Cumulative Impact’** looks to avoid unacceptable adverse level of disturbance to residents and visitors, which could include increased levels of dust; however, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on age. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, emerging SADPD Policy ENV 12 ‘Air quality’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### **Assessment of the MWP as a whole**

**G.51** The proposed policies in the Draft MWP, along with existing policies in the LPS and those in the emerging SADPD, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the Draft MWP promotes protection of local communities with regards to air and noise pollution, and provision of recreation opportunities that are accessible to all through restoration.

**G.52** Taking the above into account it is found that the Draft MWP is likely to have an overall positive impact on age when taking into account mitigation from LPS, emerging SADPD and Draft MWP Policies.





## Disability

### Minerals

**G.53** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed to contribute to the supply of aggregates for health infrastructure needs of communities over the Plan period and housing development, and to continue to contribute in perpetuity. This could aid the provision of a mix of housing, which is important to support independent living and choice, and is likely to have a positive impact on disability. Additionally, minerals development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. It also can supply traditional building materials, the use of which can contribute to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. However, people with respiratory related disabilities can be more sensitive to air pollution, for example. Prior extraction, as supported by Policy **MIN 1**, can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities (for example open space) that could provide mental health benefits. This could have a negative impact on disability. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 1**, although this wording allows for some adverse impacts. Additionally, Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, SC 1 ‘Leisure and Recreation’ and SE 6 ‘Green Infrastructure’, emerging SADPD Policies ENV 12 ‘Air quality’ and REC 1 ‘Open space protection’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 8 ‘Noise and vibration’**, **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.54** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates for health infrastructure needs of communities over the Plan period and housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice. The mineral resources could also supply traditional building materials, the use of which contribute to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. This is likely to have a positive impact on disability.

**G.55** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them, it is assumed to contribute to the supply of aggregates and silica sand for health infrastructure needs of communities and housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice. This is likely to have a positive impact on disability. However, people with respiratory related disabilities can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities (for example open space) that could provide mental health benefits. This could have a negative impact on disability. However, Policy **MIN 3** requires a suitable restoration scheme to be proposed. Restoration could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including disabled persons, as well as opportunities for mental health benefits through access to nature and greenspace.



This is likely to have a positive impact on disability. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.56** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 'Prioritising the use of substitute, secondary and recycled aggregates'** allows them, it is assumed, to contribute to the supply of aggregates to meet the health infrastructure needs of communities over the Plan period. The use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction. This could have a positive impact on disability.

**G.57** Proposed MWP Policy **MIN 6 'Aggregate crushed rock'** supports new crushed rock reserves, allowing them, it is assumed, to potentially contribute to the supply of aggregates for health infrastructure needs of communities over the Plan period and housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice. This is likely to have a positive impact on disability. Additionally, minerals development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. However, people with respiratory related disabilities can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities (for example open space) that could provide mental health benefits. This could have a negative impact on disability. Policy **MIN 6** requires, however, that extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.58** Proposed MWP Policy **MIN 7 'Non-aggregate sandstone'** seeks to manage the supply of non-aggregate sandstone, allowing it, it is assumed, to contribute to the supply of building materials for health infrastructure needs of communities over the Plan period for housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice. This is likely to have a positive impact on disability. Additionally, minerals development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. Non-aggregate sandstone can also be used as a traditional building material, the use of which contributes to high quality environments, helping to provide an increased feeling of wellbeing and satisfaction amongst residents. However, people with respiratory related disabilities can be more sensitive to air pollution, for example; mineral



development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities (for example open space) that could provide mental health benefits. This could have a negative impact on disability. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.59** Disabled persons are likely to be on medications. Salt is an essential raw material in producing chlorine, which is used during the manufacturing process for many medicines<sup>(157)</sup> Proposed MWP **MIN 8 'Provision for salt extraction'** seeks to manage the supply of salt to meet the health needs of communities over the plan period. This could have a positive impact on disability. Additionally, minerals development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. However, people with respiratory related disabilities can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities (for example open space) that could provide mental health benefits. This could have a negative impact on disability. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 8**, although this wording allows for some adverse impacts, as is that any amenity impacts can be controlled to an acceptable level. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.60** Proposed MWP Policy **MIN 10 'Conventional and unconventional hydrocarbons (oil and gas)'** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don't unacceptably impact on local communities. This includes the minimisation of fugitive emissions, which could have a positive impact on disability as people with respiratory related disabilities can be more sensitive to air pollution. Additionally, minerals development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. However, development could result in a loss of recreation opportunities (for example open space) that could provide mental health benefits, which could have a negative impact on disability. Policy **MIN 10** require restoration measures, which could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including disabled persons, as well as opportunities for mental health benefits through access to nature and greenspace. This is likely to have a positive impact on disability. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination

157 European Salt Producers Association, <https://eusalt.com/about-salt/salt-uses/industry/>, accessed 24/5/22.



and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.61** Proposed MWP Policy **MIN 12 'Borrow pits'** supports the use of borrow pits. People with respiratory related disabilities can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities (for example open space) that could provide mental health benefits. This could have a negative impact on disability. Policy **MIN 12** requires provision for the restoration of the borrow pits, which could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including disabled persons, as well as opportunities for mental health benefits through access to nature and greenspace. This is likely to have a positive impact on disability. Minerals development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.62** Proposed MWP Policy **MIN 13 'Minerals processing at quarries and other sites'** supports mineral processing at quarry and rail depots, which can contribute to the supply of aggregates for health infrastructure needs of communities over the Plan period and housing development. This could aid the provision of a mix of housing, which is important to support independent living and choice. This is likely to have a positive impact on disability. Additionally, minerals development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. However, people with respiratory related disabilities can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities (for example open space) that could provide mental health benefits. This could have a negative impact on disability. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



## Site allocations

**G.63** All of the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are three areas in the assessment that are considered to relate to disability – these being accessibility, public transport and services and utilities; the sites are considered under these headings. Points to note are:

### Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a negative impact on accessibility. Proposed MWP Policies **DM 12 ‘Protecting land of biodiversity or geological value’** and **DM 18 ‘Public rights of way’** will help to minimise the impact on accessibility. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Less mobile groups, including disabled people, tend to be more reliant on walking and public transport in order to access services and facilities.

### Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **‘MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** and **MIN 8.2 ‘Extension to Warrington Brinefield’** are not in walking distance of a commutable bus or rail service.

### Service and utilities

- All the proposed sites contain services or utilities, with the potential for a negative impact on disability. This is due to the potential disruption to water, gas and electricity supply through rerouting, which can impact on cooking, heating and powering of medical equipment for example. There is also the potential for the water supply to become contaminated. Emerging SADPD Policy INF 9 ‘Utilities’ will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 ‘Arclid, Sandbach’** and **MIN 4.4 ‘Land North of Mill Lane, Adlington’** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** and **MIN 4.6 ‘Land West of A556, near Altrincham’** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** and **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.



- Proposed Sites **MIN 4.9 ‘Land North of M56, near Altrincham’**, **MIN 4.10 ‘Land south of M56, near Altrincham’** and **MIN 4.11 ‘Land East of Tatton Park, Knutsford’** contain a National Grid 400Kv overhead transmission line, whereby National Grid’s policy is to retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020. Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**.
- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 ‘Land West and South-West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** contains overhead lines and United Utilities assets (these are also on the boundary) that could require re-routing and/or mitigation. The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, south of Brereton Heath’** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warrington’** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.
- Proposed Site **MIN 8.2 ‘Extension to Warrington Brinefield’** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

## Waste

**G.64** Proposed MWP Policies **WAS 1 ‘Waste management strategy’** and **WAS 2 ‘Waste management capacity and needs’** support the development of waste management facilities. Waste development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment



and poverty. However, this could entail the loss of recreation opportunities (for example open space) that could provide mental health benefits. Although Policy **WAS 1** requires the development of waste management facilities to not have an unacceptable adverse impact on human health, the wording still allows for some adverse impacts and could have a negative impact on disability. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, SC 1 ‘Leisure and Recreation’ and SE 6 ‘Green Infrastructure’, emerging SADPD Policy REC 1 ‘Open space protection’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 8 ‘Noise and vibration’**, and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.65** Proposed MWP Policy **WAS 4 ‘Waste management facilities in the Green Belt’** supports not inappropriate waste related development in the Green Belt. Waste development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty.

**G.66** Waste development can lead to the loss of recreation opportunities (for example open space) that could provide mental health benefits. Proposed MWP Policy **WAS 5 ‘Waste management facilities in the open countryside’** looks to limit waste related development in the open countryside, which could have a positive impact on disability. However, there is little opportunity to provide jobs through this Policy, which could have a negative impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. However, it is acknowledged that waste development provides relatively few jobs, which reduces the negative impact identified. Additionally, LPS Policy SD 1 ‘Sustainable Development in Cheshire East’ could help to mitigate the negative impact as it seeks to provide access to local jobs, reflecting the community’s needs.

**G.67** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities. This could have a positive impact on disability as it reduces the need to find additional locations for facilities, which could otherwise be in an area that contains sensitive receptors or result in a loss of recreation opportunities (for example open space) that could provide mental health benefits. Additionally, waste development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty.

**G.68** Proposed MWP Policy **WAS 7 ‘Wastewater and sewage treatment facilities’** seeks to locate new facilities or extension to existing facilities on land within an existing waste management use. Waste development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty.

**G.69** Proposed MWP Policy **WAS 8 On-farm anaerobic digestion plants’** supports the development of such facilities. Waste development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty.



**G.70** Proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** supports the development of such facilities. Waste development provides job opportunities, which could have a positive impact on disability, particularly for people who suffer from mental illness associated with unemployment and poverty. However, the development of such facilities could entail the loss of recreation opportunities (for example open space) that could provide mental health benefits. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, SC 1 ‘Leisure and Recreation’ and SE 6 ‘Green Infrastructure’, emerging SADPD Policies ENV 12 ‘Air quality’ and REC 1 ‘Open space protection’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 8 ‘Noise and vibration’**, **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Development management

**G.71** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on local amenity or air quality for example. People with respiratory related disabilities can be more sensitive to air pollution; however, the policy wording allows for some adverse impacts and therefore could have a negative impact on age. Nevertheless, Policy **DM 1** also requires the creation of recreation opportunities (for example open space), which could provide mental health benefits, and hence a positive impact on disability. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, emerging SADPD Policy ENV 12 ‘Air quality’ and proposed MWP Policies **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.72** Restoration could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including disabled persons, as well as opportunities for mental health benefits through access to open space. Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. This could have a positive impact on disability. Originally, the Policy did not require that restoration proposals should, where possible in relation to PROW, include improved wheelchair, and other accessible friendly measures to widen their possible use by all members of society. However, as the SA is an iterative process, the Policy has been amended to include reference to this.

**G.73** People with respiratory related disabilities can be more sensitive to air pollution; proposed MWP Policy **DM 5 ‘Transport’** supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which have the potential to reduce transport emissions and have a positive impact on disability.

**G.74** People with respiratory related disabilities can be more sensitive to air pollution; proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on air quality. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative





impact on disability. Nevertheless, Policy **DM 9** also requires all emissions to not have a significant detrimental impact on human health, which has the potential for a positive impact on disability.

**G.75** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on areas of open space, local green spaces, and village greens and their accompanying mental health benefits. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on disability. Policies such as LPS Policy SC 1 ‘Leisure and Recreation’ and SE 6 ‘Green Infrastructure’, emerging SADPD Policy REC 1 ‘Open space protection’, and proposed MWP Policy **DM 1 ‘General development management criteria’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.76** People with respiratory related disabilities can be more sensitive to air pollution. Proposed MWP Policy **DM 15 ‘Cumulative impact’** looks to avoid unacceptable adverse level of disturbance to residents and visitors, which could include increased levels of dust; however, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on disability. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, emerging SADPD Policy ENV 12 ‘Air quality’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### **Assessment of the MWP as a whole**

**G.77** The proposed policies in the Draft MWP, along with existing policies in the LPS and those in the emerging SADPD, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the Draft MWP promotes protection of local communities with regards to air and noise pollution, and provision of recreation opportunities that are accessible to all through restoration.

**G.78** Taking the above into account it is found that the Draft MWP is likely to have an overall positive impact on disability when taking into account mitigation from LPS, emerging SADPD and Draft MWP Policies.



## Gender reassignment

### Minerals

**G.79** The theme is considered to have a neutral impact on gender reassignment.

### Site allocations

**G.80** The theme is considered to have a neutral impact on gender reassignment.

### Waste

**G.81** The theme is considered to have a neutral impact on gender reassignment.

### Development management

**G.82** The theme is considered to have a neutral impact on gender reassignment.

### Assessment of the MWP as a whole

**G.83** Taking the above into account it is found that the Draft MWP is likely to have an overall neutral impact on gender reassignment.



## Pregnancy and maternity

### Minerals

**G.84** Proposed MWP Policy **MIN 1 'Mineral safeguarding areas'** seeks to protect mineral resources from permanent sterilisation or potential constraint. Prior extraction, as supported by Policy **MIN 1**, can be accompanied by dust and an increase in traffic levels (young children can be more sensitive to air pollution), as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which young children more susceptible to). This could have a negative impact on pregnancy and maternity. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 1**, although this wording allows for some adverse impacts. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.85** Proposed MWP Policy **MIN 3 'Managing the sand resource'** supports new sand reserves. Mineral development can be accompanied by dust and an increase in traffic levels (young children can be more sensitive to air pollution), as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which young children are more susceptible to). This could have a negative impact on pregnancy and maternity. However, Policy **MIN 3** requires a suitable restoration scheme to be proposed. Restoration could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including people with young children, as well as opportunities for safe play for young children. This is likely to have a positive impact on pregnancy and maternity. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.86** Proposed MWP Policy **MIN 6 'Aggregate crushed rock'** supports new crushed rock reserves. Mineral development can be accompanied by dust and an increase in traffic levels (young children can be more sensitive to air pollution), as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which young children are more susceptible to). This could have a negative impact on pregnancy and maternity. Policy **MIN 6** requires, however, that extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development**



management criteria', **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.87** Proposed MWP Policy **MIN 7 'Non-aggregate sandstone'** seeks to manage the supply of non-aggregate sandstone. Mineral development can be accompanied by dust and an increase in traffic levels (young children can be more sensitive to air pollution), as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which young children are more susceptible to). This could have a negative impact on pregnancy and maternity. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.88** Pregnant people may have health issues caused by pregnancy that require medication. Salt is an essential raw material in producing chlorine, which is an effective disinfectant and is used during the manufacturing process for many medicines.<sup>(158)</sup> Proposed MWP **MIN 8 'Provision for salt extraction'** seeks to manage the supply of salt to meet the health needs of communities over the plan period. This could have a positive impact on pregnancy and maternity. However, young children can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which young children are more susceptible to). This could have a negative impact on pregnancy and maternity. However, that the extraction should not cause unacceptable adverse impacts on the local community is a requirement of Policy **MIN 8**, although this wording allows for some adverse impacts, as is that any amenity impacts can be controlled to an acceptable level. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.89** Proposed MWP Policy **MIN 10 'Conventional and unconventional hydrocarbons (oil and gas)'** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don't unacceptably impact on local communities. This includes the minimisation of fugitive emissions, which could have a positive impact on pregnancy and maternity as young children can be more sensitive to air pollution. However, development could result in a loss of safe play opportunities for younger children, which could have a negative impact on pregnancy and maternity. Policy **MIN 10** require restoration measures, which could include the provision of leisure or recreation

158 European Salt Producers Association, <https://eusalt.com/about-salt/salt-uses/industry/>, accessed 24/5/22.



facilities, potentially improving access to them for the less mobile, including people with young children, as well as opportunities for safe play for young children. This is likely to have a positive impact on pregnancy and maternity. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.90** Proposed MWP Policy **MIN 12 'Borrow pits'** supports the use of borrow pits. Young children can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which young children are more susceptible to). This could have a negative impact on pregnancy and maternity. Policy **MIN 12** requires provision for the restoration of the borrow pits, which could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including people with young children, as well as opportunities for safe play for young children. This is likely to have a positive impact on pregnancy and maternity. Additionally, Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 4 'Restoration and aftercare'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.91** Proposed MWP Policy **MIN 13 'Minerals processing at quarries and other sites'** supports mineral processing at quarry and rail depots. However, young children can be more sensitive to air pollution, for example; mineral development can be accompanied by dust and an increase in traffic levels, as well as a loss of recreation opportunities that could provide safe play for young children, and noise (the impacts of which young children are more susceptible). This could have a negative impact on pregnancy and maternity. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



## Site allocations

**G.92** All of the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are four areas in the assessment that are considered to relate to pregnancy and maternity – these being health/amenity, accessibility, public transport, and services and utilities; the sites are considered under these headings. Points to note are:

### Health/amenity

- Over half of the proposed sites are located within 100m of sensitive land uses, with the remaining sites located between 100 and 250m of sensitive land uses. This has the potential for a negative impact on age.
- Young children are more sensitive to air pollution and susceptible to the impacts of noise.
- Negative impacts on amenity of local residents and communities through noise, vibration, and light pollution can occur during site preparation, operation and restoration and through transportation of minerals around and from the site. Policies including LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policy ENV 12 'Air quality' and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** will help to minimise the impact on health. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** contains Keepers Cottage (which appears to be dilapidated). There are also several properties within 250m of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Agricultural land and buildings including residential use are located immediately adjacent to proposed Site **MIN 4.2 'Astle Farm East, Chelford'**. The tourist attraction of Capesthorpe Hall and gardens is located to the south east of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Over 10 properties are immediately adjacent to the eastern boundary of proposed Site **MIN 4.3 'Arclid, Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are over 10 residential properties within 250m of proposed Site **MIN 4.4 'Land North of Mill Lane, Adlington'**, including Adlington Hall. The A523 is close by and the site is close to the planned route of the Poynton Relief Road. A noise and vibration assessment will need to be submitted as part of any planning application.
- Proposed Site **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** contains residential properties, with an adjacent group of residential properties located along Spodegreen Lane and Coe Lane. The proximity of the site to the major road network suggests the site and surrounding uses experience noise and vibration. A noise, dust and vibration assessment will need to be submitted as part of any planning application. Substantial mitigation measures including an appropriate buffer zone would be required to protect amenity.
- There are over 10 houses within 250m of proposed Site **MIN 4.6 'Land West of A556, near Altrincham'**. Bucklow Manor Care Home is located within 80m, but it is physically separated by the A556. A noise, dust and vibration assessment will need to be submitted as part of any planning application.



- There are sensitive receptors within proposed Site **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** and within 250m of it including residential, agricultural and commercial uses. Tatton Park Registered Park and Garden (Grade II\* listed) is immediately adjacent the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Squirrel Cottage is within proposed Site **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’**, over 10 properties are within 250m of it, and Cottons Hotel, Birds of Prey Centre, Fryers Garden Centre, Guy Salmon Cars, and various leisure activities including Knutsford Football and Cricket Clubs are close by. The level of impact on sports facilities is unclear from the information provided and therefore further clarity is required. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are a small number of properties within proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’**, and the southern part of Hale Barns is within 250m. Other receptors include The Priory Hospital and Primary Schools, with Hale Golf Course immediately adjacent the site to the west, whereby further discussion with Sport England and England Golf will be required to understand the potential impact on the golf course. Ashley Hall itself is a major tourist/visitor/events venue and is in the locality. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Farmsteads and individual residential properties are within proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’**, with the village of Ashley located adjacent to the site boundary and a primary school within 500m of it. The site is likely to experience noise and vibration from the adjacent road network. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Ashley village is adjacent to proposed Site **MIN 4.11 ‘Land East of Tatton Park, Knutsford’**, and several properties are in and adjacent to the site. The site also contains Ashley Cricket ground and pavilion on which there should not be a prejudicial impact. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are farmsteads and residential properties close to proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’**. A noise and vibration assessment will need to be submitted as part of any planning application.
- Residential and farm properties are within and immediately adjacent to the southern boundary of proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Residential properties, farmsteads and buildings and commercial use are within and close to proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Holmes Chapel, Brereton Green and northern Arclid are within 250m of proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’**. Additionally, Brereton Primary School is within 200m and there are over 50 individual residences and farmsteads within or adjacent to the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.



- There are many residential properties and farmsteads within and adjacent to proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'**. The site is also immediately adjacent to Somerford Business Court. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There is one property within and other farms and residential properties immediately adjacent to proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Parkfield Farm is located within proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** and Minshull Vernon (including Moat House Farm) is located about 250m away. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. A noise and vibration assessment will be required.
- There are farms and individual houses within proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** and within 250m of it. However, most operational activities take place underground with limited surface development. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. Nearby sensitive receptors will need to be considered and this will require a noise and vibration assessment to be submitted as part of any planning application.

### Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a negative impact on accessibility. Proposed MWP Policies **DM 12 'Protecting land of biodiversity or geological value'** and **DM 18 'Public rights of way'** will help to minimise the impact on accessibility. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Less mobile groups including people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.

### Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Less mobile groups including people with young children tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Sites '**MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'** and **MIN 8.2 'Extension to Warmingham Brinefield'** are not in walking distance of a commutable bus or rail service.

### Service and utilities

- All the proposed sites contain services or utilities, with the potential for a negative impact on age. This is due to the potential disruption to water, gas and electricity supply through rerouting, which can impact on cooking, heating and powering of medical equipment for example. There is also the potential for the water supply to become contaminated. Emerging SADPD Policy INF 9 'Utilities' will help to minimise the impact on utilities.





- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 ‘Arclid, Sandbach’** and **MIN 4.4 ‘Land North of Mill Lane, Adlington’** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** and **MIN 4.6 ‘Land West of A556, near Altrincham’** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** and **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 ‘Land North of M56, near Altrincham’**, **MIN 4.10 ‘Land south of M56, near Altrincham’** and **MIN 4.11 ‘Land East of Tatton Park, Knutsford’** contain a National Grid 400Kv overhead transmission line, whereby National Grid’s policy is to retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020. Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**.
- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** contains overhead lines and United Utilities assets (these are also on the boundary) that could require re-routing and/or mitigation. The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, south of Breerton Heath’** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will



need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

- Proposed Site **MIN 8.2 'Extension to Warrington Brinefield'** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a 'hazardous site') therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

## Waste

**G.93** Proposed MWP Policies **WAS 1 'Waste management strategy'** and **WAS 2 'Waste management capacity and needs'** support the development of waste management facilities. However, this could entail the loss of recreation opportunities that may provide safe play for children, which could have a negative impact on pregnancy and maternity, as well as noise (the impacts of which young children are more susceptible to). Although Policy **WAS 1** requires the development of waste management facilities to not have an unacceptable adverse impact on human health, the wording still allows for some adverse impacts and could have a negative impact on pregnancy and maternity. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policy REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.94** The location of waste management facilities can have an important effect on minimising impacts on communities. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities. Originally the Policy did not include reference to health impacts/impacts on sensitive receptors, which could have a negative impact on pregnancy and maternity, as for example young children are more susceptible to the impacts of noise. However, as the SA is an iterative process, the policy has been amended to include reference to impacts on health/sensitive receptors.

**G.95** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate waste related development in the Green Belt. This can lead to adverse effects on the amenity of local residents and communities through noise for example, the impacts of which young children are more susceptible to. This could lead to a negative effect on pregnancy and maternity. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



**G.96** Waste development can lead to the loss of recreation opportunities that may provide safe play for children and noise (the impacts of which young children are more susceptible to). Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit waste related development in the open countryside, which could have a positive impact on pregnancy and maternity.

**G.97** Proposed MWP Policy **WAS 6 'Safeguarding of waste management facilities'** looks to maintain the use of existing waste management facilities. This could have a positive impact on pregnancy and maternity as it reduces the need to find additional locations for facilities, which could otherwise be in an area that contains sensitive receptors or result in a loss of recreation opportunities that may provide safe play for children.

**G.98** Proposed MWP Policy **WAS 7 'Wastewater and sewage treatment facilities'** seeks to locate new facilities or extension to existing facilities on land within an existing waste management use. However, Policy **WAS 7** does allow the development of wastewater and sewage sludge management facilities to be in other locations. This can lead to adverse effects on the amenity of local residents and communities through, for example, noise, the impacts of which young children are more susceptible. This could lead to a negative effect on pregnancy and maternity. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.99** Young children can be more sensitive to air pollution; proposed MWP Policy **WAS 9 'Sites for energy recovery'** seeks to minimise transport emissions, which could have a positive impact on pregnancy and maternity. However, the development of such facilities could generally lead to adverse effects on the amenity of local residents and communities through (depending on the type of facility), for example, noise (the impacts of which young children are more susceptible to), and entail the loss of recreation opportunities that may provide safe play for children, which could have a negative impact on pregnancy and maternity. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policies ENV 12 'Air quality' and REC 1 'Open space protection', and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

## Development management

**G.100** Proposed MWP Policy **DM 1 'General development management criteria'** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on local amenity or air quality for example. Young children can be more sensitive to air pollution; however, the policy wording allows for some adverse impacts and therefore could have a negative impact on pregnancy and maternity. Nevertheless, Policy **DM 1** also requires the creation of recreation opportunities, which might include areas of safe play for young children, and hence a positive impact on pregnancy and maternity. Policies such as LPS Policies SD 1



'Sustainable Development in Cheshire East', SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policy ENV 12 'Air quality' and proposed MWP Policies **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**G.101** Restoration could include the provision of leisure or recreation facilities, potentially improving access to them for the less mobile, including people with young children, as well as opportunities for safe play for young children. Proposed MWP Policy **DM 4 'Restoration and aftercare'** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. This could have a positive impact on pregnancy and maternity. Originally, the Policy did not require that restoration proposals should, where possible in relation to PROW, include improved pushchair friendly measures to widen their possible use by all members of society. However, as the SA is an iterative process, the Policy has been amended to include reference to this.

**G.102** Young children can be more sensitive to air pollution; proposed MWP Policy **DM 5 'Transport'** supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which have the potential to reduce transport emissions and have a positive impact on pregnancy and maternity.

**G.103** Proposed MWP Policy **DM 8 'Noise and vibration'** requires that noise, the impacts of which young children are susceptible to, will not result in unacceptable adverse impacts on public health and amenity. However, this wording allows for some adverse impacts and therefore the Policy could have a negative impact on pregnancy and maternity. Policy **DM 8** looks to set noise limits, which has the potential for a positive impact on pregnancy and maternity.

**G.104** Young children can be more sensitive to air pollution; proposed MWP Policy **DM 9 'Air quality: dust and odour'** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on air quality. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on pregnancy and maternity. Nevertheless, Policy **DM 9** also requires all emissions to not have a significant detrimental impact on human health, which has the potential for a positive impact on pregnancy and maternity.

**G.105** Proposed MWP Policy **DM 12 'Protecting land of biodiversity or geological value'** looks to avoid unacceptable adverse impacts on land in recreation use, which could include areas of safe play for younger children. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on pregnancy and maternity. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SC 1 'Leisure and Recreation' and SE 6 'Green Infrastructure', emerging SADPD Policy REC 1 'Open space protection', and proposed MWP Policy **DM 1 'General development management criteria'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policy can provide.

**G.106** Young children can be more sensitive to air pollution. Proposed MWP Policy **DM 15 'Cumulative impact'** looks to avoid unacceptable adverse level of disturbance to residents and visitors, which could include increased levels of dust; however, this wording allows for



some adverse impacts, and therefore the Policy could have a negative impact on pregnancy and maternity. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 12 ‘Pollution, Land Contamination and Land Instability’, emerging SADPD Policy ENV 12 ‘Air quality’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 9 ‘Air quality: dust and odour’** and **DM 10 ‘Other amenity impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### **Assessment of the MWP as a whole**

**G.107** The proposed policies in the Draft MWP, along with existing policies in the LPS and those in the emerging SADPD, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the Draft MWP promotes protection of local communities with regards to air and noise pollution, and provision of recreation opportunities that are accessible to all through restoration.

**G.108** Taking the above into account it is found that the Draft MWP is likely to have an overall positive impact on pregnancy and maternity when taking into account mitigation from LPS, emerging SADPD and Draft MWP Policies.



## Race

### Minerals

**G.109** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed, to contribute to the supply of aggregates for housing development, and to continue to contribute in perpetuity. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including black, mixed, Asian and ethnically diverse groups. Additionally, minerals development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.110** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates for housing development. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.111** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them, it is assumed, to contribute to the supply of aggregates and silica sand for housing development. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.112** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them, it is assumed, to potentially contribute to the supply of aggregates for housing development. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including black, mixed, Asian and ethnically diverse groups. Additionally, minerals development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.113** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone, allowing it, it is assumed, to contribute to the supply of building materials for housing development. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including black, mixed, Asian and ethnically diverse groups. Additionally, minerals development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.114** Proposed MWP **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt to meet the health needs of communities over the plan period. Minerals development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.



**G.115** Proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don’t unacceptably impact on local communities. Minerals development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.116** Proposed MWP Policy **MIN 12 ‘Borrow Pits’** supports the use of borrow pits. Minerals development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.117** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at quarry and rail depots, which can contribute to the supply of aggregates for housing development. Improved housing opportunities, including the development of affordable homes, can assist in driving equality across all races. This is likely to have a positive impact on race, including black, mixed, Asian and ethnically diverse groups. Additionally, minerals development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

### Site allocations

**G.118** All of the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are two areas in the assessment that are considered to relate to race – these being accessibility, and public transport; the sites are considered under these headings. Points to note are:

#### Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a negative impact on accessibility. Proposed MWP Policies **DM 12 ‘Protecting land of biodiversity or geological value’** and **DM 18 ‘Public rights of way’** will help to minimise the impact on accessibility. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.
- Less mobile groups tend to be more reliant on walking, cycling and public transport in order to access services and facilities.

#### Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Less mobile groups tend to be more reliant on walking, cycling and public transport in order to access services and facilities.
- Proposed Sites **‘MIN 4.12 Land North of Eaton Hall Quarry and south of Cockmoss Farm, Eaton, Congleton’** and **MIN 8.2 ‘Extension to Warmingham Brinefield’** are not in walking distance of a commutable bus or rail service.



## Waste

**G.119** Proposed MWP Policies **WAS 1 'Waste management strategy'** and **WAS 2 'Waste management capacity and needs'** support the development of waste management facilities. Waste development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.120** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate waste related development in the Green Belt. Waste development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.121** Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit waste related development in the open countryside. However, there is little opportunity to access jobs through this Policy for members of the community, which could have a negative impact on race, including black, mixed, Asian and ethnically diverse groups. However, it is acknowledged that waste development provides relatively few jobs, which reduces the negative impact identified. Additionally, LPS Policy SD 1 'Sustainable Development in Cheshire East' could help to mitigate the negative impact as it seeks to provide access to local jobs, reflecting the community's needs.

**G.122** Proposed MWP Policy **WAS 6 'Safeguarding of waste management facilities'** looks to maintain the use of existing waste management facilities. Waste development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.123** Proposed MWP Policy **WAS 7 'Wastewater and sewage treatment facilities'** seeks to locate new facilities or extension to existing facilities on land within an existing waste management use. Waste development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.124** Proposed MWP Policy **WAS 8 On-farm anaerobic digestion plants'** supports the development of such facilities. Waste development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

**G.125** Proposed MWP Policy **WAS 9 'Sites for energy recovery'** supports the development of such facilities. Waste development provides further opportunity for members of the community to access jobs, which can also have a positive impact on race, including black, mixed, Asian and ethnically diverse groups.

### Development management

**G.126** The theme is considered to have a neutral impact on race, including black, mixed, Asian and ethnically diverse groups.





## Assessment of the MWP as a whole

**G.127** The proposed policies in the Draft MWP, along with existing policies in the LPS and those in the emerging SADPD, look to achieve/support high levels of equality and diversity, where possible. The assessment found that the Draft MWP promotes minerals and waste development, which can provide jobs.

**G.128** Taking the above into account it is found that the Draft MWP is likely to have an overall positive impact on race, including black, mixed, Asian and ethnically diverse groups.



## Religion and belief

### Minerals

**G.129** The theme is considered to have a neutral impact on religion and belief.

### Site allocations

**G.130** The theme is considered to have a neutral impact on religion and belief.

### Waste

**G.131** The theme is considered to have a neutral impact on religion and belief.

### Development management

**G.132** The theme is considered to have a neutral impact on religion and belief.

### Assessment of the MWP as a whole

**G.133** Taking the above into account it is found that the Draft MWP is likely to have an overall neutral impact on religion and belief.



## Sex

### Minerals

**G.134** The theme is considered to have a neutral impact on sex.

### Site allocations

**G.135** The theme is considered to have a neutral impact on sex.

### Waste

**G.136** The theme is considered to have a neutral impact on sex.

### Development management

**G.137** The theme is considered to have a neutral impact on sex.

### Assessment of the MWP as a whole

**G.138** Taking the above into account it is found that the Draft MWP is likely to have an overall neutral impact on sex.



## Sexual orientation

### Minerals

**G.139** The theme is considered to have a neutral impact on sexual orientation.

### Site allocations

**G.140** The theme is considered to have a neutral impact on sexual orientation.

### Waste

**G.141** The theme is considered to have a neutral impact on sexual orientation.

### Development management

**G.142** The theme is considered to have a neutral impact on sexual orientation.

### Assessment of the MWP as a whole

**G.143** Taking the above into account it is found that the Draft MWP is likely to have an overall neutral impact on sexual orientation.

### Conclusions and recommendations at this stage

**G.144** The MWP is likely to have some positive impacts on protected characteristics of the Equality Act, when taking into account mitigation provided through LPS, emerging SADPD and Draft MWP Policies. Table G.1 provides a summary of the impacts (positive, negative or neutral) of the Draft MWP Policies on the protected characteristics, with positive impacts shaded green and negative shaded red. The sites are subject to their own site selection process as set out in the Site Selection Methodology Report [DMW 02], which includes the consideration of factors such as health/amenity, accessibility and public transport for example. This has meant that under several of the protected characteristics an overall conclusion has not been reached (identified by 'NOC' in Table G.1). Where an overall conclusion has been reached, this is because it is considered that the impact of the sites on the relevant protected characteristic is neutral.

**G.145** There are a several policies in the Draft MWP that, whilst not specifically referring to the protected characteristics of the Equality Act 2010, will benefit all sections of the community, including those covered by the protected characteristics. This includes, for example, policies relating to pollution and environmental improvements.

Table G.1 Summary of impacts of MWP policies on the protected characteristics of the Equality Act 2010

|                 | Age      | Disability | Gender reassignment | Pregnancy and maternity | Race     | Religion and belief | Sex     | Sexual orientation |
|-----------------|----------|------------|---------------------|-------------------------|----------|---------------------|---------|--------------------|
| Policy MIN 1    | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 2    | Positive | Positive   | Neutral             | Neutral                 | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 3    | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 4.1  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.2  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.3  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.4  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.5  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.6  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.7  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.8  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.9  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.10 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.11 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.12 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.13 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.14 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.15 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.16 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 4.17 | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 5    | Neutral  | Positive   | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy MIN 6    | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 7    | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 8    | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 8.1  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 8.2  | NOC      | NOC        | Neutral             | NOC                     | NOC      | Neutral             | Neutral | Neutral            |
| Policy MIN 9    | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy MIN 10   | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 11   | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy MIN 12   | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy MIN 13   | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy MIN 14   | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |





|               | Age      | Disability | Gender reassignment | Pregnancy and maternity | Race     | Religion and belief | Sex     | Sexual orientation |
|---------------|----------|------------|---------------------|-------------------------|----------|---------------------|---------|--------------------|
| Policy WAS 1  | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy WAS 2  | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy WAS 3  | Positive | Neutral    | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy WAS 4  | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy WAS 5  | Positive | Negative   | Neutral             | Positive                | Negative | Neutral             | Neutral | Neutral            |
| Policy WAS 6  | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy WAS 7  | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy WAS 8  | Neutral  | Positive   | Neutral             | Neutral                 | Positive | Neutral             | Neutral | Neutral            |
| Policy WAS 9  | Positive | Positive   | Neutral             | Positive                | Positive | Neutral             | Neutral | Neutral            |
| Policy WAS 10 | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy WAS 11 | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 1   | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 2   | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 3   | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 4   | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 5   | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 6   | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 7   | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 8   | Positive | Neutral    | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 9   | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 10  | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 11  | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 12  | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 13  | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 14  | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 15  | Positive | Positive   | Neutral             | Positive                | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 16  | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 17  | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |
| Policy DM 18  | Neutral  | Neutral    | Neutral             | Neutral                 | Neutral  | Neutral             | Neutral | Neutral            |



## Conclusion

**G.146** The EqIA has highlighted that the Draft MWP, (taking into account the LPS and emerging SADPD) seeks to achieve improvements that will benefit all sections of the community. It promotes protection of local communities with regards to air and noise pollution, provision recreation opportunities that are accessible to all through restoration, and minerals and waste development, which can provide jobs.

**G.147** The MWP has, overall, either a positive or neutral impact on the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010. For the two negative impacts identified for disability and race with regards to job opportunities in the open countryside (proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'**, it is acknowledged that waste development provides relatively few jobs, which reduces the negative impact identified. Additionally, LPS Policy SD 1 'Sustainable Development in Cheshire East' could help to mitigate the negative impact as it seeks to provide access to local jobs, reflecting the community's needs.

**G.148** The MWP will be the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.

David Malcolm

Head of Planning

7/11/22



## Annex A

### Marriage and civil partnership

#### Minerals

**G.149** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Site allocations

**G.150** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Waste

**G.151** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Development management

**G.152** The theme is considered to have a neutral impact on marriage and civil partnership.

#### Assessment of the MWP as a whole

**G.153** Taking the above into account it is found that the Draft MWP is likely to have an overall neutral impact on marriage and civil partnership.



## Annex B: Examples of policies or text that demonstrate that we have paid regard to 1 of more of our 3 duties

**G.154** Tables G.2 and G.3 show examples of policies/text that demonstrate that the Council has paid regard to one or more of the three public sector equality duties set out in section 149 of the Equality Act 2010; there may be other examples in the Draft MWP.

### Draft MWP [DMW 01]

Table G.2 Examples of policies/text in the Draft MWP demonstrating regard to duties of the Equality Act 2010

| Reference                               | Text   |
|---|--|
| Policy DM 4 'Restoration and aftercare' | Criterion 2. xi. existing Public Rights of Way are protected as far as possible and opportunities to enhance Public Rights of Way are maximised where possible (including through improved wheelchair, pushchair and other accessible friendly measures to widen their possible use by all members of society) |

### Draft MWP interim SA [DMW 05]

Table G.3 Examples of text in the SA demonstrating regard to duties of the Equality Act 2010

| Reference                                  | Text   |
|--|--|
| ¶¶4.53, 4.58, 4.59, 4.60, 4.63, 4.64, 4.65 | Minerals development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty.   |
| ¶¶4.55, 4.58, 4.76, 4.77, 4.85             | There are mental health benefits from access to nature and green space, with the potential for a positive effect on obesity and cardiovascular disease through an increase in physical activity.   |
| ¶¶4.68, 4.70, 4.72, 4.73, 4.74, 4.75       | Waste development provides job opportunities, which could have a positive effect on population and human health, particularly for people who suffer from mental illness associated with unemployment and poverty.  |
| ¶4.71                                      | However, there is little opportunity to provide jobs through this Policy, which could have a negative impact on population and human health, particularly for people who suffer from mental illness associated with employment and poverty. However, it is acknowledged that waste development provides relatively few jobs, which reduces the negative effect identified. |





| Reference                               | Text  |
|---|---|
| ¶14.94                                  | A Health Impact Assessment has been carried out for the Draft MWP (see Appendix H of this Report). It found that the Draft MWP, (in conjunction with the LPS and emerging SADPD), seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for unemployed people, children aged 5 to 12, low income households, and families with children, with any negative impacts mitigated through policy or the use of planning conditions. |
| Appendix B: Context and baseline review | Appendix B contains baseline data relating to the protected characteristics of the Equality Act 2010.   |
| Appendix H: Health Impact Assessment    | The assessment includes reference to socioeconomic and equalities groups.   |
| H.4                                     | In conclusion it is found that the MWP (in conjunction with the LPS and emerging SADPD) seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for unemployed people, children aged 5 to 12, low income households, and families with children, with any negative impacts mitigated through policy or the use of planning conditions.   |

## Appendix H: Health Impact Assessment

**H.1** The Local Plan will be made up of three documents: the LPS, SADPD and the MWP. Both the LPS and SADPD have been subjected to Health Impact Assessment (HIA) the conclusions of which are:

- LPS – overall the LPS will have a positive or neutral impact on health issues in the Borough
- emerging SADPD – the SADPD, in conjunction with the LPS, seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for older persons, unemployed people, children aged 5 to 12, low income households, families with children, and people with restricted mobility, with any impacts mitigated through Policy or the use of planning conditions

**H.2** Compared to the MWP, the LPS and SADPD have a relatively wide scope in that they seek to allocate land for housing and employment uses and designate areas for open space and recreation, as well as provide policies to guide decisions on planning applications for these and other uses in the Borough. The MWP, however looks to allocate sites and areas to sustainably meet identified requirements for the provision of minerals and the management of waste only, as well as set out detailed policies to guide decisions on planning applications in the Borough with regards to minerals and waste. Therefore, there will be instances in which the MWP does not address certain issues in the HIA, however, these are covered in the LPS and/or emerging SADPD.

Table H.1 Health Impact Assessment

| Issues - will the MWP:  | Impact (Yes/No) | Description of impact and effects on any particular socioeconomic or equalities group  |
|---|-----------------|--|
| <p><b>Land use and layout</b></p> <p>Provide a diverse mix of land uses</p> | Yes             | <p>The MWP seeks to allocate sites and areas to meet requirements for the provision of minerals and management of waste, which adds to the diversity of land uses set out in the LPS/SADPD. It is considered that the provision of a range of employment options can facilitate social cohesion. However, it is acknowledged that during minerals and waste site preparation, operation and restoration there may be stress and disturbance. This impact can be lessened through the use of planning conditions to determine the hours and days that development can take place. Mineral and waste development can also result in noise disturbance Policies such as LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', SADPD Policy ENV 12 'Air quality', and proposed MWP Policies DM 1 'General development management criteria', DM 8 'Noise and vibration', DM 9 'Air quality: dust and</p> |





| Issues - will the MWP:   | Impact (Yes/No) | Description of impact and effects on any particular socioeconomic or equalities group  |
|--|-----------------|--|
|  |                 | <p>odour' and DM 10 'Other amenity impacts' can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.</p>  |
| Improve the availability, affordability and quality of housing   | No              | The MWP does not specifically address this issue.  |
| Improve water management and reduce flood risk   | Yes             | The MWP includes policies to protect and improve water quality, and not exacerbate flood risk (proposed MWP Policies DM 1 'General development management criteria', DM 4 'Restoration and aftercare' DM 7 'Water resources and flood risk'). Additionally, LPS Policy SE 13 'Flood Risk and Water Management' and emerging SADPD Policy ENV 16 'Surface water management and flood risk' can provide mitigation. This is considered to have a positive impact for all socioeconomic and equalities groups, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide. |
| Increase the resilience of the area to climate change  | Yes             | The MWP includes policies to protect peatland (proposed MWP Policy MIN 11 'Peat'), which can absorb and store huge amounts of carbon. Additionally, restoration can provide green infrastructure, which in turn can contribute to climate change resilience. LPS Policy SE 9 'Energy Efficient Development' and emerging SADPD Policy ENV 7 'Climate change' can provide mitigation. This is considered to have a positive impact for all socioeconomic and equalities groups.   |
| Reduce crime and fear of crime   | No              | The MWP does not specifically address this issue.  |
| <b>Street layout, connectivity and travel</b>  |                 |  |
| Enhance neighbourhood attractiveness, layout and design  | No              | The MWP does not specifically address this issue.  |
| Promote active travel (such as walking and cycling) and general levels of physical activity (for example creation of walking and cycling routes) | No              | The MWP does not specifically address this issue.  |

| Issues - will the MWP:  | Impact (Yes/No) | Description of impact and effects on any particular socioeconomic or equalities group  |
|---|-----------------|--|
| Limit traffic speeds and traffic noise, reduce traffic flows and make the street environment safer and more pleasant for walking, cycling and community interaction | No              | The MWP does not specifically address this issue.  |
| <b>Access to services including public services, employment and food</b>  |                 |  |
| Improve access to healthcare, education, leisure facilities (social, cultural and recreational) and employment  | No              | The MWP does not specifically address this issue.  |
| Increase access to services for specific groups such as the elderly, families with children, people with restricted mobility or marginalised groups                 | No              | The MWP does not specifically address this issue.  |
| Improve employment opportunities through increased investment and/or the creation of employment opportunities   | Yes             | The MWP supports minerals and waste development, which can provide opportunities for employment. The provision of employment can also facilitate social cohesion, and improve feelings of wellbeing of people who suffer from mental illness and poor self-esteem associated with unemployment and poverty. However, it is acknowledged that during minerals and waste site preparation, operation and restoration there may be stress and disturbance. This impact can be lessened through the use of planning conditions to determine the hours and days that development can take place. Mineral and waste development can also result in noise disturbance Policies such as LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', SADPD Policy ENV 12 'Air quality', and proposed MWP Policies DM 1 'General development management criteria', DM 8 'Noise and vibration', DM 9 'Air quality: dust and odour' and DM 10 'Other amenity impacts' can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide. |
| Develop employment skills including opportunities for training, including vulnerable groups   | No              | The MWP does not specifically address this issue.  |
| Improve access to food outlets  | No              | The MWP does not specifically address this issue.  |





| Issues - will the MWP:  | Impact (Yes/No) | Description of impact and effects on any particular socioeconomic or equalities group  |
|---|-----------------|--|
| Provide for local food production (for example allotments, community gardens)   | No              | The MWP does not specifically address this issue.  |
| <b>Open space and green infrastructure</b><br>Provide open spaces (for example children's play, flexible amenity areas) and green infrastructure (for example green corridors, tree planting) | Yes             | The MWP seeks the long-term enhancement of the environment through a phased sequence of working, restoration, aftercare and aftercare (proposed MWP Policy DM 4 'Restoration and aftercare'). Restoration can provide beneficial outcomes such as open spaces (including children's play) and green infrastructure. Additionally, mitigation can be provided through LPS Policy SE 6 'Green Infrastructure' and emerging SADPD Policy REC 3 'Open space implementation'. This seeks to meet the needs of all socioeconomic and equalities groups, with positive impacts particularly for children aged 5 to 12 in relation to the provision of children's play. There are also mental health benefits from access to nature, green space and water, with the potential for an increase in social cohesion, and a positive impact on obesity and cardiovascular disease through an increase in physical activity. |
| Preserve and enhance existing green infrastructure  | Yes             | The MWP seeks to enhance the green infrastructure network (proposed MWP Policy DM 1 'General development management criteria'). This seeks to meet the needs of all socioeconomic and equality groups; in particular the are mental health benefits from access to nature and green space. However, minerals and waste development can lead to the temporary loss of green infrastructure, although this could be replaced through restoration once the mineral or waste use ceased (proposed MWP Policy DM 4 'Restoration and aftercare'). Additionally, mitigation can be provided through LPS Policy SE 6 'Green Infrastructure' and emerging SADPD Policy REC 1 'Open space protection'.   |
| <b>Affordable and specialised housing</b>   |                 |  |
| Provide a variety of affordable housing (different tenures and so on)   | No              | The MWP does not specifically address this issue.  |
| Provide for the specialised needs of the elderly  | No              | The MWP does not specifically address this issue.  |
| <b>Energy, air quality and noise</b>  |                 |  |

| Issues - will the MWP:  | Impact (Yes/No) | Description of impact and effects on any particular socioeconomic or equalities group   |
|---|-----------------|---|
| Reduce energy usage   | Yes             | The MWP supports proposals for anaerobic digestion (proposed MWP Policy WAS 8 'On-farm anaerobic digestion plants' and energy recovery (proposed Policy WAS 9 'Sites for energy recovery'). This is considered to have a positive effect for all socioeconomic and equalities groups.   |
| Help the development of practices and/or technologies that are low carbon or carbon neutral | No              | The MWP does not specifically address this issue.   |
| Enhance land, air and water quality   | Yes             | The MWP seeks to make sure that development does not result in a cumulative or harmful impact on land, air and water quality. Policies such as LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policies ENV 12 'Air quality' and ENV 17 'Protecting water resources', and proposed MWP Policies DM 1 'General development management criteria', DM 9 'Air quality: dust and odour' and DM 10 'Other amenity impacts' can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.                                      |
| Enhance pollution prevention and control  | Yes             | The MWP seeks to make sure that development does not result in a cumulative or harmful impact on land, residents, air and water quality. Policies such as LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policies ENV 12 'Air quality', ENV 24 'Light pollution' and ENV 17 'Protecting water resources', and proposed MWP Policies DM 1 'General development management criteria', DM 9 'Air quality: dust and odour' and DM 10 'Other amenity impacts' can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide. |

**H.3** This assessment is based on the CEC Health Impact Assessment Checklist for Planning Applications. The Policies referred to in this assessment are considered to be the main ones in relation to the issued looked at; it is acknowledged that the list is not exhaustive and that issues may be covered to some extent in other MWP, emerging SADPD or LPS Policies.

**H.4** In conclusion it is found that the MWP (in conjunction with the LPS and emerging SADPD) seeks to meet the needs of all socioeconomic and equalities groups through policy. It has a positive impact particularly for unemployed people, children aged 5 to 12, low income households, and families with children, with any negative impacts mitigated through policy or the use of planning conditions.





## Appendix I: Rural Proofing Assessment

### Introduction

**I.1** This appendix presents the findings of the Rural Proofing Assessment that assesses the likely impacts of the MWP on rural areas. The findings of the Rural Proofing Assessment have fed into the MWP, along with the findings of the SA and HRA.

**I.2** Rural areas face particular challenges around distance, sparseness and demography and it is important that these are taken into consideration when developing planning policies for the Borough.

**I.3** Rural proofing is about understanding the impacts of policies in rural areas and looks to make sure that these areas receive fair and equitable policy outcomes. This could mean that implementation might need to be designed and delivered differently compared to urban areas. It is possible to overcome undesirable policy impacts in rural areas by designing and delivering proportionate solutions.

### Background to rural areas

**I.4** Urban areas are defined as settlements with populations of 10,000 or more people<sup>(159)</sup> rural areas are those areas outside of these settlements.<sup>(160)</sup> They make up over 80% of England's land, and are home to around 17% of the English population, nearly 9.3 million people (2011 Census). However rural areas are not all the same and they will include towns (below 10,000 population), villages, hamlets and isolated dwellings, or open countryside. Rural area types can vary from sparsely populated areas in the country through to areas adjacent to larger urban areas. It is important that the individual characteristics of these differing rural areas are considered. This rural urban classification is the basis for the analysis undertaken when rural proofing.

**I.5** The consideration of rural areas is important because: <sup>(161)</sup>

a. they provide positive opportunities:

- economy - they contribute 16.5% of England's Gross Value Added, worth an estimated £237 billion (2015)
- Business - there are over 500,000 registered businesses in rural areas (25% of all registered businesses)
- SMEs - a greater proportion of small businesses are in rural areas compared with urban areas. These employ an average of six employees per registered business, compared with an average of 15 employees in urban areas
- employment - rural registered businesses employ 3.4 million people

b. they present challenges:

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159 Official government definition: [www.gov.uk/government/collections/rural-urban-definition](http://www.gov.uk/government/collections/rural-urban-definition)

160 However, the Cheshire East classification for rural-urban areas has been used – see 'Justification for use of Cheshire East's 2015 Rural-Urban Classification' section of this Assessment.

161 Rural Proofing: Practical guidance to assess impacts of policies on rural areas, Department for Environment, Food & Rural affairs, March 2017  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/600450/rural-proofing-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/600450/rural-proofing-guidance.pdf)





- demographics - there are proportionately more elderly people and fewer younger people in rural populations compared with urban ones.
- access to services - the combination of distance, transport links and low population density in rural areas can lead to challenges in accessing and providing services.
- service infrastructure - lower levels of infrastructure such as low broadband speeds and variable mobile coverage can be a barrier for rural businesses and limit the growth in rural productivity.
- employment - the variety of employment opportunities, the availability of people with the right skills, and access to training can be lower in rural areas.

## Justification for use of Cheshire East's 2015 Rural-Urban Classification

**I.6** In 2004 Cheshire County Council produced a six-category classification of rural/urban wards in Cheshire. In 2005 this was extended to include Lower Super Output Areas (LSOAs). This classification was updated again in 2014-15 by Cheshire East Council, for the whole of Cheshire.<sup>(162)</sup>

**I.7** For both the original classification and the update, six variables were used. Two of these variables had been used in national rural classifications, which were the proportion of workers employed in agriculture and population density. A third variable was added that measured the accessibility of local services. Further research and testing undertaken in 2004 suggested that the addition of three more variables would provide a more reliable classification.

**I.8** These six variables used for Cheshire East's classification are:

1. Proportion of employment (for 16-74 year-old workers only) that is in agriculture (2011 Census)
2. Average number of cars per household (2011 Census)
3. Population density - people per hectare (2011 Census)
4. Proportion of economically active population aged 16-74 who are self-employed (2011 Census)
5. Access to services – this includes road distances to a GP surgery, a supermarket or convenience store, a primary school and a Post Office (Geographical Barriers sub-domain, The English Indices of Deprivation, 2010)
6. Buildings as a proportion of all land use (MasterMap topography, 2013)

**I.9** Further research undertaken for the 2014-15 update did not highlight the need to exclude any of the original six variables, or to add any new ones. Cheshire East Council therefore considers that this internally-developed classification system makes a more effective distinction between Cheshire East's rural and urban areas than Defra's own definition (which, as set out in its rural proofing guidance,<sup>(163)</sup> is that any settlements with 10,000 or more residents are urban and any smaller settlements are rural).

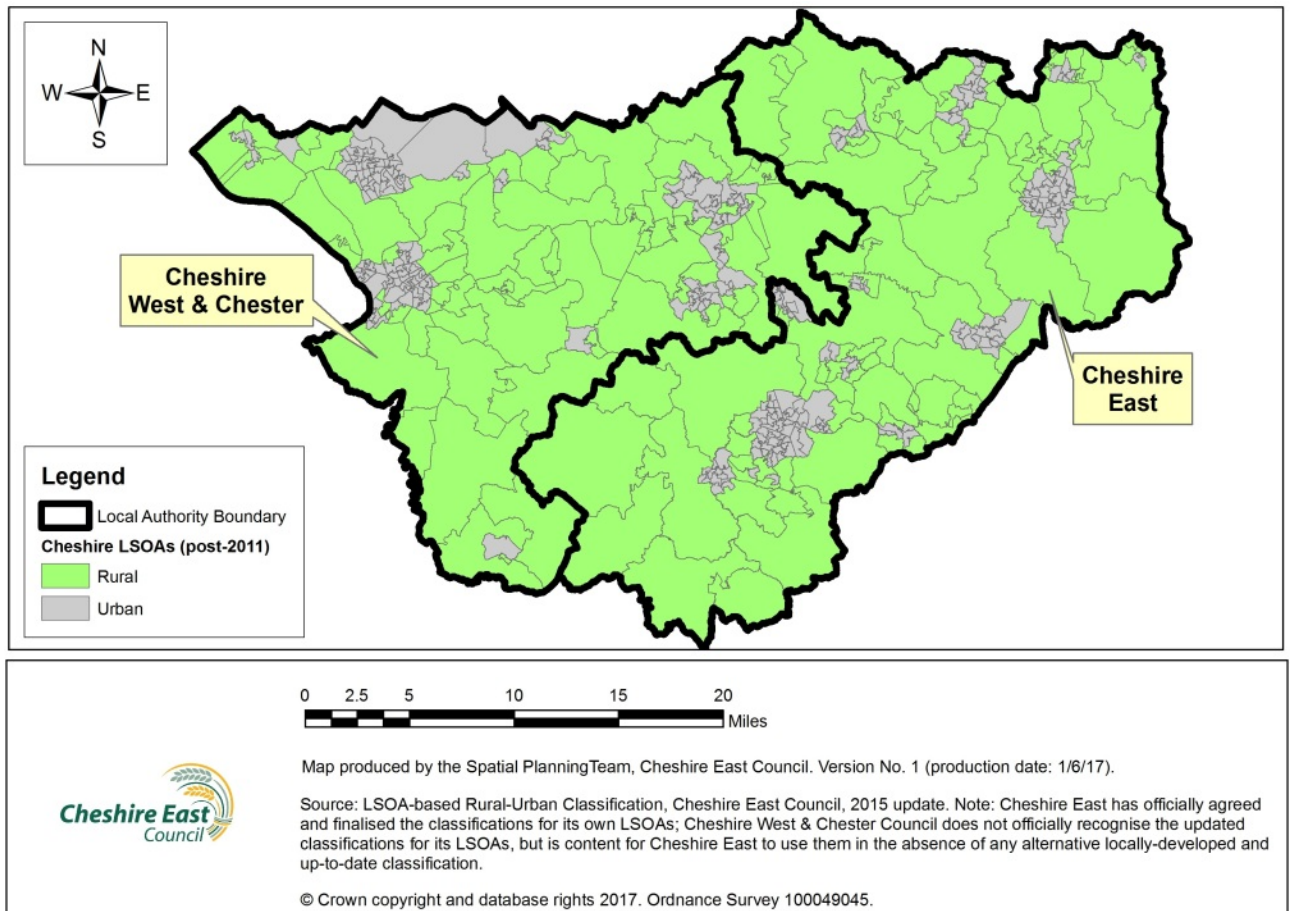
**I.10** Cheshire East's classification of rural and urban areas is shown in Figure I.1

162 Cheshire East has officially agreed and finalised the classifications for its own LSOAs; Cheshire West & Chester Council does not officially recognise the updated classifications for its LSOAs, but is content for Cheshire East to use them in the absence of any alternative locally-developed and up-to-date classification.

163 'Rural proofing – Practical guidance to assess impacts of policies on rural areas', Defra, March 2017.



Figure I.1 Rural and urban Lower Layer Super Output Areas (LSOAs) in Cheshire East and Cheshire West & Chester



## Local Plan overview

**I.11** The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the LPS, was adopted at Council on 27 July 2017. The second part of the Local Plan is the SADPD, which was submitted to the Secretary of State on 29 April 2021 for examination. The MWP is a stand-alone document that forms part of the Council's Local Plan, with a plan period of 20 years from 2021 to 2041.

**I.12** Once adopted the MWP will set out the proposed strategy for meeting the Borough's mineral and waste needs to 2041. It will replace the Cheshire Replacement Minerals Local Plan (1999) and the Cheshire Replacement Waste Local Plan (2007).

**I.13** The MWP will:

1. Allocate sites and areas so that the Council can sustainably meet identified requirements for the provision of minerals and the management of waste.
2. Set out policies to guide decisions on planning applications for minerals and waste in the Borough.

**I.14** Strategic planning is only one of the Council's functions, so it is not expected that the Local Plan alone will address all of the challenges that the Borough's rural areas face.



**I.15** The Local Plan has defined rural areas through the consideration of the settlement hierarchy and the definition of Principal Towns, Key Service Centres and Local Service Centres (LSCs) using Lower Layer Super Output Areas. The extents of the Borough outside of these areas are considered to fall in the Other Settlements and Rural Areas (OSRA) tier of the settlement hierarchy.

**I.16** Using the definition highlighted in the 'Justification for use of Cheshire East's 2015 Rural-Urban Classification' section of this Assessment, nearly all the LSCs and OSRA fall within rural areas.

**I.17** The LPS contains four Strategic Priorities, many aspects of which have a rural dimension. Point 4 of Strategic Priority 1 is specific to the rural economy:

- Promoting economic prosperity by creating conditions for business growth will be delivered by improving the economy in rural areas by supporting the development of rural enterprise, diversification of the rural economy, sustainable tourism, mineral working, broadband connectivity, and the continued importance of farming and agriculture.

**I.18** The LPS sets out how it sees the development of the LSCs and OSRA in Policy PG 2 'Settlement Hierarchy', whereby:

- LSCs: 'In the Local Service Centres, small scale development to meet the needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.'
- OSRA: 'In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.'

**I.19** The overarching LPS Policy for the OSRA is set out in Policy PG 6 'Open Countryside', which seeks to protect the open countryside from urbanising development.

## Baseline information

**I.20** Baseline information is set out in Appendix B of this Report. Information relevant to rural areas includes:

- ONS business counts data<sup>(164)</sup> indicate that, of the 19,575 businesses located in Cheshire East as of 2019, 10,385 (53.1%) were based in Middle Layer Super Outputs (MSOAs)

164 UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: Figures relate to enterprises, not local units. Hence an enterprise with 2 sites in Cheshire East (and none elsewhere) would be counted only once (under the location of its main site or HQ).



that were part rural and part urban, 4,445 (22.7%) were in completely rural MSOAs and 4,745 (24.2%) were in completely urban MSOAs.<sup>(165)</sup>

- A breakdown of businesses by industry (see Table I.1<sup>(166)</sup>) shows that agriculture, forestry and fishing accounts for a much greater proportion of the business population in completely rural MSOAs than elsewhere in the Borough. Conversely, wholesale and retail firms and businesses in the accommodation and food services sector make up a much larger share of the business population in completely urban MSOAs than they do elsewhere. This reflects the fact that many companies in these latter sectors serve consumers (households) rather than other businesses and so are relatively likely to locate in urban areas because of the higher number of people (potential customers) living in close proximity.<sup>(167)</sup>

Table I.1 Businesses by rural-urban typology and industry in 2020

| SIC2007*<br>Section(s) and<br>industry                                  | Industry share (%) of total |       |       |                   |
|---|-----------------------------|-------|-------|-------------------|
|   | Rural                       | Mixed | Urban | All Cheshire East |
| A: Agriculture, forestry and fishing                                    | 21.3                        | 4.3   | 1.0   | 7.4               |
| B: Mining and quarrying   | 0.1                         | 0.0   | 0.0   | 0.1               |
| C: Manufacturing  | 3.9                         | 4.7   | 5.5   | 4.7               |
| D: Electricity, gas, steam, and air conditioning                        | 0.0                         | 0.1   | 0.1   | 0.1               |
| E: Water supply, sewerage, waste management and remediation activities  | 0.3                         | 0.3   | 0.3   | 0.3               |
| F: Construction   | 9.8                         | 10.1  | 10.3  | 10.0              |
| G: Wholesale and retail trade; repair of motor vehicles and motorcycles | 11.2                        | 12.8  | 17.6  | 13.6              |

165 These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification developed by the Council's corporate research team. This classification system assigned each of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. However, the business count data are available only at and above Middle Layer Super Output Area (MSOA) level. Therefore, the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

166 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Note: these statistics are based on Cheshire East Council's 2015 Rural-Urban Classification of LSOAs and hence the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

167 'UK Business Counts - Enterprises' data, ONS, NOMIS. ONS Crown Copyright. Notes: [1] SIC2007 is the UK Standard Industrial Classification of Economic Activities 2007. [2] These statistics are based on Cheshire East Council's 2015 Rural-Urban Classification of LSOAs and hence the resulting statistics are split into three categories: "rural only" MSOAs (those containing only rural LSOAs); "mixed" MSOAs (those containing both rural and urban LSOAs); and "urban only" MSOAs (those containing only urban LSOAs).

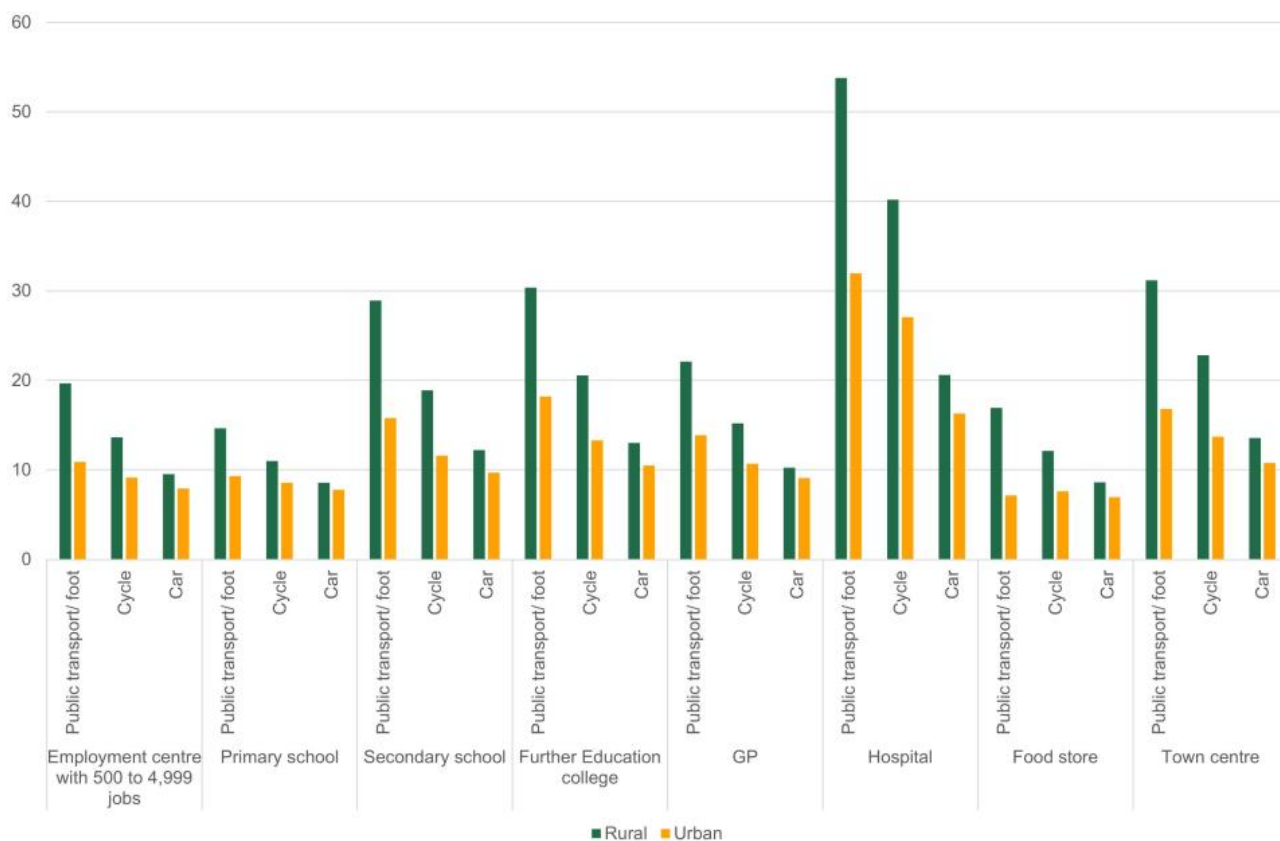


| SIC2007*<br>Section(s) and<br>industry                | Industry share (%) of total |       |       |                   |
|---|-----------------------------|-------|-------|-------------------|
|   | Rural                       | Mixed | Urban | All Cheshire East |
| H: Transportation and storage                         | 2.3                         | 2.9   | 5.1   | 3.3               |
| I: Accommodation and food service activities          | 3.7                         | 4.3   | 7.4   | 4.9               |
| J: Information and communication                      | 5.6                         | 8.9   | 6.8   | 7.6               |
| K: Financial and insurance activities                 | 1.5                         | 2.6   | 2.9   | 2.4               |
| L: Real estate activities                             | 4.8                         | 3.8   | 3.3   | 3.9               |
| M: Professional, scientific and technical activities  | 17.8                        | 23.3  | 17.9  | 20.8              |
| N: Administrative and support service activities      | 8.6                         | 9.0   | 8.3   | 8.8               |
| O: Public administrative and defence; social security | 0.7                         | 0.3   | 0.3   | 0.4               |
| P: Education  | 0.9                         | 2.0   | 1.9   | 1.7               |
| Q: Human health and social work activities            | 2.5                         | 3.9   | 4.1   | 3.6               |
| R: Arts, entertainment and recreation                 | 2.7                         | 2.3   | 1.9   | 2.3               |
| S: Other service activities                           | 2.5                         | 4.1   | 5.4   | 4.1               |



- Rural areas accounted for an estimated 38.2% of Cheshire East’s employment total (76,000 jobs out of 203,000) as of 2019. This is virtually equal to the rural areas’ share of the Borough’s population (38.0% in 2019).<sup>(168)</sup>
- Figure I.2 shows that the average minimum travel times to key services<sup>(169)</sup> is higher in rural areas compared to urban areas, using public transport/walking, cycling and by car.<sup>(170)</sup>

Figure I.2 Average minimum travel times to nearest key services, by Cheshire East LSOA and rural-urban typology, 2017



**I.21** As the scope of the MWP is narrow, no evidence base documents for the Draft MWP contain information in relation to rural areas.

168 [1] Business Register and Employment Survey open access data series for 2019, ONS, NOMIS. Crown Copyright. Note: Figures are for employment and include self-employed people registered for VAT and PAYE schemes as well as employees. [2] ONS 2019 mid-year population estimates for small areas (October 2020 release). ONS Crown Copyright. ONS licensed under the Open Government Licence v. 3.0. [3] 2015 Rural-Urban Classification for Cheshire East (at Lower Layer Super Output Area level), Research & Consultation Team, Cheshire East Council.

169 Employment centre with 500 to 4,999 jobs, primary school, secondary school, further education college, GP, hospital, food store, town centre.

170 Tables JTS0501 to JTS0508, Journey Time Statistics: 2017 (revised), Department for Transport, December 2019 (<https://www.gov.uk/government/collections/journey-time-statistics>). Notes: [1] The rural and urban statistics in this sheet are based on Cheshire East Council's updated (2015) Rural-Urban Classification. This classification system assigned each of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) to one of six narrow rural-urban categories and one of two broad rural-urban categories. The statistics presented here are based on the two-category classification. [2] The figures shown above are weighted averages, with the travel times for each LSOA weighted according to the number of service users (the population aged 16-74 in the case of employment centres, population aged 5-10 in the case of primary schools, population aged 11-15 in the case of secondary schools, population aged 16-19 in the case of FE colleges and the number of households in the case of GPs, hospitals, food stores and town centres).



## Method

**I.22** Government guidance<sup>(171)</sup> suggests four issues, each with their own considerations, which can be used to carry out the Rural Proofing Assessment. These are set out in Table I.2.

Table I.2 Rural issues and considerations

| Issue  | Consideration                            |
|--|--|
| Access to services and infrastructure              | Services                                 |
|  | Infrastructure                           |
| Living and working in rural areas <sup>(172)</sup> | Business                                 |
|  | Employment                               |
|  | Housing, planning and education          |
| Environment  | Environment (e.g. air and water quality) |
| Distribution, equality, devolution and funding     | Distribution and equality                |
|  | Devolution and funding                   |

**I.23** The MWP has been reviewed to consider the likely impacts of the policies on rural areas. For each consideration, an assessment narrative has been produced that considers whether the MWP takes account of rural circumstances and needs.

**I.24** The assessment narrative for each consideration highlights the likely impacts (positive, neutral, negative and if they are significant) that the MWP is likely to have. Where likely significant negative impacts are identified, consideration should be given to reduce or mitigate this through policy amendments. Specific allocations and policies are referred to as necessary. A final section at the end of each consideration summarises the assessment and provides a conclusion for the plan as a whole.

**I.25** The process of Plan making can be considered high level in nature and proportionate to the matter identified, that is, a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). Given this, there will be a number of uncertainties and assumptions made in the appraisal narrative, and where necessary, these have been explained.

**I.26** Each of the eight assessment narratives have been broken down under the following headings, which contain reference to policies/proposals where appropriate:

- Minerals
- Site allocations
- Waste

171 Rural Proofing: Practical guidance to assess impacts of policies on rural areas, Department for Environment, Food & Rural affairs, March 2017  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/600450/rural-proofing-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/600450/rural-proofing-guidance.pdf)

172 As the impact of Local Plan policies are the same or very similar on business and employment, they have been assessed together.



- Development Management
- Assessment of the MWP as a whole

## Rural Proofing findings

### Services

**I.27** As the scope of the MWP is limited, this assessment focuses on access to or availability of private and public transport services in rural areas.

### Minerals

**I.28** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs of rural areas over the Plan period and to continue to contribute in perpetuity. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services. Policy **MIN 1** requires prior extraction in certain cases, which could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. However, Policy **MIN 1** further requires that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.29** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services.

**I.30** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, allowing them, it is assumed, to contribute to the supply of aggregates and silica sand to meet infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services. However, mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. Policy **MIN 3** requires, however, that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. Policy **MIN 3** also requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as green infrastructure provision incorporating PROW, with a potential positive impact on services. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.





**I.31** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**I.32** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** allows them, it is assumed, to contribute to the supply of aggregates to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services.

**I.33** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them, it is assumed to potentially contribute to the supply of aggregates to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services. However, mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. Policy **MIN 6** does require, however, that the extraction should not cause unacceptable adverse impacts on the local community, although this wording allows for some adverse impacts. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as green infrastructure provision incorporating PROW), as the cliff face can often be left as is. Additionally, Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’**, Policy **DM 4 ‘Restoration and aftercare’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.34** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone allowing it, it is assumed, to contribute to the supply of building materials to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services. However, mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.35** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt to meet needs of rural areas over the Plan period. Mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. Policy **MIN 8** does require, however, that the extraction should not cause unacceptable adverse impacts to the local community, although this wording allows for some adverse impacts. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



**I.36** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**I.37** Proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’** acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don’t unacceptably adversely impact on local communities. Development could result in a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. Policy **MIN 10** does require restoration measures, which could provide beneficial outcomes such as green infrastructure provision incorporating PROW, with a potential positive impact on services. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.38** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits, allowing them, it is assumed, to contribute to the supply of aggregates (as well as other materials such as clay and soil) to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services. Mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. Additionally, Policy **MIN 12** requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as green infrastructure provision incorporating PROW, with a potential positive effect on services. Originally, the Policy did not require that extraction should not cause unacceptable adverse impacts on the local community. However, as the SA is an iterative process, the Policy has been amended to this, although this wording allows for some adverse impacts. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.39** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can, it is assumed, contribute to the supply of aggregates to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to use sustainable transport modes, with the potential for a positive impact on services. Mineral development could be accompanied by a loss of sustainable transport opportunities (PROW, which could include cycleways), with a potential negative impact on services. Policy **MIN 13**, however, requires impacts on the surrounding area to be minimised with a potential for a positive impact on services. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



## Site allocations

**I.40** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to services – these being accessibility and public transport; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

### Accessibility

- Most of the sites do not meet the minimum standards for access to the services and facilities identified in the Accessibility Assessment (see Appendix F of this Report), with the potential for a significant negative impact on accessibility. Proposed MWP Policies **DM 12 ‘Protecting land of biodiversity or geological value’** and **DM 18 ‘Public rights of way’** will help to minimise the impact on accessibility.

### Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **‘MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** and **MIN 8.2 ‘Extension to Warmingham Brinefield’** are not in walking distance of a commutable bus or rail service.

### Waste

**I.41** Proposed MWP Policies **WAS 1 ‘Waste management strategy’** and **WAS 2 ‘Waste management capacity and needs’** support the development of waste management facilities, which could include HWRC. This could have a positive impact on services if located in a rural area.

**I.42** The Principal Towns and Key Service Centres (as set out in the Council’s Determining the Settlement Hierarchy report<sup>(173)</sup>) are the larger settlements of the Borough and therefore have the greatest proportion of its population. Proposed MWP Policy **WAS 3 ‘Spatial strategy for locating waste management facilities’** sets priorities for the location of waste management facilities, whereby it needs to be demonstrated that the proposed development can’t be located in a settlement at a higher level in the Council’s Settlement Hierarchy. Directing new waste management facilities (for example HWRC), in these areas as a priority would decrease accessibility for the Borough’s rural population to this type of facility and therefore the Policy could have a negative impact on services. Policies such as LPS Policy SD 1 ‘Sustainable Development in Cheshire East’ can help to mitigate any negative impacts.

**I.43** Proposed MWP Policy **WAS 4 ‘Waste management facilities in the Green Belt’** supports development of waste management facilities in this location, which could have a positive impact on services if the development were a HWRC.

**I.44** Proposed MWP Policy **WAS 5 ‘Waste management facilities in the open countryside’** looks to limit development of waste management facilities in this location, which could have a negative impact on services in relation to HWRC. Policies such as LPS Policy SD 1 ‘Sustainable Development in Cheshire East’ can help to mitigate any negative impacts.

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



**I.45** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities and therefore could have a positive impact on services if these are located in a rural area.

### **Development management**

**I.46** Proposed MWP Policy **DM 1 ‘General development management criteria’** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the definitive PROW network. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on services. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of PROW, which could include cycleways, and therefore has the potential for a positive impact on services. Policies such as emerging SADPD Policy INF 1 ‘Cycleways, bridleways and footpaths’, and proposed MWP Policy **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.47** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** seeks to protect and enhance PROW, which could include cycleways, and therefore has the potential for a positive impact on services.

**I.48** Proposed MWP Policy **DM 5 ‘Transport’** requires adequate transport links to serve the development and an adequate means of access to the highway network as well as highway improvements to be in place before operations commence. This could have a positive impact on services.

**I.49** Proposed MWP Policy **DM 18 ‘Public rights of way’** seeks to protect and improve access to PROW, which could include cycleways, and therefore has the potential for a positive impact on services.

### **Assessment of the MWP as a whole**

**I.50** The proposed policies in the MWP, along with existing policies in the LPS and those in the emerging SADPD, look to provide services in appropriate locations around the Borough to provide opportunities for communities to access them, where possible. The assessment found that the MWP promotes access to, and the retention of, sustainable transport.

**I.51** Taking the above into account it is found that the MWP is likely to have an overall positive impact on access to services when taking into account mitigation from LPS, emerging SADPD and Draft MWP Policies.



## Infrastructure

**I.52** In this context infrastructure is taken to mean the basic necessities necessary for minerals and waste development to take place, for example roads, electricity, sewerage and water (LPS, p392).

### Minerals

**I.53** The theme generally relates to the management, protection and safeguarding of mineral resources and infrastructure. Minerals contribute to the supply of aggregates to meet infrastructure needs of rural areas over the plan period. This could have a positive impact on infrastructure. In particular, proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure.

**I.54** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**I.55** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

### Site allocations

**I.56** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are two areas in the assessment that are considered to relate to infrastructure – these being public transport, and services/utilities; the sites are considered under these headings. Points to note in relation to those sites located in the rural area are:

#### Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **‘MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** and **MIN 8.2 ‘Extension to Warmingham Brinefield’** are not in walking distance of a commutable bus or rail service.

#### Services/utilities

- All the proposed sites contain services or utilities, with the potential for a negative impact on infrastructure. This is due to the potential disruption to water, gas and electricity supply through rerouting, which can impact on cooking, heating and powering of medical equipment for example. There is also the potential for the water supply to become contaminated. Emerging SADPD Policy INF 9 ‘Utilities’ will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 ‘Aste Farm East, Chelford’** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 ‘Arclid, Sandbach’** and **MIN 4.4 ‘Land North of Mill Lane, Adlington’** contain overhead lines that could require re-routing and/or mitigation.



- Proposed Sites **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** and **MIN 4.6 ‘Land West of A556, near Altrincham’** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** and **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 ‘Land North of M56, near Altrincham’**, **MIN 4.10 ‘Land south of M56, near Altrincham’** and **MIN 4.11 ‘Land East of Tatton Park, Knutsford’** contain a National Grid 400Kv overhead transmission line, whereby National Grid’s policy is to retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020. Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**.
- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** contains overhead lines and United Utilities assets (these are also on the boundary) that could require re-routing and/or mitigation. The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, south of Brereton Heath’** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.
- Proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a

planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.



## **Waste**

**I.57** The theme is considered to have a neutral impact on infrastructure.

## **Development management**

**I.58** Proposed MWP Policy **DM 5 'Transport'** requires adequate transport links to serve the development and an adequate means of access to the highway network as well as highway improvements to be in place before operations commence. This could have a positive impact on infrastructure.

## **Assessment of the MWP as a whole**

**I.59** The proposed policies in the MWP, along with existing policies in the LPS and those in the emerging SADPD, look to provide infrastructure in appropriate locations around the Borough to support development. The assessment found that the MWP supports the delivery and retention of infrastructure.

**I.60** Taking the above into account it is found that the MWP is likely to have an overall positive impact on the availability of or access to infrastructure when taking into account mitigation from LPS, emerging SADPD and Draft MWP Policies.



## Business and employment

### Minerals

**I.61** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, supporting economic growth over the plan period and contributing to the supply of aggregates to the local (and potentially wider) construction industry. This could have a positive impact on business and employment. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape and the use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. In relation to this, Policy **MIN 1** requires prior extraction in certain cases, which could impact on the landscape, with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. However, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the landscape, is a requirement of Policy **MIN 1**, although this wording allows for some adverse impacts. Safeguarding mineral resources could have a negative impact on developer’s finance and resources but presents economic opportunities regarding prior extraction. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.62** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, supporting economic growth over the plan period and contributing to the supply of aggregates to the local (and potentially wider) construction industry. This could have a positive impact on business and employment.

**I.63** Proposed MWP Policy **MIN 3 ‘Managing the sand resource’** supports new sand reserves, supporting economic growth over the plan period and contributing to the supply of aggregates to the local (and potentially wider) construction industry. This could have a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policy **MIN 3** sets out a hierarchy of resource delivery, which can lead to retention of existing employment and a reduction in environmental (potentially landscape) disturbance with the potential for a positive impact on business and employment. Although there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted, that the extraction should not cause unacceptable adverse impacts on the environment, which could include landscape, is a requirement of Policy **MIN 3**, although this wording allows for some adverse impacts. Policy **MIN 3** also requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, and could contribute to the diversification of the rural economy through recreation proposals, for





example, with a potential positive impact on business and employment. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.64** The sites proposed for new sand resource allocations and Areas of Search are considered under the “Site allocations” theme (proposed MWP Policy **MIN 4 ‘New sand resource allocations and areas of search’**).

**I.65** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 ‘Prioritising the use of substitute, secondary and recycled aggregates’** supports economic growth over the plan period and contributes to the supply of aggregates to the local (and potentially wider) construction industry. This could have a positive impact on business and employment. Policy **MIN 5** also looks to safeguard related facilities, which will aid employment retention and has the potential for a positive impact on business and employment. The use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction, including those on the landscape. This could have a positive impact on business and employment.

**I.66** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, which can encourage economic growth over the plan period and contribute to the supply of aggregates to the local (and potentially wider) construction industry. This could have a positive impact on business and employment. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policy **MIN 6** requires, however, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the landscape, although this wording allows for some adverse impacts. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement and could contribute to the diversification of the rural economy through recreation proposals, for example), as the cliff face can often be left as is. Additionally, Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 4 ‘Restoration and aftercare’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



**I.67** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone, which can support economic growth over the plan period and contribute to the supply of building materials to the local (and potentially wider) construction industry. This could have a positive impact on business and employment. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.68** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt, which can support economic growth over the plan period. This could have a positive impact on business and employment. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Also, Policy **MIN 8** prioritises sites - there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a negative impact on business and employment. However, that the extraction should not cause unacceptable adverse impacts on the environment, which could include the landscape, is a requirement of Policy **MIN 8**, (although this wording allows for some adverse impacts) as is that any environmental impacts can be controlled to an acceptable level. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.69** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**I.70** The use of sites for conventional and unconventional hydrocarbons, as considered through proposed MWP Policy **MIN 10 ‘Conventional and unconventional hydrocarbons (oil and gas)’**, can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape) should help to encourage investment and increase the competitiveness of the Borough. In relation to this, Policy **MIN 10** requires well sites and facilities to be sited in the least sensitive location.



This could include consideration of landscape designations and therefore has the potential for a positive impact on business and employment. Additionally, Policy **MIN 10** also requires restoration measures, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential positive impact on business and employment.

**I.71** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits, which can encourage economic growth over the plan period and contribute to the supply of aggregates to the local (and potentially wider) construction industry. This could have a positive impact on business and employment. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policy **MIN 12** also requires provision for the restoration of the borrow pits, which could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential positive impact on business and employment. Originally the Policy did not require that the extraction should not cause unacceptable adverse impacts on the environment (including the landscape). However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.72** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can encourage economic growth over the plan period and contribute to the supply of aggregates to the local (and potentially wider) construction industry. This could have a positive impact on business and employment. Mineral development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. The maintenance and enhancement of an attractive environment (including the landscape and use of traditional building materials) should help to encourage investment and increase the competitiveness of the Borough. However, in relation to this, mineral development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policy **MIN 13** requires, however, impacts on the surrounding area to be minimised. If this includes landscape, there is potential for a positive impact on business and employment. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



## Site allocations

**I.73** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are three areas in the assessment that are considered to relate to economic development – these being economy/employment, agriculture and services/utilities; the sites are considered under these headings. Points to note are:

### Economy/employment

- The supply of minerals to meet the Borough's needs will support economic growth throughout the plan period, encouraging long term investment in the minerals sector. There is potential for a slight increase in employment levels during site preparation, operation and restoration of mineral and waste sites with the potential for a positive impact on business and employment.

### Agriculture

- All the proposed sites contain Grade 3 or Grade 3b agricultural land – currently there is insufficient evidence to differentiate between Grades 3a and 3b in some parts of the Borough, therefore a precautionary approach has been taken in the assessment, with the potential for a negative impact on business and employment. Policies such as LPS Policy SE 2 'Efficient Use of Land', and emerging SADPD Policy RUR 5 'Best and most versatile agricultural land', as well as proposed MWP Policy **DM 1 'General development management criteria'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Services/utilities

- All the proposed sites contain services or utilities, with the potential for a negative impact on business and employment through the potential impact on site operation and an increase development costs through rerouting. Emerging SADPD Policy INF 9 'Utilities' will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 'Astle Farm East, Chelford'** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 'Arclid, Sandbach'** and **MIN 4.4 'Land North of Mill Lane, Adlington'** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** and **MIN 4.6 'Land West of A556, near Altrincham'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 'Land North of M56, near Altrincham'**, **MIN 4.10 'Land south of M56, near Altrincham'** and **MIN 4.11 'Land East of Tatton Park, Knutsford'** contain a National Grid 400Kv overhead transmission line, whereby National Grid's policy is to



retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.

Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**

- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 ‘Land West and South-West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation (these are also on the boundary). The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, south of Brereton Heath’** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.
- Proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

## Waste

**I.74** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policies **WAS 1 ‘Waste management strategy’** and **WAS 2 ‘Waste management capacity and needs’** support the development of waste management facilities, which could have a positive impact on business and employment. However, waste development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Additionally, Policy **WAS 1** requires that the development of these facilities



will not have an unacceptable adverse impact on the environment. If this includes landscape then there is potential for a negative impact on business and employment as the wording allows for some adverse impacts. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East' and SE 4 'The Landscape', and emerging SADPD Policies ENV 3 'Landscape character' and ENV 5 'Landscaping', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.75** The Principal Towns and Key Service Centres (as set out in the Council's Determining the Settlement Hierarchy report<sup>(174)</sup>) are the larger settlements of the Borough. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities, whereby it needs to be demonstrated that the proposed development can't be located in a settlement at a higher level in the Council's Settlement Hierarchy prior to locating elsewhere (for example greenfield sites in the open countryside and Green Belt). Directing new waste management facilities (for example HWRC), in these areas as a priority has the potential for a positive impact on business and employment in terms of attracting businesses who value their surroundings.

**I.76** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate development in the Green Belt, which could have positive impact on business and employment. However, waste development could impact on the landscape with the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Although, it is noted that the Policy also requires openness to be preserved, along with low visual impact and various design related criteria that lessen the negative effects identified. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East' and SE 4 'The Landscape', and emerging SADPD Policies ENV 3 'Landscape character' and ENV 5 'Landscaping', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.77** Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit the development of waste management facilities in this location, which has the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. However, there is little opportunity to provide jobs through this Policy, which could have a negative impact on business and employment. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East' and SE 4 'The Landscape', and emerging SADPD Policies ENV 3 'Landscape character' and ENV 5 'Landscaping', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

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



**I.78** Proposed MWP Policy **WAS 6 ‘Safeguarding of waste management facilities’** looks to maintain the use of existing waste management facilities. Waste development can result in a small number of jobs during site preparation, operation and restoration, with the potential for a positive impact on business and employment. Furthermore, the Policy reduces the need to find additional locations for facilities, which could otherwise be in an area that is of landscape sensitivity, or impacts on heritage assets. This could also have a positive impact on business and employment in terms of attracting businesses who value their surroundings.

**I.79** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 7 ‘Wastewater and sewage treatment facilities’** supports the development of such facilities, which has the potential for a positive impact on business and employment. Policy **WAS 7** also encourages the co-location of facilities if environmental benefits can be demonstrated. If this includes the landscape then the Policy has the potential for a positive impact on business and employment in terms of attracting businesses who value their surroundings.

**I.80** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 8 ‘On-farm anaerobic digestion plants’** supports the development of such facilities, with the potential for a positive impact on business and employment. However, due to their location on a farm (and therefore the open countryside), there could be landscape impacts and therefore the potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.81** Waste development can result in a small number of jobs during site preparation, operation and restoration. Proposed MWP Policy **WAS 9 ‘Sites for energy recovery’** supports the development of such facilities, with the potential for a positive impact on business and employment. However, energy recovery sites could contain a large building (depending on the type of facility) and could be located outside of the settlement boundary, potentially impacting on the landscape and therefore could have a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.82** Ancillary development at existing waste management sites, as supported by proposed MWP Policy **WAS 10 ‘Ancillary development at landfill, landraise, and open organic waste management sites’** has the potential to impact the landscape. This could have a negative impact on business and employment in terms of attracting businesses who value their surroundings. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire



East' and SE 4 'The Landscape', and emerging SADPD Policies ENV 3 'Landscape character' and ENV 5 'Landscaping', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.83** Policy **WAS 11 'Deposit of inert waste to land for restoration and land improvement'** looks to assist the restoration of quarries and landfills that need the inert materials for restoration purposes. Restoration can provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, and could contribute to the diversification of the rural economy through recreation proposals, for example, with a potential positive impact on business and employment in terms of attracting businesses who value their surroundings. Policy **WAS 11** also requires it to be demonstrated that the proposal will provide a significant improvement to damaged land, and for the level of land not to be raised to an unacceptable degree that would create an adverse visual impact on the landscape.

### Development management

**I.84** Proposed MWP Policy **DM 1 'General development management criteria'** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the intrinsic quality and character of the landscape, including any local features that contribute to its local distinctiveness, the historic environment and the character and quality of the area in which the development is situated, through poor design. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on business and employment in terms of attracting businesses who value their surroundings. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of the surrounding landscape. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East' and SE 4 'The Landscape', and emerging SADPD Policies ENV 3 'Landscape character' and ENV 5 'Landscaping', as well as proposed MWP Policies **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.85** Proposed MWP Policy **DM 3 'Plant and buildings'** requires development to be designed and located to minimise visual intrusion, be adequately and harmoniously screened from sensitive locations and to be appropriately finished and coloured to blend into its surroundings. This could have a positive impact on business and employment in terms of attracting businesses who value their surroundings. Policy **DM 3** also supports ancillary development. Mineral and waste development can result in a small number of jobs during site preparation, operation and restoration, which may help to reduce employment deprivation. Therefore, the Policy could have a positive impact on business and employment.

**I.86** Proposed MWP Policy **DM 4 'Restoration and aftercare'** requires the long-term enhancement of the environment through a phased sequence of working, restoration, afteruse and aftercare. Restoration could provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, and could contribute to the diversification of the rural economy through recreation proposals, for example, with a potential positive impact on business and employment in terms of attracting businesses who value their surroundings. Policy **DM 4** also looks to minimise land disturbance through a phased approach and early





restoration, as well restoration being appropriate to the location and sympathetic to and informed by landscape character. This has the potential for a positive impact on business and employment in terms of attracting businesses who value their surroundings. Additionally, the Policy requires the delivery of opportunities to improve or enhance ecosystem services to landscape, which could also have a positive impact on business and employment.

**I.87** Proposed MWP Policy **DM 6 ‘Landscape and visual impacts’** supports the conservation and enhancement of landscape quality, which has the potential for a positive impact on business and employment in terms of attracting businesses who value their surroundings. The Policy requires developments to take account of the character and setting of the settlement, be appropriately screened from public view, and provide a landscaping scheme (where required).

**I.88** Proposed MWP Policy **DM 10 ‘Other amenity impacts’** looks to avoid unacceptable adverse impacts on the environment. If this includes the landscape then there is potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings as the wording allows for some adverse impacts. However, Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.89** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on LLDs, trees and woodlands, open space (including country parks and village greens), strategic and local green gaps and land in tourism use. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on business and employment in terms of attracting businesses who value their surroundings. Nevertheless, Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, and **DM 6 ‘Landscape and visual impacts’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.90** Proposed MWP Policy **DM 15 ‘Cumulative impact’** looks to avoid unacceptable adverse level of disturbance to the environment. If this includes the landscape then there is potential for a negative impact on business and employment in terms of attracting businesses who value their surroundings as the wording allows for some adverse impacts. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’ and SE 4 ‘The Landscape’, and emerging SADPD Policies ENV 3 ‘Landscape character’ and ENV 5 ‘Landscaping’, and as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



**I.91** Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. Proposed MWP Policy **DM 16 'Safeguarded aerodromes'** seeks to protect and aid the operation of the Airport, and could have a positive impact on business and employment.

**I.92** Best and Most Versatile land has economic benefits - it "is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations" (PPG [ID: 8-026]). Proposed MWP Policy **DM 17 'Sustainable use of soils'** looks to avoid development that has an unacceptable adverse impact on best and most versatile agricultural land. However, this wording allows for some adverse impacts and therefore the Policy could have a negative impact on business and employment. Additionally, Policies such as LPS Policies SD 2 'Sustainable Development Principles' and SE 2 'Efficient Use of Land', and emerging SADPD Policy RUR 5 'Best and most versatile agricultural land', as well as proposed MWP Policy **DM 1 'General development management criteria'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### **Assessment of the MWP as a whole**

**I.93** The proposed policies in the MWP, along with existing policies in the LPS and those in the emerging SADPD, look to encourage economic development through the allocation of sites and providing an attractive environment. The assessment found that the MWP supports economic development throughout the Borough including the potential for rural diversification through restoration.

**I.94** Taking the above into account it is found that the MWP is likely to have an overall positive impact on business and employment when taking into account mitigation from LPS, emerging SADPD and Draft MWP Policies.



## Housing, planning and education

**I.95** It is assumed that where there is the potential for job creation, there is also the opportunity for apprenticeships and the development of skills through ‘on-the-job’ training. As employment has already been considered at length under the theme of employment, it is not proposed to revisit this under the housing, planning and education theme. Additionally, the provision of education is outside the scope of the MWP. Therefore, the discussion therefore focuses on the provision of housing.

### Minerals

**I.96** The theme generally relates to the management, protection and safeguarding of mineral resources and infrastructure. Minerals contribute to the supply of aggregates to meet housing needs over the plan period, including those in rural areas. This could have a positive impact on housing provision.

### Site allocations

**I.97** All the proposed site allocations have been assessed through the SA process, with detailed appraisal findings presented in Appendix E of the SA. There are no areas in the assessment that are considered to relate to housing, planning and education. Points to note in relation to those sites located in the rural area are:

- The proposed site allocations have been put forward for minerals development, which can contribute to the supply of aggregates to meet housing needs over the plan period, depending on the mineral.

### Waste

**I.98** This theme is considered to have a neutral impact on housing, planning and education.

### Development management

**I.99** This theme is considered to have a neutral impact on housing, planning and education.

### Assessment of the MWP as a whole

**I.100** The proposed policies in the MWP, along with existing policies in the LPS and those in the emerging SADPD, look to meet the levels of growth identified in the LPS. Although the MWP does not specifically reference the delivery of housing, the allocation of sites will support the construction of homes. The assessment found that the MWP promotes the management, protection and safeguarding of mineral resources and infrastructure throughout the Borough.

**I.101** Taking the above into account it is found that the MWP is likely to have an overall positive impact on housing, planning and education.



## Environment

**I.102** In relation to air quality, the main focus of the discussion is the consideration of the impacts from atmospheric pollution (which includes transport related CO<sub>2</sub> emissions) and other sources.

### Minerals

**I.103** Proposed MWP Policy **MIN 1 ‘Mineral safeguarding areas’** seeks to protect mineral resources from permanent sterilisation or potential constraint, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs of rural areas over the Plan period, and to continue to contribute in perpetuity. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. Policy **MIN 1** requires prior extraction in certain cases, which could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Mineral working can also impact on the landscape and decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. However, avoiding the sterilisation of minerals could have a positive effect on the environment. Additionally, that the extraction should not cause unacceptable adverse impacts on the environment or local community is a further requirement of Policy **MIN 1**, although this wording allows for some adverse impacts. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, LPS Policy SE 2 ‘Efficient Use of Land’, SE 4 ‘The Landscape’, SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, and emerging SADPD Policies ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’, ENV 17 ‘Protecting water resources’ and INF 1 ‘Cycleways, bridleways and footpaths’, as well as proposed MWP Policies **DM 1 ‘General development management Criteria’, DM 6 ‘Landscape and visual impacts’, DM 7 ‘Water resources and flood risk’, DM 9 ‘Air quality: dust and odour’, DM 12 ‘Protecting land of biodiversity or geological value’ and DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.104** Proposed MWP Policy **MIN 2 ‘Safeguarding mineral supply sites and infrastructure’** seeks to safeguard mineral supply sites and infrastructure, allowing them, it is assumed, to contribute to the supply of aggregates to meet infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. In addition, the safeguarding of sites for bulk transport provides the opportunity to reduce vehicle movements, lessening the impact on atmospheric pollution, with a likely positive impact on environment. However, mineral working can also impact on the landscape and decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, LPS Policy SE 2 ‘Efficient Use of Land’, SE 4 ‘The Landscape’, SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, and emerging SADPD Policies ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’, ENV 17 ‘Protecting water resources’, as well as proposed MWP Policies **DM 1 ‘General development**



management criteria', **DM 6 'Landscape and visual impacts'**, **DM 7 'Water resources and flood risk'**, **DM 9 'Air quality: dust and odour'** and **DM 12 'Protecting land of biodiversity or geological value'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.105** Proposed MWP Policy **MIN 3 'Managing the sand resource'** supports new sand reserves, allowing them, it is assumed, to contribute to the supply of aggregates and silica sand to meet infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. However, mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Mineral working can also impact on the landscape, and decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a negative impact on environment. Policy **MIN 3** sets out a hierarchy of resource delivery that seeks to reduce environmental disturbance (especially where access and mitigation measures are already in place), which has the potential for a positive impact on environment. However, there is a potential cumulative impact that continued extraction could have on the area if successive extensions or new sites are permitted that could have a negative impact on environment. Policy **MIN 3** also requires a suitable restoration scheme to be proposed, which could provide beneficial outcomes such as increased habitat and environmental system connectivity, green infrastructure provision, facilitating landscape connectivity, and landscape enhancement, with a potential positive impact on environment. However, restoration may also result in an increase in species that are hazardous to aircraft. Policy **MIN 3** does require, however, that the extraction should not cause unacceptable adverse impacts on the environment, although this wording allows for some adverse impacts. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', LPS Policy SE 2 'Efficient Use of Land', SE 4 'The Landscape', SE 12 'Pollution, Land Contamination and Land Instability' and CO 1 'Sustainable Travel and Transport, and emerging SADPD Policies GEN 5 'Aerodrome safeguarding', ENV 3 'Landscape character', ENV 5 'Landscaping', ENV 12 'Air quality', ENV 17 'Protecting water resources' and INF 1 'Cycleways, bridleways and footpaths' as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'**, **DM 7 'Water resources and flood risk'**, **DM 9 'Air quality: dust and odour'**, **DM 10 'Other amenity impacts'**, **DM 12 'Protecting land of biodiversity or geological value'**, **DM 16 'Safeguarded aerodromes'** and **DM 18 'Public rights of way'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.106** The sites proposed for new sand resource allocations and Areas of Search are considered under the "Site allocations" theme (proposed MWP Policy **MIN 4 'New sand resource allocations and areas of search'**).

**I.107** The safeguarding of facilities for substitute, recycled and secondary aggregate through proposed MWP Policy **MIN 5 'Prioritising the use of substitute, secondary and recycled aggregates'** allows them, it is assumed, to contribute to the supply of aggregates to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable



transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. The use of substitute, secondary and recycled aggregates could decrease the consumption of primary aggregates over the plan period and associated impacts from extraction. This could have a positive impact on environment.

**I.108** Proposed MWP Policy **MIN 6 ‘Aggregate crushed rock’** supports new crushed rock reserves, allowing them, it is assumed, to potentially contribute to the supply of aggregates to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. However, mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Mineral working can also impact on the landscape and decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a negative impact on environment. Policy **MIN 6** does require, however, that the extraction should not cause unacceptable adverse impacts on the environment, although this wording allows for some adverse impacts. Additionally, the aim of the Council to be self-sufficient in meeting crushed rock needs is reflected in Policy **MIN 6**. This can lead to reduced transport movements, with a potential positive impact on environment through a reduction in atmospheric pollution. The policy does not require a suitable restoration scheme to be proposed (which could provide beneficial outcomes such as green infrastructure provision), as the cliff face can often be left as is. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, LPS Policy SE 2 ‘Efficient Use of Land’, SE 4 ‘The Landscape’, SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, and emerging SADPD Policies ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’, ENV 17 ‘Protecting water resources’ and INF 1 ‘Cycleways, bridleways and footpaths’ as well as proposed MWP Policies **DM 1 ‘General development management criteria’, DM 4 ‘Restoration and aftercare’, DM 6 ‘Landscape and visual impacts’, DM 7 ‘Water resources and flood risk’, DM 9 ‘Air quality: dust and odour’, DM 12 ‘Protecting land of biodiversity or geological value’ and DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.109** Proposed MWP Policy **MIN 7 ‘Non-aggregate sandstone’** seeks to manage the supply of non-aggregate sandstone allowing it, it is assumed, to contribute to the supply of building materials to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. However, mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Mineral working can also impact on the landscape and decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a negative impact on environment.



Additionally, Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, LPS Policy SE 2 ‘Efficient Use of Land’, SE 4 ‘The Landscape’, SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, and emerging SADPD Policies ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’, ENV 17 ‘Protecting water resources’ and INF 1 ‘Cycleways, bridleways and footpaths’ as well as proposed MWP Policies **DM 1 ‘General development management criteria’, DM 6 ‘Landscape and visual impacts’, DM 7 ‘Water resources and flood risk’, DM 9 ‘Air quality: dust and odour’, DM 12 ‘Protecting land of biodiversity or geological value’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.110** Proposed MWP Policy **MIN 8 ‘Provision for salt extraction’** seeks to manage the supply of salt and brine, allowing them to contribute to the supply to meet needs of rural areas over the plan period. This could have a positive impact on environment. However, mineral development could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Mineral working can also impact on the landscape and decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a negative impact on environment. Policy **MIN 8** also prioritises sites, seeking to reduce environmental disturbance (especially where access and mitigation measures are already in place), which has the potential for a positive impact on environment. However, there is a potential cumulative impact that continued extraction could have on the area if successive extensions are permitted that could have a negative impact on environment. Policy **MIN 8** requires, however, that the extraction should not cause unacceptable adverse impacts on the environment, although this wording allows for some adverse impacts, and that any environmental impacts can be controlled to an acceptable level. Additionally, Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, LPS Policy SE 2 ‘Efficient Use of Land’, SE 4 ‘The Landscape’, SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, and emerging SADPD Policies ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’, ENV 17 ‘Protecting water resources’ and INF 1 ‘Cycleways, bridleways and footpaths’ as well as proposed MWP Policies **DM 1 ‘General development management criteria’, DM 6 ‘Landscape and visual impacts’, DM 7 ‘Water resources and flood risk’, DM 9 ‘Air quality: dust and odour’, DM 12 ‘Protecting land of biodiversity or geological value’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.111** The sites proposed for Preferred Area Extensions are considered under the “Site allocations” theme (proposed MWP Policy **MIN 8 ‘Provision for salt extraction’**).

**I.112** Proposed MWP Policy **MIN 9 ‘Afteruse of salt cavities’** requires all the salt resource that can be safely and economically extracted to be removed, ensuring maximum resource recovery. Additionally, the salt cavity structure should not be compromised, and the extracted resources should be used sustainably and not discarded. This has the potential for a positive impact on environment. The Policy also requires for there to be no unacceptable adverse impacts to the wider environment; however, this wording allows for some adverse impacts



and therefore the Policy could have a negative impact on environment. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 4 'The Landscape' and SE 12 'Pollution, Land Contamination and Land Instability', and emerging SADPD Policies ENV 3 'Landscape character', ENV 5 'Landscaping', ENV 12 'Air quality' and ENV 17 'Protecting water resources' as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'**, **DM 7 'Water resources and flood risk'**, **DM 9 'Air quality: dust and odour'** and **DM 12 'Protecting land of biodiversity or geological value'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.113** Proposed MWP Policy **MIN 10 'Conventional and unconventional hydrocarbons (oil and gas)'** requires well sites and facilities to be sited in the least sensitive location. This could include consideration of the natural environment, landscape, waterbodies and ground/surface water and therefore has the potential for a positive impact on environment. Policy **MIN 10** also requires development to be located outside Protected Groundwater Source Areas, with the potential for a positive impact on environment, as well as acknowledges that hydrocarbon related proposals and activities may come forward during the Plan period but seeks to make sure that proposals don't unacceptably impact on the environment and local communities. This includes the minimisation of fugitive emissions, with a potential positive impact on environment. However, mineral working can decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. This is likely to have a negative impact on environment. Hydraulic fracturing has the potential to degrade the quality of groundwater resources. Development could result in a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Policy **MIN 10** requires there to be no unacceptable adverse impacts (in terms of quantity and quality) on sensitive water receptors and the environment (including wetland habitats). However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on environment. Nevertheless the Policy also requires proposals to include restoration measures, which could increase habitat and environmental system connectivity, as well as provide beneficial outcomes such as green infrastructure provision, facilitate landscape connectivity and landscape enhancement and has the potential for a positive impact on environment. However, hydraulic fracturing has the potential to degrade the quality of groundwater resources and could impact on European sites. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', LPS Policy SE 2 'Efficient Use of Land', SE 4 'The Landscape', SE 12 'Pollution, Land Contamination and Land Instability' and CO 1 'Sustainable Travel and Transport, and emerging SADPD Policies GEN 5 'Aerodrome safeguarding', ENV 3 'Landscape character', ENV 5 'Landscaping', ENV 12 'Air quality', ENV 17 'Protecting water resources' and INF 1 'Cycleways, bridleways and footpaths' as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'**, **DM 7 'Water resources and flood risk'**, **DM 9 'Air quality: dust and odour'**, **DM 10 'Other amenity impacts'**, **DM 12 'Protecting land of biodiversity or geological value'**, **DM 16 'Safeguarded aerodromes'** and **DM 18 'Public rights of way'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.





**I.114** Peatlands are important to our planet as they provide wildlife habitats and help with water management – extraction of peat impacts on its ability to prevent flooding and filter water. Proposed MWP Policy **MIN 11 ‘Peat’** does not permit the development of new sites for peat extraction or for physical extensions to existing sites. It also requires applications for time extensions to demonstrate that the proposal is necessary for proper restoration of the land or to secure biodiversity objectives of the Local Plan. This has the potential for a positive impact on environment.

**I.115** Proposed MWP Policy **MIN 12 ‘Borrow pits’** supports the use of borrow pits, allowing them, it is assumed, to contribute to the supply of aggregates (as well as other materials such as clay and soil) to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. The use of borrow pits may reduce the need for haulage of minerals onto the site (from further afield), reducing transport impacts including vehicle emissions, with potential for a positive impact on environment. However, mineral development could be accompanied by dust as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Mineral working can also impact on the landscape, decrease (through extraction) or increase water quantity (through impeded water flow or restoration), impacting on ground or surface water levels. There is also a risk to vulnerable waterbodies where there is a hydrological link. These could have a negative impact on environment. Policy **MIN 12** also requires provision to be made for the restoration of the site, which has the potential for a positive impact on environment through the potential for increased habitat and environmental system connectivity, green infrastructure provision, facilitating landscape connectivity, and landscape enhancement, for example. However, restoration may result in an increase in species that are hazardous to aircraft. Originally the Policy did not require that the extraction should not cause unacceptable adverse impacts on the environment. However, as the SA is an iterative process, the Policy has been amended to include reference to this, although this wording allows for some adverse impacts. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, SE 4 ‘The Landscape’ and SE 12 ‘Pollution, Land Contamination and Land Instability’, and emerging SADPD Policies ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’ and ENV 17 ‘Protecting water resources’ as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’**, **DM 7 ‘Water resources and flood risk’**, **DM 9 ‘Air quality: dust and odour’** and **DM 12 ‘Protecting land of biodiversity or geological value’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.116** Proposed MWP Policy **MIN 13 ‘Minerals processing at quarries and other sites’** supports mineral processing at a quarry and rail depots, which can, it is assumed, contribute to the supply of aggregates to meet the infrastructure needs of rural areas over the Plan period. This could include sustainable transport infrastructure, providing the opportunity to reduce travel by private vehicle and hence atmospheric pollution, with a potential positive impact on environment. The processing of minerals at rail depots provides the opportunity for the use of a sustainable transport mode with regards to distribution, with a potential positive impact on environment. However, when minerals are processed off-site it is possible that they will be transported to the processing plant by road, which can increase atmospheric pollution and has the potential for a negative impact on environment. Mineral development



can impact on the landscape, and could be accompanied by dust and an increase in traffic levels, as well as a loss of sustainable transport opportunities (PROW, which could include cycleways), with a possible increase in atmospheric pollution and a potential negative impact on environment. Policy **MIN 13**, however, requires impacts on the surrounding area to be minimised with a potential for a positive impact on environment. Policy **MIN 13** also seeks to protect the agreed restoration scheme at the site – restoration could increase habitat and environmental system connectivity, which has the potential for a positive impact on environment. However, restoration may result in an increase in species that are hazardous to aircraft. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, LPS Policy SE 2 ‘Efficient Use of Land’, SE 4 ‘The Landscape’, SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, and emerging SADPD Policies GEN 5 ‘Aerodrome safeguarding’, ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’ and INF 1 ‘Cycleways, bridleways and footpaths’ as well as proposed MWP Policies **DM 1 ‘General development management criteria’, DM 6 ‘Landscape and visual impacts’, DM 9 ‘Air quality: dust and odour’, DM 10 ‘Other amenity impacts’, DM 12 ‘Protecting land of biodiversity or geological value’, DM 16 ‘Safeguarded aerodromes’ and DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.117** Proposed MWP Policy **MIN 14 ‘Blasting’** seeks to minimise the impact of blasting on the natural environment, however, there is still potential for a negative impact on environment.

### Site allocations

**I.118** All the proposed sites have been assessed, with detailed appraisal findings presented in Appendix E of this Report. There are 19 areas in the assessment that are considered to relate to environment – these being ecology, contamination, aircraft, land stability, restoration, water, minerals, brownfield/greenfield, agriculture, services/utilities, highways impact, health/amenity, AQMAs, public transport, landscape, settlement character and urban form, Strategic Green Gap, protected trees, and Green Belt; the sites are considered under these headings. Points to note are:

### Ecology

- All the proposed sites have the potential for a negative impact on environment being assessed as either amber with the possibility of red (if Natural England identify a potential impact on a SSSI), or red. This is because most of the sites are greenfield or contain greenfield areas, with protected species or habitats, as well as areas of ecological value potentially affected by hydrological impacts. Policies including LPS Policy SE 3 ‘Biodiversity and Geodiversity’, emerging SADPD Policy ENV 2 ‘Ecological implementation’ and proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** will also help to minimise the impact on ecology.
- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** falls within Natural England’s IRZ for assessing likely impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. There is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.



- Ancient and priority woodlands are located immediately adjacent to proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** and could be adversely affected due to hydrological impacts from extraction. The site falls within Natural England’s IRZ for assessing likely impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Avoidance or mitigation would be difficult to achieve. There is the potential for protected species to be present, Bag Brook runs through the site and Snape Brook borders the site. These should be protected and enhanced. Appropriate ecological and hydrological surveys should be undertaken, and protective measures will need to be put in place if required.
- Proposed Site **MIN 4.3 ‘Arclid, Sandbach’** falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site is bordered by a watercourse and contains Wet Woodland and Marshy Grassland, Smallwood LWS and an area of priority woodland habitat. There is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.3** is approximately 1.5km south of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. It is within the Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions, and so on. In addition, Site **MIN 4.3** is less than 5km from Midland Meres and Mosses – Phase 2 Ramsar: Oakhanger Moss SSSI, and any sand extraction at Site **MIN 4.3** could potentially also impact this site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Midland Meres and Mosses Phase 2 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.4 ‘Land North of Mill Lane, Adlington’** is located adjacent to the Isles Wood LWS. The site has been put forward as a Preferred Area for sand extraction – this is likely to have hydrological impacts on the LWS. The site falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Gibson Wood, an area of priority woodland, is in the site boundary and would be very difficult to replace if lost. Avoidance or mitigation would be difficult to achieve. The site is also located within Source Protection Zone (SPZ) 3, is within the boundary of SPZ 2 and borders very close



to SPZ 1 for public water supply abstraction. There is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.

- Proposed Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The potential for adverse impacts on water should be considered due to the proximity of the Ramsar and SSSI and the potential for extraction below the water table. The site contains a Priority Habitat Inventory Deciduous Woodland, which is also within 50m outside of the site to the east. Multiple watercourses and two LWS (Greys Gorse and Yarwood Heath Covert) are within the site, which should be protected and enhanced, and there is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.5** is approximately 350m north of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. This site is not, however, located within the catchment of Rostherne Mere, identified by Natural England, with regards to a risk of increased nutrients and the need for any development to demonstrate at least nutrient neutrality. In addition, Site **MIN 4.5** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand extraction at Site **MIN 4.5** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.6 ‘Land West of A556, near Altrincham’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs, and there are two Sites of Biological Importance adjacent to the site: Rushey Pits Covert to the west and M56/A556 Cloverleaf to the east. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Agden Brook runs through the site and Rostherne Mere SSSI and Ramsar is adjacent to the site – these features should be protected and enhanced. There is also the potential for protected species to be present. An appropriate ecological



survey should be undertaken, as should a HRA of the potential effects on the Ramsar. Protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.6** is approximately 250m west of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. In addition, Site **MIN 4.6** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.6** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.7 'Land South of A556, East of Bucklow Hill'** falls within Natural England's IRZ for Rostherne Mere/The Mere SSSI and Ramsar, SPAs and SACs, to which the site is adjacent, along with Cicely Mill Pool LWS and Rostherne Mere NNR. These features should be protected and enhanced. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. An ancient woodland is present on site, and there is potential for protected species to be present. An appropriate ecological survey should be undertaken, as should a HRA of the potential effects on the Ramsar and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.7** is less than 50m from both Midland Meres and Mosses – Phase 1 Ramsar: The Mere, Mere SSSI and Rostherne Mere Ramsar, and 1km from the Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI. At this distance, any developments requiring a planning application are considered to have the potential to impact on these sites, this includes planning applications for quarries relating to new proposals, ROMP, extensions, variations to conditions, and so on. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact these European sites. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications



put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** falls within Natural England's IRZ for Tatton Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site is located close to priority woodland, wood pasture and parkland priority habitat, which could be affected by sand extraction. There is also the potential for protected species to be present, which should be protected and enhanced. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.8** is approximately 200m to 300m from two separate areas designated as part of the Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI and is also 2.5km south of Rostherne Mere Ramsar. At this distance, the Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on these European sites. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact these European sites. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.



- Proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses, five LWS and is bordered by Birkin Brook and the River Bollin (both Main Rivers) and seven LWSs, all of which should be protected and enhanced. There is also the potential for protected species to be present as well as priority woodland habitat, which is also located adjacent. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.9** is approximately 600m northeast of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. This site is not, however, located within the catchment of Rostherne Mere, identified by Natural England, with regards to a risk of increased nutrients and the need for any development to demonstrate at least nutrient neutrality. In addition, Site **MIN 4.9** is less than 3.5km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.9** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’** falls within Natural England’s IRZ for Rostherne Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses, three LWS and is adjacent to Rostherne Mere SSSI and Ramsar, The Mere SSSI and Ramsar and Rostherne Mere NNR. These features should be protected and enhanced. There is also the potential for protected species to be present as well as priority and ancient woodland. An appropriate ecological survey should be undertaken, as should a HRA of the potential effects on the Ramsar and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.10** is less than 10m north of Rostherne Mere Ramsar. At this distance, any developments requiring a planning application are considered to have the potential to impact on these sites, this includes



planning applications for quarries relating to new proposals, ROMP, extensions, variations to conditions, and so on. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. The site is also located within the catchment of Rostherne Mere and therefore there is a risk of increased nutrients entering the designated site. In addition, Site **MIN 4.10** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.10** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.11 'Land East of Tatton Park, Knutsford'** falls within Natural England's IRZ for Tatton Mere SSSI and Ramsar, SPAs and SACs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses, and Wood near Arden House LWS. These should be protected and enhanced. Priority and ancient woodland habitat are on the site and there is also the potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.11** is located approximately 1km east of Rostherne Mere Ramsar. The Natural England SSSI IRZ indicate that planning applications for quarries, including new proposals, ROMP, extensions, and variations to conditions, and so on, could have an impact on this European site. Furthermore, any industrial development that could cause air pollution, or any development requiring its own water supply, could also impact this European site. This site is not, however, located within the catchment of Rostherne Mere, identified by Natural England, with regards to a risk of increased nutrients and the need for any development to demonstrate at least nutrient neutrality. In addition, Site **MIN 4.11** is less than 3km from Midland Meres and Mosses – Phase 1 Ramsar: Tatton Meres SSSI and The Mere, Mere SSSI, and any sand and gravel extraction at Site **MIN 4.11** could potentially also impact these sites. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be





expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures, including nutrient neutrality, will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.12 ‘Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** falls within Natural England’s IRZ for assessing impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Cockmoss Wood LWS is located to the north and is potentially sensitive to hydrological changes resulting from extraction and would need further assessment. There is also the potential for protected species to be present on site. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.
- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site is bordered by two watercourses including Arclid Brook (a Main River). These should be protected and enhanced. There is the potential for hydrological impacts on the Wet Woodland and Marshy Grassland, Smallwood LWS located to the south. A traditional orchard priority habitat is located on site, which would need to be retained or compensatory planting provided if it was unavoidably lost and there is the potential for protected species. Appropriate ecological and hydrological surveys should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.13** is located approximately 2km south of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. It is within a Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, ROMP, extensions, variations to conditions and so on. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.



- Proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-East of Sandbach'** falls within Natural England's IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site includes multiple watercourses including the River Weaver (a Main River) and the Trent and Mersey Canal, as well as four LWSs. These are expected to be protected and enhanced. The site also contains an extensive area of priority woodland habitat and there is potential for protected species to be present. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.14** is approximately 3km south of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI and Midland Meres and Mosses – Phase 2 Ramsar: Oakhanger Moss SSSI. It is within the Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, ROMP, extensions, variations to conditions and so on. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), it is likely that a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar and Midland Meres and Mosses Phase 2 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** falls within Natural England's IRZ for Bagmere SSSI and Ramsar, SACs and SPAs. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Avoidance or mitigation would be difficult to achieve. The site contains multiple watercourses (including the River Croco, which is a Main River and is part of the Bagmere SSSI/Ramsar), which should be protected and enhanced, as well as Arclid Wood LWS and Brereton Mill Pool and Blackberry Covert LWS, with Pinfold Rough LWS partly within the site. Marsh South of Bagmere LWS and Taxmere LWS are located adjacent to the site and maybe adversely effected by hydrological changes. A small part of the River Dane (Holmes Chapel to Radnor Bridge) LWS is also located adjacent to the site. There is the potential for protected species to be present and there are areas of priority woodland habitat. An appropriate ecological survey and Water Framework Directive (WFD) assessment should be undertaken, as should a HRA of the potential effects on the Ramsar and a mitigation plan for species and habitats. If these wildlife sites and watercourses cannot reasonably be avoided by the proposals, for example through undeveloped buffer zones, adequate mitigation and compensation for any adverse effects should be provided and an overall biodiversity net gain to make sure the development is sustainable. The high level HRA screening assessment identifies that this site has a potential impact on a European site.



Site **MIN 4.15** overlaps with the boundary of Midlands Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. Any development within the Ramsar could impact on the qualifying features of the site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** includes Brook House Moss SSSI and is located close to Bagmere SSSI and Ramsar. Avoidance or mitigation would be difficult to achieve and the site is highly likely to have an adverse impact upon national/internationally important designated sites (SSSI and Ramsar). The site falls within Natural England’s IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. The site contains multiple watercourses including the River Croco (a Main River), which should be protected and enhanced. The site also includes priority woodland habitats and priority woodland and there is the potential for protected species to be present. Brook House Swamp LWS, Moorhead Farm Marsh LWS, Marsh South of Bagmere LWS, and The Moss, Somerford LWS are located close to the site and could potentially be affected by hydrological changes. An appropriate ecological survey and WFD assessment should be undertaken, as should an assessment of the potential effects on the SSSI, and a mitigation plan for species and habitats. If these wildlife sites and watercourses cannot reasonably be avoided by the proposals, for example through undeveloped buffer zones, adequate mitigation and compensation for any adverse effects should be provided and an overall biodiversity net gain to make sure the development is sustainable. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.16** is approximately 1km south-east of Midland Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. It is within the Natural England SSSI IRZ that covers planning applications for quarries, including new proposals, ROMP, extensions, variations to conditions and so on. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV



17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.

- Proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, south of Brereton Heath'** is highly likely to have an adverse impact upon national/internationally important designated sites (SSSI and Ramsar), such as Bagmere. The site falls within Natural England's IRZ for assessing likely impacts on SSSI, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Avoidance or mitigation would be difficult to achieve. It also has the potential to have adverse impacts on two LWS. The site contains blocks of priority woodland, and three watercourses, which should be protected and enhanced. An appropriate ecological survey and WFD assessment should be undertaken, as should a HRA of the potential effects on the Ramsar and a mitigation plan for species and habitats. If these wildlife sites and watercourses cannot reasonably be avoided by the proposals, for example through undeveloped buffer zones, adequate mitigation and compensation for any adverse effects should be provided and an overall biodiversity net gain to make sure the development is sustainable. The high level HRA screening assessment identifies that this site has a potential impact on a European site. Site **MIN 4.17** overlaps with the boundary of Midlands Meres and Mosses – Phase 1 Ramsar: Bagmere SSSI. Any development within or adjacent to the site could impact on the qualifying features of the site. The HRA assessment of likely significant effects identifies that the policies within the LPS, emerging SADPD and Draft MWP state that any applications put forward must demonstrate no unacceptable impacts on internationally designated sites (Policies SE 3, ENV 2, DM 1 and DM 12). Dependent upon the type of allocation proposed (for example existing site extension or new site), a project-level HRA of the direct and indirect impacts of the proposed mineral site allocation and any in-combination effects on the qualifying features will be required, and will be expected to consider the water environment, having regard to impacts on the flow and quantity of surface and ground water, and water quality (Policies SE 13, ENV 17 and DM 7), air quality (Policies SE 12, ENV 12 and DM 9) and transport/traffic impacts (Policies SE 10, INF 6 and DM 5). Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the site. All measures to avoid/reduce impacts upon Midland Meres and Mosses Phase 1 Ramsar can be guaranteed because they are incorporated directly into the local plan, meaning that any planning decisions will be directly impacted upon.
- Proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** falls within Natural England's IRZ for assessing likely impacts on SSSIs, SAC, SPA and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified features of SSSIs require consultation with Natural England. Ponds/issues are near the site and there are potentially several protected species on or near to the site. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** falls within Natural England's IRZ for assessing likely impacts on SSSIs, SACs, SPAs and Ramsar sites. The proposed use falls within the minerals, oil & gas category where likely risks to notified



features of SSSIs require consultation with Natural England. The site contains LBAP Deciduous Woodland Priority Habitat, Hoggins Brook and three LWSs ponds (Ridding Farm ponds), and the Rover Weaver borders the site. Protected species may also be present on the site. An appropriate ecological survey should be undertaken, and protective measures will need to be put in place if required.

## Contamination

- Most of the proposed sites have no known contamination issues or there is a low risk of such issues. Where sites do have an issue, Policy provides the opportunity to remediate contamination levels, for example LPS Policy SE 12 'Pollution, Land Contamination and Land Instability' and proposed MWP Policy **DM 1 'General development management criteria'**.
- There is landfill on the opposite side of the River Bollin in relation to proposed Site **MIN 4.9 'Land North of M56, near Altrincham'**. There is a rifle range shown on historical mapping (1877 and 1882) in the north west, with a former mill (still present) and race in the north east. There are also a few potentially infilled ponds in the site's centre. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.
- At proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-East of Sandbach'** historical mapping indicates a few ponds and marshes that may have been infilled, areas of disturbed ground, an old sand pit that may have been infilled, a smithy and a garage. There is also a previously unregulated waste site (William Beech) and in the north of the site 1967 foot and mouth burials occurred at/by Arclid Cottage Farm. Further site investigations are likely to be needed. Additionally, there's a depot within the search area, and a small area of the site along the western boundary is within a historical landfill buffer, which may require assessment.
- In relation to proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** there are several historical landfill sites with buffer areas within the north, central and southern areas of the proposed area of search. Historical mapping also indicates a former brick works at Brownedge and a former hospital site at Arclid, as well as a few ponds/marshes that may have been infilled. 1967 foot and mouth burials occurred at Park House Farm and there is a former mill adjacent to the farm. A phase 1 and 2 contaminated land assessment may need to be submitted as part of any planning application.
- In relation to proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'**, historical mapping shows various clay pits, sand pits, disturbed ground, ponds, and marshes; all of which could be infilled. There's also a depot at Mossend. 1967 foot and mouth burials occurred in the site's centre at/by Handfield Farm, and there is a historical landfill site with a buffer area only within the site to the south (Child's Lane, Brownlow). This may require further assessment.
- Adjacent to proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** is a landfill for salt purification process waste. There are also ponds and marshes shown on historical mapping that could be infilled and an area of disturbed ground to the north. Additionally, 1967 foot and mouth burials occurred in the north west of the site at/by Park Hall and Park House. Although the development is predominately underground, a contaminated land assessment may need to be submitted as part of any planning application.



## Aircraft

- All but three of the proposed sites are within an aircraft consultation zone, with the potential for a negative impact on environment. However, the nature of the development is unlikely to attract birds or medium level mitigation measures, including where there is the potential for a (or an existing) large water body, could be provided making the attraction of birds unlikely - reducing the risk of bird strike. Policies including LPS Policy SE 3 'Biodiversity and Geodiversity', emerging SADPD Policy ENV 2 'Ecological implementation' and proposed MWP Policies **DM 1 'General development management criteria'** and **DM 16 'Safeguarded aerodromes'** will help to reduce the risk of bird strike.
- The proposed restoration scheme for proposed Site **MIN 4.2 'Astle Farm East, Chelford'** is to agricultural land: the risk of attracting birds and increasing the risk of bird strike is less than a large water body.
- The proposed restoration scheme for proposed Site **MIN 4.3 'Arclid, Sandbach'** is progressive restoration to agricultural land and water bodies. The water body is likely to attract birds and increase the risk of bird strike for aircraft without mitigation.

## Land stability

- Almost all of the proposed sites have no known, or are low risk from, land stability issues. Where sites do have an issue, Policy, such as proposed MWP **Policy DM 13 'Land stability and subsidence'** provides the opportunity to make sure that there is not an unacceptable adverse effect on the stability or safety of surrounding land, buildings and watercourses during and following cessation of operations. However, there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policy can provide.
- Proposed site **MIN 4.13 'Land West of A50, Newcastle Road Arclid, Sandbach'** includes property and is adjacent to a highway, the A50 and an operational sand quarry; a land stability report would be required as part of a planning application.
- Proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** contains property, is adjacent to underground brine mining and is located on the edge of the Cheshire Brine Compensation Board District Consultation Area. The advice of the Board would be sought on any planning application and a land stability report may be required.

## Restoration

- For those sites where restoration and/or aftercare information has been provided, almost all have a high-quality restoration and aftercare scheme proposed, with the potential for a positive impact on environment. Proposed MWP Policy **DM 4 'Restoration and aftercare'** provides the opportunity to provide an appropriate phased sequence of working, restoration, afteruse and aftercare. In relation to Preferred Area proposals and extension to existing brinefield operations, opportunities for beneficial restoration and aftercare will be limited by the method of extraction that is underground working.
- Proposed Site **MIN 4.2 'Astle Farm East, Chelford'** will be excavated using an open-cast mining method and then restored to agricultural land.



## Water

- Most of the proposed sites have some flooding, drainage, water quality or resource issues, with the potential for negative impact on environment. All the proposed sites contain greenfield land either wholly, or in part, the development of which is likely to lead to an increase in paved surface areas, reducing the ability of water to infiltrate into the ground. Policies including LPS Policy SE 13 'Flood Risk and Water Management', emerging SADPD Policy ENV 16 'Surface water management and flood risk', and proposed MWP Policies **DM 1 'General development management criteria'** and **DM 7 'Water resources and flood risk'** will help to minimise impacts.
- There is a potential for surface water flooding on proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** and a FRA is needed.
- Part of proposed Site **MIN 4.2 'Astle Farm East, Chelford'** is within flood zones 2 and 3 and there is potential for surface water flooding. The site includes Bag Brook on its northern boundary and Snape Brook on the southern boundary. There is the potential for deterioration in the hydrological regime in relation to Bag Brook and Snape Brook (and tributaries) if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed, as well as a FRA.
- There is potential for surface water flooding on proposed Site **MIN 4.3 'Arclid, Sandbach'**, and a FRA is needed. There is the potential for deterioration in the hydrological regime in relation to Arclid Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. There is potential for significant water resources impacts in the area around the existing Arclid Quarry. This may impact on consideration of any applications for dewatering by the Environment Agency should sub water table extraction be proposed in this location.
- The Red Brook (a Main River) runs through and adjacent to proposed Site **MIN 4.4 'Land North of Mill Lane, Adlington'**, and would need to be enhanced, and protected from any impacts resulting from the sourcing and winning of minerals and any restoration works. Part of the site is within flood zones 2 and 3 and a FRA is needed. The site is also located within Source Protection Zone (SPZ) 3, is within the boundary of SPZ 2 and borders very close to SPZ 1 for public water supply abstraction. Furthermore, the site is located above three types of geology, each with a different aquifer status and vulnerability. All these should be considered, and the associated potential risk posed to public water factors fully assessed and submitted as part of a planning application. There is a potential for deterioration of the hydrological regime in relation to the River Dean if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of planning application) and mitigation is needed.
- Part of proposed Site **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** is within flood zone 2 and there is potential for surface water flooding. A FRA is needed. The Sutt Brook (Main River) runs through the site, and would need to be enhanced, and protected from any impacts resulting from the sourcing and winning of minerals and any restoration works.
- Part of proposed Site **MIN 4.6 'Land West of A556, near Altrincham'** is within flood zones 2 and 3 and there is the potential for surface water flooding. A FRA is needed. Sutt Brook and Agden Brook (Main Rivers) run through the site and need to be enhanced and protected from any impacts resulting from the sourcing and winning of minerals and



any restoration works. There is the potential for deterioration of the hydrological regime in relation to the River Dean if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.

- Part of the proposed Site **MIN 4.7 'Land South of A556, East of Bucklow Hill'** is within flood zones 2 and 3 and a FRA is needed. There is the potential for deterioration in the hydrological regime in relation to Birkin Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. Further risk to ecological elements of the waterbody would be difficult to adequately mitigate. Rostherne Mere is sensitive to change and is also an important ecological asset.
- There is the potential for surface water flooding on proposed Site **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'**, which contains land drains and ponds. A FRA is needed.
- Part of proposed Site **MIN 4.9 'Land North of M56, near Altrincham'** is within flood zones 2 and 3. A FRA is needed and there is potential for surface water flooding. The site is bordered by two Main Rivers (Birkin Brook to the south west and the River Bollin to the northern boundary), which should be protected and enhanced. There is the potential for deterioration in the hydrological regime in relation to Birkin Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- Part of proposed Site **MIN 4.10 'Land South of M56, near Altrincham'** is within flood zones 2 and 3. A FRA is needed. The area includes multiple watercourses. There is the potential for deterioration in the hydrological regime in relation to Mobberley Brook and Birkin Brook (and tributaries) if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- Part of proposed Site **MIN 4.11 'Land East of Tatton Park, Knutsford'** is within flood zones 2 and 3. A FRA is needed. The area includes multiple watercourses that should be protected and enhanced. There is the potential for deterioration in the hydrological regime in relation to Mobberley Brook and Birkin Brook (and tributaries) if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- There is potential for surface water flooding on proposed Site **MIN 4.12 'Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'**. A FRA is needed.
- Along the northern boundary of proposed Site **MIN 4.13 'Land West of A50, Newcastle Road, Arclid, Sandbach'** there are areas of flood zone 2 and 3 and there is potential for surface water flooding on the site. A FRA is needed. The site is bordered by two watercourses including Arclid Brook (Main River). There is the potential for deterioration in the hydrological regime in relation to Arclid Brook if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. There is potential for significant water resources impacts in the area around the existing Arclid Quarry. This may impact on consideration of any





applications for dewatering by the Environment Agency should sub water table extraction be proposed in this location.

- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** is within and adjacent to flood zones 2 and 3 and a FRA is needed. There is also potential for surface water flooding on the site. There is the potential for deterioration in the hydrological regime in relation to the River Wheelock and Kidsgrove Stream if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed. There is potential for significant water resources impacts in the area around the existing Arclid Quarry. This may impact on consideration of any applications for dewatering by the Environment Agency should sub water table extraction be proposed in this location.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** is adjacent to flood zones 2 and 3, there is potential for surface water flooding and a FRA is needed. There is the potential for deterioration in the hydrological regime in relation to the River Dane and River Croco if mineral extraction processes involve water abstraction and/or discharge to a waterbody. Permits are needed to mitigate the risk, and further assessment (submitted as part of a planning application) and mitigation is needed.
- Proposed Site **MIN 4.16 ‘Land West and South-West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** is within/adjacent to flood zones 2 and 3 and a FRA is needed. There is a potential for surface water flooding and deterioration in the hydrological regime in relation to the River Croco, with related impacts on ecological elements. Further assessment (submitted as part of a planning application) and mitigation is needed.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’** is within/adjacent to flood zones 2 and 3 and there is potential for surface water flooding. A FRA is needed. There is the potential for deterioration in the hydrological regime in relation to Loach Brook and the River Croco, with related impacts on ecological elements. Further assessment (submitted as part of a planning application) and mitigation is needed.
- Part of proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** is within flood zones 2 and 3 and a FRA will be required.
- The River Wheelock (a Main River) runs adjacent to proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** and would need to be protected from any impacts resulting from the sourcing and winning of minerals and any restoration works. Part of the site is within flood zones 2 and 3 and a FRA will be required.

## Minerals

- All the proposed sites have been put forward for minerals development.

## Brownfield/greenfield

- All the proposed sites contain greenfield land either wholly, or in part, the development of which is likely to lead to an increase in paved surface areas, reducing the ability of water to infiltrate into the ground, with the potential for a negative impact on environment. Policies including LPS Policy SE 13 ‘Flood Risk and Water Management’, emerging SADPD Policy ENV 16 ‘Surface water management and flood risk’, and proposed MWP



Policies **DM 1 'General development management criteria'** and **DM 7 'Water resources and flood risk'** will help to minimise any impacts.

### Agriculture

- All the proposed sites contain Grade 3 or Grade 3b agricultural land – currently there is insufficient evidence to differentiate between Grades 3a and 3b in some parts of the Borough, therefore a precautionary approach has been taken in the assessment, with the potential for a negative impact on environment. Policies such as LPS Policy SE 2 'Efficient Use of Land', and emerging SADPD Policy RUR 5 'Best and most versatile agricultural land', as well as proposed MWP Policy **DM 1 'General development management criteria'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

### Services/utilities

- All the proposed sites contain services or utilities, with the potential for a negative impact on environment. This is due to the competing uses for water from commercial (including mineral extraction) and agriculture. Mineral sites use water for processing and washing, whereas agriculture uses the water for crops. There may also be a disruption to supply through rerouting, and a potential for contamination. Emerging SADPD Policy INF 9 'Utilities' will help to minimise the impact on utilities.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** falls within the existing operational area where services and utilities could require re-routing and/or mitigation.
- There is a pressurised watermain and overhead lines within proposed Site **MIN 4.2 'Astle Farm East, Chelford'** that could require re-routing and/or other mitigation.
- Proposed Sites **MIN 4.3 'Arclid, Sandbach'** and **MIN 4.4 'Land North of Mill Lane, Adlington'** contain overhead lines that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** and **MIN 4.6 'Land West of A556, near Altrincham'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020.
- Proposed Sites **MIN 4.7 'Land South of A556, East of Bucklow Hill'** and **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** contain overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Sites **MIN 4.9 'Land North of M56, near Altrincham'**, **MIN 4.10 'Land south of M56, near Altrincham'** and **MIN 4.11 'Land East of Tatton Park, Knutsford'** contain a National Grid 400Kv overhead transmission line, whereby National Grid's policy is to retain existing lines in situ. The site also includes United Utilities assets that could require re-routing and/or mitigation. Additionally, the site is within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-117) October 2020. Additionally, a mainline railway is to the north eastern edge of Sites **MIN 4.10** and **MIN 4.11**.
- Proposed Site **MIN 4.12 'Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'** contains overhead lines and a United Utilities common supply pipe that could require re-routing and/or mitigation.



- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** contains overhead lines that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation. The site also includes a National Grid gas transmission pipe, whereby their policy seeks to retain pipelines in situ.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** contains overhead lines and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** contains overhead lines and United Utilities assets (these are also on the boundary) that could require re-routing and/or mitigation. The Site includes a hazardous site at Mossend as identified in the HSE consultation zone; an assessment will need to be submitted as part of a planning application.
- Proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’** contains overhead lines within and on the boundary of the site and United Utilities assets that could require re-routing and/or mitigation.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** contains a wind turbine, overhead lines, and a pressurised water main and easement. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.
- Proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** contains pylons and overhead lines. A National Grid gas transmission pipeline is within the site where their policy is to retain pipeline in situ. The site is located within a HSE hazardous site consultation zone (the gas storage site is a registered COMAH site, and this is classified as a ‘hazardous site’) therefore an assessment will need to be submitted as part of a planning application. The site is also within the HS2 Phase 2b Crewe to Manchester Safeguarding Direction (Ref SG-02-103) October 2020.

## Highways impact

- An increase in atmospheric pollution is likely to arise due to increased traffic through the delivery of minerals development, leading to a negative impact. Policies including LPS Policies SE 12 ‘Pollution, Land Contamination and Land Instability’, and CO 1 ‘Sustainable Transport’, emerging SADPD Policy ENV 12 ‘Air quality’ and proposed MWP Policies **DM 1 ‘General development management criteria’** and **DM 5 ‘Transport’** will help to minimise the impact on highways.
- Proposed Site **MIN 4.1 ‘Eaton Hall Quarry, Congleton’** is within the vicinity of Congleton Link Road. There is a proposal for School Lane (which dissects the site) to be permanently closed as part of the scheme. Further traffic assessment will be required to fully assess this at the planning application stage.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M56 junction, to understand the potential impact of development.



- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.6 'Land West of A556, near Altrincham'** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M56 junction, to understand the potential impact of development. National Highways would be unlikely to support a new direct access onto the site from the A556.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.7 'Land South of A556, East of Bucklow Hill'** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M56 junction, to understand the potential impact of development.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.8 'Land North of Knutsford Farm, North West Knutsford'** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling, including the A556 and M6 junction (including construction traffic if travelling down the B5083) due to the proximity of A556 to Rostherne Mere, to understand the potential impact of development.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.9 'Land North of M56, near Altrincham'** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling including the A556 and M56 junction. This is required to understand the potential impact this site may have and the proximity of A556 to Rostherne Mere.
- Additional traffic movement will be generated in the locality of proposed Site **MIN 4.10 'Land South of M56, near Altrincham'** therefore, a traffic assessment is likely to be required, which should consider complex in-combination traffic modelling including the A556 and M56 junction. This is required to understand the potential impact this site may have and the proximity of A556 to Rostherne Mere.
- Traffic modelling of the M6 J17 is likely to be required in relation to proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'** to understand the potential impact of development.

### Health/amenity

- Over half of the proposed sites are located within 100m of sensitive land uses, with the potential for a negative impact on environment. The remaining sites are located between 100 and 250m of sensitive land uses. Negative effects on amenity of local residents and communities through noise, vibration, and light pollution can occur during site preparation, operation and restoration and through transportation of minerals around and from the site. and proposed MWP Policies **DM 1 'General development management criteria'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'** and **DM 10 'Other amenity impacts'** Policies including LPS Policy SE 12 'Pollution, Land Contamination and Land Instability' and emerging SADPD Policy ENV 12 'Air quality' will help to minimise the impact on health.
- Proposed Site **MIN 4.1 'Eaton Hall Quarry, Congleton'** contains Keepers Cottage (which appears to be dilapidated). There are also several properties within 250m of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Agricultural land and buildings including residential use are located immediately adjacent to proposed Site **MIN 4.2 'Astle Farm East, Chelford'**. The tourist attraction of Capesthorpe Hall and gardens is located to the south east of the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.



- Over 10 properties are immediately adjacent to the eastern boundary of proposed Site **MIN 4.3 ‘Arclid, Sandbach’**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are over 10 residential properties within 250m of proposed Site **MIN 4.4 ‘Land North of Mill Lane, Adlington’**, including Adlington Hall. The A523 is close by and the site is close to the planned route of the Poynton Relief Road. A noise and vibration assessment will need to be submitted as part of any planning application.
- Proposed Site **MIN 4.5 ‘Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington’** contains residential properties, with an adjacent group of residential properties located along Spodegreen Lane and Coe Lane. The proximity of the site to the major road network suggests the site and surrounding uses experience noise and vibration. A noise, dust and vibration assessment will need to be submitted as part of any planning application. Substantial mitigation measures including an appropriate buffer zone would be required to protect amenity.
- There are over 10 houses within 250m of proposed Site **MIN 4.6 ‘Land West of A556, near Altrincham’**. Bucklow Manor Care Home is located within 80m, but it is physically separated by the A556. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are sensitive receptors within proposed Site **MIN 4.7 ‘Land South of A556, East of Bucklow Hill’** and within 250m of it including residential, agricultural and commercial uses. Tatton Park Registered Park and Garden (Grade II\* listed) is immediately adjacent the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Squirrel Cottage is within proposed Site **MIN 4.8 ‘Land North of Knutsford Farm, North West Knutsford’**, over 10 properties are within 250m of it, and Cottons Hotel, Birds of Prey Centre, Fryers Garden Centre, Guy Salmon Cars, and various leisure activities including Knutsford Football and Cricket Clubs are close by. The level of impact on sports facilities is unclear from the information provided and therefore further clarity is required. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are a small number of properties within proposed Site **MIN 4.9 ‘Land North of M56, near Altrincham’**, and the southern part of Hale Barns is within 250m. Other receptors include The Priory Hospital and Primary Schools, with Hale Golf Course immediately adjacent the site to the west, whereby further discussion with Sport England and England Golf will be required to understand the potential impact on the golf course. Ashley Hall itself is a major tourist/visitor/events venue and is in the locality. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Farmsteads and individual residential properties are within proposed Site **MIN 4.10 ‘Land South of M56, near Altrincham’**, with the village of Ashley located adjacent to the site boundary and a primary school within 500m of it. The site is likely to experience noise and vibration from the adjacent road network. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Ashley village is adjacent to proposed Site **MIN 4.11 ‘Land East of Tatton Park, Knutsford’**, and several properties are in and adjacent to the site. The site also contains Ashley Cricket ground and pavilion on which there should not be a prejudicial impact. A noise, dust and vibration assessment will need to be submitted as part of any planning application.



- There are farmsteads and residential properties close to proposed Site **MIN 4.12 'Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'**. A noise and vibration assessment will need to be submitted as part of any planning application.
- Residential and farm properties are within and immediately adjacent to the southern boundary of proposed Site **MIN 4.13 'Land West of A50, Newcastle Road, Arclid, Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Residential properties, farmsteads and buildings and commercial use are within and close to proposed Site **MIN 4.14 'Land South of Arclid Quarry, Sandbach and South-east of Sandbach'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Holmes Chapel, Brereton Green and northern Arclid are within 250m of proposed Site **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'**. Additionally, Brereton Primary School is within 200m and there are over 50 individual residences and farmsteads within or adjacent to the site. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There are many residential properties and farmsteads within and adjacent to proposed Site **MIN 4.16 'Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton'**. The site is also immediately adjacent to Somerford Business Court. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- There is one property within and other farms and residential properties immediately adjacent to proposed Site **MIN 4.17 'Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath'**. A noise, dust and vibration assessment will need to be submitted as part of any planning application.
- Parkfield Farm is located within proposed Site **MIN 8.1 'Land West of Railway Line, Warmingham'** and Minshull Vernon (including Moat House Farm) is located about 250m away. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. A noise and vibration assessment will be required.
- There are farms and individual houses within proposed Site **MIN 8.2 'Extension to Warmingham Brinefield'** and within 250m of it. However, most operational activities take place underground with limited surface development. The site is adjacent to an operational brinefield and main line railway and is subject to existing noise and vibration impacts. Nearby sensitive receptors will need to be considered and this will require a noise and vibration assessment to be submitted as part of any planning application.

#### AQMAs

- Most of the proposed sites are not in an AQMA and most vehicle movements are unlikely to pass within 500m of an AQMA. Policies including LPS Policy SE 12 'Pollution, Land Contamination and Land Instability', emerging SADPD Policy ENV 12 'Air quality' and proposed MWP Policies **DM 1 'General development management criteria'** and **DM 9 'Air quality: dust and odour'** will help to minimise the impact on air quality.
- Proposed Site **MIN 4.3 'Arclid, Sandbach'** is not located within an AQMA. However, it is likely that most vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.



- Proposed Site **MIN 4.13 ‘Land West of A50, Newcastle Road, Arclid, Sandbach’** is not located within an AQMA but associated vehicle movements are likely to pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on the local air quality both during construction and future use. This will be dependent on the number of vehicle movements.
- The northern boundary of proposed Site **MIN 4.14 ‘Land South of Arclid Quarry, Sandbach and South-East of Sandbach’** is located within 50m of an AQMA. It is likely that most vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.
- Proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’** is not located within an AQMA; however, an AQMA is close to the south western boundary of the site approximately 130m away. It is likely that associated vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.
- Proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** is not located within an AQMA. However, it is likely that associated vehicle movements will pass within 500m of an AQMA. An air quality assessment may be required to properly assess the impacts on local air quality both during construction and future use. This will be dependent on the number of vehicle movements.

## Public transport

- Most of the proposed sites are in walking distance of a commutable bus and/or rail service.
- Proposed Sites **‘MIN 4.12 Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton’** and **MIN 8.2 ‘Extension to Warmingham Brinefield’** are not in walking distance of a commutable bus or rail service.

## Landscape

- All but one of the sites are likely to have an impact on the landscape through their proximity to LLD areas and visibility from sensitive receptors, for example, leading to a negative impact. Policies including LPS Policy SE 4 ‘The Landscape’, emerging SADPD Policy ENV 3 ‘Landscape character’ and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 3 ‘Plant and buildings’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** will help to minimise the impact.
- Proposed Site **MIN 4.2 ‘Astle Farm East, Chelford’** is within the Alderley Edge and West Macclesfield Wooded Estates LLD. Footpaths cross the site and are adjacent to the site boundary. Diversion of footpaths would be likely. A full LVIA will be required.
- A footpath crosses proposed Site **MIN 4.3 ‘Arclid, Sandbach’**, which may require diversion; footpaths also align the western boundary. This site is within the Lower Wooded Farmland LCA – Brereton Heath. A LVIA may be required.
- Proposed Site **MIN 4.4 ‘Land North of Mill Lane, Adlington’** is within the Lower Wooded Farmland LLD, with sensitive receptors including Adlington Hall Registered Park and



Gardens, estate properties and Adlington Golf Centre. Footpaths abut and cross the site, the diversion of which may need to be considered. A full LVIA may be required.

- Proposed Site **MIN 4.5 'Cheshire Gateway, Yarwood Heath Farm and Spodegreen Farm, Little Bollington'** is within the Lower Wooded LLD and the Bollin Valley LLD and forms part of the Lower Farms and Woods (Arley) LCA. Footpaths cross the site and run adjacent to its boundary; footpaths would need to be diverted. A full LVIA will be required.
- Proposed Site **MIN 4.6 'Land West of A556, near Altrincham'** is within the Lower Wooded LLD. Footpaths cross the site and run adjacent to its boundary; it is likely that one or more footpaths would need to be diverted. A full LVIA may be required.
- Proposed Site **MIN 4.7 'Land South of A556, East of Bucklow Hill'** is within the Rostherne/Tatton LLD and there would be significant landscape and visual impacts. Sensitive receptors include the Grade II\* listed Tatton Park Registered Park and Garden, which is immediately adjacent. Footpaths cross and are on the edge of the site; these may need to be diverted. A full LVIA will be required.
- Part of proposed Site **MIN 4.8 'Land North of Knutsford Farm, north west Knutsford'** is within the Rostherne/Tatton LLD and there would be significant landscape and visual impacts. A footpath crosses the site and may require diversion. A full LVIA will be required.
- Proposed Site **MIN 4.9 'Land North of M56, near Altrincham'** is within the Bollin Valley LLD and there would be significant landscape and visual impacts. The site forms part of the Lower Farms and Woods (Ashley) LCA. Footpaths cross and run adjacent to the site boundary. In addition, a restricted by-way crosses the site, the M56 adjoins the southern boundary, and a mainline railway runs through the site. Footpaths and the by-way would have to be diverted if those parts of the site are deemed suitable for working. A full LVIA will be required.
- Proposed Site **MIN 4.10 'Land South of M56, near Altrincham'** is bounded by the Bollin Valley LLD and the Rostherne/Tatton LLD; there would be significant landscape and visual impacts. The site forms part of the Lower Farms and Woods (Ashley) LCA. Footpaths cross and run along the site boundary and would have to be diverted. The M56 forms the northern boundary, and the regional Cheshire Cycleway runs along the southern boundary of the site. A full LVIA will be required.
- Proposed Site **MIN 4.11 'Land East of Tatton Park, Knutsford'** is within the Rostherne/Tatton LLD and there would be significant landscape and visual impacts. Sensitive receptors include the Grade II\* listed Tatton Park Registered Park and Garden, which is immediately adjacent. Footpaths cross the site, and the regional Cheshire Cycleway runs along the eastern boundary. The extent of the footpath network in this location would likely lead to the diversion of footpaths whilst mineral extraction takes place. A full LVIA will be required.
- Proposed Site **MIN 4.12 'Land North of Eaton Hall Quarry and South of Cockmoss Farm, Eaton, Congleton'** is highly visible from the adjacent A34 and a restricted by-way aligns the southern site boundary. There are residential properties and farms close by. The site is located 100m to the south of the Alderley Edge and West Macclesfield Wooded Estates LLD. A full LVIA will be required.
- Proposed Site **MIN 4.13 'Land West of A50, Newcastle Road, Arclid, Sandbach'** is visible from the A50, with footpaths nearby and is located within the Lower Wooded Farmland LCA. A full LVIA may be required.





- Proposed Site **MIN 4.14 ‘Land south of Arclid Quarry, Sandbach and South-East of Sandbach’** contains footpaths, with some close by. There are also bridleways in the area and the site includes the regional Cheshire Cycleway and National Cycle Route. Additionally, the Trent and Mersey Canal crosses the site. Footpaths may require diverting. The area is located within the Lower Wooded Farmland LCA. A LVIA may be required.
- Several footpaths (which may need to be diverted), regional Cheshire Cycleway and a restricted by-way cross proposed Site **MIN 4.15 ‘Land between Holmes Chapel and Arclid, Sandbach’**. The site is located within the Lower Farmland LCA – Brereton Heath. A LVIA may be required.
- Part of proposed Site **MIN 4.16 ‘Land West and South West of Congleton and Somerford New House, Holmes Chapel Road, Somerford, Congleton’** is within the Dane Valley LLD and the Lower Wooded Farmland LCA – Brereton Heath. Footpaths, bridleways and a restricted by-way cross the site, some of which may need to be diverted. A LVIA may be required.
- Footpaths cross proposed Site **MIN 4.17 ‘Land surrounding Smethwick Hall Farm, Smethwick Green, South of Brereton Heath’**, which may require diversion and a LVIA may be required. The site is located within the Lower Wooded Farmland LCA.
- Proposed Site **MIN 8.1 ‘Land West of Railway Line, Warmingham’** contains two footpaths, with another running along the southern boundary, the diversion of which may need to be considered. The site also contains hedgerows and is located within the Cheshire Plain East, Area 4d Wimboldsley landscape character type. There is unlikely to be a significant landscape impact owing to most operational activities taking place underground. Surface development (if any at all) will be limited.
- Proposed Site **MIN 8.2 ‘Extension to Warmingham Brinefield’** is crossed by five footpaths, with three footpaths running along the boundary, the diversion of which may need to be considered. The site is located within the Cheshire Plain East, Area 4d Wimboldsley landscape character type. There is unlikely to be a significant landscape impact owing to most operational activities taking place underground. Surface development (if any at all) will be limited.

### Settlement character and urban form

- None of the sites are in a settlement or substantially enclosed, with the potential for a negative impact on environment. Policies including LPS Policy SE 4 ‘The Landscape’, emerging SADPD Policy ENV 3 ‘Landscape character’ and proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 3 ‘Plant and buildings’**, **DM 6 ‘Landscape and visual impacts’** and **DM 12 ‘Protecting land of biodiversity or geological value’** will help to minimise the impact.

### Strategic Green Gap

- None of the proposed sites are in the Strategic Green Gap.

### Protected trees

- Nine of the sites have protected trees on or immediately adjacent to the site, some of which can be readily accommodated in any development with sensitive design and layout and some that can’t. Policies such as LPS Policy SE 5 ‘Trees, Hedgerows and Woodland’, emerging SADPD Policy ENV 6 ‘Trees, hedgerows and woodland



implementation' and proposed MWP Policies **DM 1 'General development management criteria'** and **DM 12 'Protecting land of biodiversity or geological value'** will help to minimise the impact.

- Those proposed sites where there are protected trees on or immediately adjacent to the site that will be difficult to accommodate or will have a significant impact on any development include **MIN 4.2 'Astle Farm East, Chelford'**, **MIN 4.7 'Land South of A556, East of Bucklow Hill'**, **MIN 4.10 'Land South of M56, near Altrincham'**, **MIN 4.11 'Land East of Tatton Park, Knutsford'**, and **MIN 4.15 'Land between Holmes Chapel and Arclid, Sandbach'**.

### Green Belt

- The proposed sites are either not in the Green Belt or, in those instances where they are, the proposed use is not considered inappropriate.

### Waste

**I.119** Proposed MWP Policies **WAS 1 'Waste management strategy'** and **WAS 2 'Waste management capacity and needs'** support the development of waste management facilities. This could lead to a potential pollution risk to water resources from residual liquids or leachate and to vulnerable waterbodies where there is a hydrological link, as well as an increase in atmospheric pollution through waste-related transport movements. Additionally, if development occurs on greenfield land there is potential for a negative impact on environment, through a decrease in rainwater infiltration, an increase in run-off, as well as removal of vegetation and soil. Also, dependent on the type of waste facility, there is potential for vermin, gulls and corvids (crow family) to be attracted to the site who may prey on species, particularly the eggs of young and nesting birds, which could have a negative impact on environment, as could noise and light pollution. Development could have an impact on the landscape. The development of these facilities should not have an unacceptable adverse impact on the environment, but this wording allows for some adverse impacts. However, Policy **WAS 1** requires the location of development to be in accordance with proposed MWP Policy **WAS 3**, which has the potential for a positive impact on environment. Policy **WAS 1** also looks to manage waste at the highest point of the Waste Hierarchy, which could mean fewer waste-related transport movements and therefore has the potential for a positive impact on environment. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 2 'Efficient Use of Land', SE 4 'The Landscape', SE 12 'Pollution, Land Contamination and Land Instability', and emerging SADPD Policies ENV 3 'Landscape character', ENV 5 'Landscaping', ENV 12 'Air quality', ENV 14 'Light pollution', ENV 17 'Protecting water resources' and RUR 5 'Best and most versatile agricultural land', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'**, **DM 7 'Water resources and flood risk'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'**, **DM 10 'Other amenity impacts'**, **DM 12 'Protecting land of biodiversity or geological value'** and **DM 17 'Sustainable use of soils'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.120** The location of waste management facilities can have an important effect on minimising impact on the environment. Proposed MWP Policy **WAS 3 'Spatial strategy for locating waste management facilities'** sets priorities for the location of waste management facilities, for example seeking to use sites that provide transport and environmental benefits prior to



land with an existing employment or industrial use within the B2 and B8 use classes, and to use sites with an existing waste management use prior to greenfield sites. This could have a positive impact on environment.

**I.121** Proposed MWP Policy **WAS 4 'Waste management facilities in the Green Belt'** supports not inappropriate waste related development in the Green Belt. This could lead to a potential pollution risk to water resources from residual liquids or leachate and to vulnerable waterbodies where there is a hydrological link. Additionally, if development occurs on greenfield land there is potential for a negative impact on environment, through a decrease in rainwater infiltration, an increase in run-off, and a removal of vegetation and soil. Also, dependent on the type of waste facility, there is potential for vermin, gulls and corvids (crow family) to be attracted to the site who may prey on species, particularly the eggs of young and nesting birds, which could have a negative impact on environment, as could noise and light pollution. There could also be an increase in waste related transport movements in Green Belt areas and therefore the potential for a negative impact on environment. However, Policy **WAS 4** supports the re-use of buildings and redevelopment of previously developed land, which could have a positive impact on environment. The Policy also requires openness to be preserved, along with low visual impact and various design related criteria that lessen the negative effects identified. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 2 'Efficient Use of Land', SE 4 'The Landscape', SE 12 'Pollution, Land Contamination and Land Instability', and emerging SADPD Policies ENV 3 'Landscape character', ENV 5 'Landscaping', ENV 12 'Air quality', ENV 14 'Light pollution', ENV 17 'Protecting water resources' and RUR 5 'Best and most versatile agricultural land', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'**, **DM 7 'Water resources and flood risk'**, **DM 8 'Noise and vibration'**, **DM 9 'Air quality: dust and odour'**, **DM 10 'Other amenity impacts'**, **DM 12 'Protecting land of biodiversity or geological value'** and **DM 17 'Sustainable use of soils'**.

**I.122** Proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'** looks to limit waste related development in the open countryside, which has the potential for a positive impact on environment.

**I.123** Proposed MWP Policy **WAS 6 'Safeguarding of waste management facilities'** looks to maintain the use of existing waste management facilities. This could have a positive impact on environment as it reduces the need to find additional locations for facilities, which could otherwise be in an area that is sensitive to transport related emissions, impacts on sensitive biological sites or is of landscape sensitivity.

**I.124** Proposed MWP Policy **WAS 7 'Wastewater and sewage treatment facilities'** seeks to locate facilities for the management of wastewater and sewage sludge on sites where transport and environmental benefits can be demonstrated, which could have a positive impact on environment. If there are no such sites, then the Policy goes on to require the proposal to meet environmental standards, which could also have a positive impact on environment.

**I.125** Anaerobic digestion facilities can reduce environmental pollution through better waste management, produce improved organic fertiliser and reduce the impact from chemical fertiliser (through reducing outlay). They are also located at the waste source, minimising waste related transport movements. Proposed MWP Policy **WAS 8 'On-farm anaerobic**



**digestion plants** supports the development of such facilities and therefore could have a positive impact on environment. However, due to their location on a farm (and therefore the open countryside), the Policy could have a negative impact on environment. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 4 'The Landscape', and emerging SADPD Policies ENV 3 'Landscape character', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'**.

**I.126** Incineration avoids the negative effects from landfill including potential pollution risks to water resources from residual liquids or leachate and to vulnerable waterbodies where there is a hydrological link. Proposed MWP Policy **WAS 9 'Sites for energy recovery'** supports those processes that either directly burn waste to recover energy value or produce a floc that could be used as fuel, and therefore could have a positive impact on environment. Additionally, the use of such facilities can be seen as an alternative to burning coal for heat. Policy **WAS 9** also seeks to minimise transport emissions through the requirement to locate in close proximity to the source of waste, which could have a positive impact on environment. However, if development occurs on greenfield land, this will lead to a removal of vegetation and soil and could have a negative impact on environment. Sites for energy recovery could contain a large building (depending on the type of facility) and could be located outside of the settlement boundary, which has the potential for a negative impact on environment. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 2 'Efficient Use of Land', SE 4 'The Landscape', SE 12 'Pollution, Land Contamination and Land Instability', and emerging SADPD Policy ENV 3 'Landscape character', ENV 5 'Landscaping', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'**, and **DM 12 'Protecting land of biodiversity or geological value'**.

**I.127** Ancillary development is assumed to be a temporary feature of waste management sites. Proposed MWP Policy **WAS 10 'Ancillary development at landfill, landraise, and open organic waste management'** supports ancillary development at waste management facilities where environmental effects of the proposal are demonstrated to be acceptable. This suggests that there could be negative impacts on the environment, albeit minor, and therefore the Policy could have a negative impact on environment. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', SE 4 'The Landscape', and emerging SADPD Policies ENV 3 'Landscape character', as well as proposed MWP Policies **DM 1 'General development management criteria'**, **DM 6 'Landscape and visual impacts'** and **DM 12 'Protecting land of biodiversity or geological value'**.

**I.128** Proposed MWP Policy **WAS 11 'Deposit of inert waste to land for restoration and land improvement'** requires sufficient evidence to demonstrate that the proposal will provide a significant improvement to damaged or degraded land and/or provide a greater agricultural land value and environmental value than the previous land use. This could have a positive impact on environment. Policy **WAS 11** also looks to assist the provision of waste management facilities operating further up the Waste Hierarchy. This could mean fewer waste-related transport movements and therefore the potential for a positive impact on environment. Additionally, Policy **WAS 11** looks to assist the restoration of quarries and landfills that need the inert materials for restoration purposes. Restoration can provide beneficial outcomes such as facilitating landscape connectivity, and landscape enhancement, with a potential positive effect on environment. Policy **WAS 11** also requires it to be



demonstrated that the proposal will provide a significant improvement to damaged land, and for the level of land not to be raised to an unacceptable degree that would create an adverse visual impact on the landscape.

## Development management

**I.129** Proposed MWP Policy **DM 1 'General development management criteria'** requires measures to avoid, reduce or mitigate unacceptable adverse impacts on the natural environment, water environment, flood risk, capacity of existing drainage systems, agricultural land, land stability, ground contamination, risks of pollution (including air), geological environment, intrinsic quality and character of the landscape, including any local features that contribute to its local distinctiveness, through poor design. However, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on environment. Nevertheless, Policy **DM 1** also requires regard to be given to safeguarding the long-term potential of best and most versatile agricultural land and conserving soil resources, as well as preventing soil pollution. This has the potential for a positive impact on environment. Nevertheless, Policy **DM 1** also requires (where appropriate) enhancement of the natural environment, biodiversity net gain, enhancement of PROW (which could include cycleways, providing the opportunity to travel using sustainable transport), the green infrastructure network and the surrounding landscape, which has the potential for a positive impact on environment. Policies such as LPS Policies SD 1 'Sustainable Development in Cheshire East', LPS Policy SE 2 'Efficient Use of Land', SE 4 'The Landscape', SE 12 'Pollution, Land Contamination and Land Instability' and CO 1 'Sustainable Travel and Transport, and emerging SADPD Policies ENV 3 'Landscape character', ENV 5 'Landscaping', ENV 12 'Air quality', ENV 17 'Protecting water resources', RUR 5 'Best and most versatile agricultural land', and INF 1 'Cycleways, bridleways and footpaths', as well as proposed MWP Policies **DM 6 'Landscape and visual impacts'**, **DM 7 'Water resources and flood risk'**, **DM 9 'Air quality: dust and odour'**, **DM 12 'Protecting land of biodiversity or geological value'**, **DM 17 'Sustainable use of soils'** and **DM 18 'Public rights of way'** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.130** Soils management is essential to sustaining all natural systems and impacts across a range of matters including ecology. Proposed MWP Policy **DM 2 'Minimising waste during construction and development'** recognises the importance of soils through its requirement for a soil survey and management plan, as well as details on how the movement and extraction of soils will be minimised during construction. This has the potential for a positive impact on environment. Policy **DM 2** also seeks to minimise the use of primary minerals, encourage the use of recycled materials for building, which could have a positive impact on environment. Additionally, Policy **DM 2** supports the use of construction and demolition methods that minimise waste production, maximise the re-use and recovery of materials on-site and minimise off-site disposal, as well as requiring development to support the implementation of the Waste Hierarchy. These measures could mean fewer waste-related transport movements and therefore the potential for a positive impact on environment.

**I.131** Proposed MWP Policy **DM 3 'Plant and buildings'** supports the construction of plant, machinery or other associated development. However, if development occurs on greenfield land there is potential for a negative impact on environment, through a decrease in rainwater infiltration and increase in run-off. However, Policy **DM 3** also requires



development to be designed and located to minimise visual intrusion, be adequately and harmoniously screened from sensitive locations and to be appropriately finished and coloured to blend into its surroundings. This could have positive impact on environment.

**I.132** Proposed MWP Policy **DM 4 ‘Restoration and aftercare’** seeks the long term enhancement of the environment including restoration to improve or enhance habitats and associated ecosystem services to biodiversity, and for the provision of biodiversity net gain. Restoration can also provide beneficial outcomes such as green infrastructure provision, facilitating landscape connectivity, and landscape enhancement. Additionally, Policy **DM 4** looks to reduce the risk of aviation bird strike. This has the potential for a positive impact on environment. Policy **DM 4** also seeks minimisation of land disturbance, delivery of opportunities for restoration to improve or enhance associated ecosystems to agricultural land quality (as well as restoring as much of the best and most versatile agricultural land as practicable), flood risk on or off-site to not be increased, opportunities to reduce flooding to be maximised, all of which could have a positive impact on environment. Additionally, Policy **DM 4** seeks to protect and enhance PROW; this could include cycleways, providing the opportunity to travel by sustainable transport, which could have a positive impact on environment. Furthermore, Policy **DM 4** looks to minimise land disturbance through a phased approach and early restoration, as well restoration being appropriate to the location and sympathetic to and informed by landscape character. This has the potential for a positive impact on environment. Additionally, the Policy requires the delivery of opportunities to improve or enhance ecosystem services to landscape and the historic environment, which could also have a positive impact on environment.

**I.133** Proposed MWP Policy **DM 5 ‘Transport’** supports the use of rail or water to transport materials and the use of low or zero emission vehicles, all of which provide the opportunity to reduce transport emissions and have the potential for a positive impact on environment.

**I.134** Proposed MWP Policy **DM 6 ‘Landscape and visual impacts’** supports afteruses that develop a network of green infrastructure that benefits wildlife. This has the potential for a positive impact on environment. Additionally, Policy **DM 6** supports the conservation and enhancement of landscape quality, which has the potential for a positive impact on environment. The Policy requires developments to take account of the character and setting of the settlement, be appropriately screened from public view, and provide a landscaping scheme (where required).

**I.135** Proposed MWP Policy **DM 7 ‘Water resources and flood risk’** seeks to protect and improve water quality, which could have a positive impact on environment. However, part of the Policy also refers to ‘unacceptable adverse impacts’, the wording of which allows for some adverse impacts, with the potential for a negative impact on environment. Policy **DM 7** does require flood risk to not be exacerbated, which has the potential for a positive impact on environment. Policies such as LPS Policies SE 2 ‘Efficient Use of Land’ and SE 12 ‘Pollution, Land Contamination and Land Instability’, and emerging SADPD Policy ENV 17 ‘Protecting water resources’, as well as proposed MWP Policy **DM 1 ‘General development management criteria’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.



**I.136** Noise and vibration can impact on ecology. Proposed MWP Policy **DM 8 ‘Noise and vibration’** looks to set noise level limits, which has the potential for a positive impact on environment.

**I.137** Proposed MWP Policy **DM 9 ‘Air quality: dust and odour’** requires applicants to demonstrate that the proposal does not have an unacceptable adverse impact on air quality and the natural environment. However, this wording allows for some adverse impacts on the natural environment, and therefore the Policy could have a negative impact on environment. Nevertheless, Policy **DM 9** also requires all emissions to be controlled, mitigated or removed at source, which has the potential for a positive impact on environment. Policies such as LPS Policies SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, as well as emerging SADPD Policy ENV 12 ‘Air quality’, and proposed MWP Policy **DM 1 ‘General development management criteria’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.138** Proposed MWP Policy **DM 10 ‘Other amenity impacts’** looks to avoid unacceptable adverse impacts on the environment, through lighting for example, and possibly landscape, however, this wording allows for some adverse impacts on the natural environment and therefore the Policy could have a negative impact on environment. Policies such as LPS Policies SD 1 ‘Sustainable Development in Cheshire East’, LPS Policy SE 2 ‘Efficient Use of Land’, SE 4 ‘The Landscape’, SE 12 ‘Pollution, Land Contamination and Land Instability’ and CO 1 ‘Sustainable Travel and Transport, and emerging SADPD Policies ENV 3 ‘Landscape character’, ENV 5 ‘Landscaping’, ENV 12 ‘Air quality’, ENV 17 ‘Protecting water resources’, RUR 5 ‘Best and most versatile agricultural land’, and INF 1 ‘Cycleways, bridleways and footpaths’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’**, **DM 7 ‘Water resources and flood risk’**, **DM 9 ‘Air quality: dust and odour’**, **DM 12 ‘Protecting land of biodiversity or geological value’**, **DM 17 ‘Sustainable use of soils’** and **DM 18 ‘Public rights of way’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.139** Proposed MWP Policy **DM 12 ‘Protecting land of biodiversity or geological value’** looks to avoid unacceptable adverse impacts on such sites, however, this wording allows for some adverse impacts, and therefore the Policy could have a negative impact on environment. Policies such as LPS Policies LPS Policy PG 5 ‘Strategic Green Gaps’, SD 1 ‘Sustainable Development in Cheshire East’, SC 1 ‘Leisure and Recreation’, SE 3 ‘Biodiversity and Geodiversity’, SE 4 ‘The Landscape’, and emerging SADPD Policies PG 14 ‘Local green gaps’, ENV 2 ‘Ecological implementation’, ENV 3 ‘Landscape character’, REC 1 ‘Open space protection’, HER 1 ‘Heritage assets’, HER 3 ‘Conservation areas’, HER 7 ‘Non-designated heritage assets’, REC 3 ‘Open space implementation’, as well as proposed MWP Policies **DM 1 ‘General development management criteria’**, **DM 6 ‘Landscape and visual impacts’** and **DM 11 ‘Historic environment’** can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.140** Proposed MWP Policy **DM 13 ‘Land stability and subsidence’** seeks to avoid an unacceptable adverse impact on the stability or safety of surrounding land, buildings, and watercourses, including the assessment of the significance of any potential hazard to environmental assets. However, this wording allows for some adverse impacts, and therefore



the Policy could have a negative impact on environment. Policies such as LPS Policy SE 12 'Pollution, Land Contamination and Land Instability' can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.141** Adverse cumulative impacts could include increased levels of dust and odour. Proposed MWP Policy **DM 15 'Cumulative impact'** looks to avoid unacceptable adverse levels of disturbance to the environment, residents and visitors; however, this wording allows for some adverse impacts, and therefore the Policy could have a medium term minor negative impact on environment. Additionally, Policies such as LPS Policies SE 12 'Pollution, Land Contamination and Land Instability', IN 2 'Developer Contributions', and emerging SADPD Policies ENV 3 'Landscape character', ENV 12 'Air quality' and ENV 15 'Light pollution' can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.142** Proposed MWP Policy **DM 16 'Safeguarded aerodromes'** requires the preparation and implementation of a Bird Management Plan where bird strike is identified as a potential hazard, which could have a positive impact on environment.

**I.143** Proposed MWP Policy **DM 17 'Sustainable use of soils'** looks to avoid development that has an unacceptable adverse impact on best and most versatile agricultural land. However, this wording allows for some adverse impacts and therefore the Policy could have a negative impact on environment. Policies such as LPS Policies SD 2 'Sustainable Development Principles', SE 2 'Efficient Use of Land', and emerging SADPD Policy RUR 5 'Best and most versatile agricultural land', as well as proposed MWP Policy **DM 1 'General development management criteria'**, can help to mitigate any negative impacts, although there is an element of uncertainty in this assessment with regards to the level mitigation that the MWP Policies can provide.

**I.144** Proposed MWP Policy **DM 18 'Public rights of way'** seeks to protect and improve access to PROW (including cycleways), providing the opportunity to use a sustainable form of travel, with the potential to reduce transport emissions. This could have a positive impact on environment.

### **Assessment of the MWP as a whole**

**I.145** The proposed policies in the MWP, along with existing policies in the LPS and those in the emerging SADPD, offer a high level of protection for designated and non-designated sites of biodiversity importance and look to enhance provision, where possible. They also offer a high level of protection for the Borough's landscape, as well as look to reduce the risk of flooding and manage surface water runoff, where possible. The policies also seek to protect water resources, best and most versatile agricultural land, air quality and PROW.

**I.146** Taking the above into account it is found that the MWP is likely to have an overall positive impact on environment when taking into account mitigation from LPS, emerging SADPD and Draft MWP Policies.





## Distribution and equality

**I.147** A separate EqIA has been carried out, which can be found in Appendix G of this Report. Therefore, it is not considered necessary to reproduce the EqIA here.

### Assessment of the MWP as a whole

**I.148** The EqIA has highlighted that the Draft MWP, (taking into account the LPS and emerging SADPD) seeks to achieve improvements that will benefit all sections of the community. It promotes protection of local communities with regards to air and noise pollution, provision recreation opportunities that are accessible to all through restoration, and minerals and waste development, which can provide jobs.

**I.149** The MWP has, overall, either a positive or neutral impact on the protected characteristics considered. It can therefore be described as being compatible with the three main duties of the Equality Act 2010. For the two negative impacts identified for disability and race with regards to job opportunities in the open countryside (proposed MWP Policy **WAS 5 'Waste management facilities in the open countryside'**), it is acknowledged that waste development provides relatively few jobs, which reduce the negative impact identified. Additionally, LPS Policy SD 1 'Sustainable Development in Cheshire East' could help to mitigate the negative impact as it seeks to provide access to local jobs, reflecting the community's needs.

**I.150** The MWP will be the subject of public consultations, carried out in accordance with the approved Statement of Community Involvement.

## Devolution and funding

**I.151** Is it not the role of the MWP to devolve powers or to produce a funding programme, therefore this issue has been screened out.

### Conclusions and recommendations at this stage

**I.152** The MWP is likely to have some positive impacts on all of the rural issues considered. Policies in the LPS, Draft MWP and emerging SADPD provide sufficient mitigation to make sure that there are unlikely to be any significant negative impacts on these issues.

## Conclusion

**I.153** The Rural Proofing Assessment has highlighted that the Draft MWP seeks to achieve improvements that will benefit the rural areas of the Borough. It promotes access to and the retention of sustainable transport and the delivery and retention of infrastructure, and supports economic development through rural diversification as part of restoration, for example. The Draft MWP also promotes the development of minerals sites, which contribute to the supply of aggregates to meet housing needs over the plan period, and looks to provide a high level of protection for the environment.

**I.154** The MWP has no significant negative impact on any of the issues considered. It is therefore thought to provide fair and equitable policy outcomes for the rural areas of the Borough.