



WARRINGTON
Borough Council



**Sustainability Appraisal (SA) of the
Warrington Local Plan Core Strategy**



**SA Report Addendum
January 2014**

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
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INTRODUCTION

1 BACKGROUND

Alongside the development of the Local Plan Core Strategy, the Council has undertaken a process of Sustainability Appraisal, which has incorporated the statutory requirements to undertake a Strategic Environmental Assessment (SEA). The **SA Report** which details the approach to and findings of the appraisal undertaken was last updated in September 2012, when it was submitted for examination alongside the Local Plan Core Strategy.

The formal hearing part of the examination took place from 4th to 11th June 2013. Throughout the course of the examination the Inspector identified some key areas which he considered needed to be modified in order to address soundness concerns.

The Council consulted on these Main Modifications, alongside other non-material modifications, for a period of six weeks from 19th August 2013 to 30th September 2013.

An SA Update Addendum was also published for consultation at this time, which set out an assessment of the Main Modifications.

Whilst this appraisal is considered to be robust, the Council consider that (in hindsight) the report should also have presented a discussion of reasonable alternatives.

Therefore, **this SA Report Addendum** sets out a discussion of the reasonable alternatives (*where relevant*) to the proposed Main Modifications. Where appropriate, this report reproduces the SA findings that were presented in the original SA Report Addendum published in August 2013.

Given that this appraisal relates only to the Main Modifications proposed to the Submitted Local Plan Core Strategy, this SA Report Addendum should also be read in conjunction with the aforementioned **SA Report** [Examination Document LDF035] and the accompanying Technical Appendices [Examination Document LDF036].

In summary, this SA Report Addendum:

- 1) Explains the '*appraisal of reasonable alternatives*' step that has been undertaken as part of the process of preparing the Proposed Modifications; and
- 2) Presents an appraisal of the Proposed Modifications.

1.1 Structure of this SA Report

This SA Report Addendum is structured in four 'Parts'.

Part 1 – summarises the 'scope' of the SA

i.e. the sustainability problems, issues and objectives that have been used as 'benchmarks' for the appraisal of alternatives / the Proposed Modifications.

Part 2 – answers the question 'What has plan-making / SA involved up to this point?'

i.e. explains how the Proposed Modifications were prepared in-light of SA of reasonable alternatives.

Part 3 – answers the question 'What are the appraisal findings at this current stage?'

i.e. in relation to the Proposed Modifications

Part 4 – considers next steps

PART 1: WHAT'S THE SCOPE OF THE SA?

2 INTRODUCTION (TO PART 1)

This is Part 1 of the SA Report Addendum, which introduces the reader to the scope of the SA. In particular, and as required by the Regulations¹, this Chapter answers the series of questions below.

Table 2.1: Scoping questions answered

Scoping Question	Corresponding requirement (The report must include...)
What's the Plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan'
What's the sustainability 'context'?	<ul style="list-style-type: none"> The relationship of the plan with other relevant plans and programmes' The relevant environmental protection objectives, established at international or national level
What's the sustainability 'baseline' at the current time?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment The environmental characteristics of areas likely to be significantly affected
What's the baseline projection?	<ul style="list-style-type: none"> The likely evolution of the current state of the environment without implementation of the plan'
What are the key issues that should be a focus of SA?	<ul style="list-style-type: none"> Any existing environmental problems / issues which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance

2.1 Consultation on the scope

The Regulations require that: '*When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*'. In England, the consultation bodies are Natural England, The Environment Agency and English Heritage. As such, these authorities were consulted on the scope of the SA from the 11th September 2006 to the 13th October 2006. Because of consolidation of the roles of English Nature and the Countryside Agency and confusion over relevant contact details, it was considered that a second five-week period of consultation should be undertaken to allow Natural England to respond to the consultation. The second consultation ran from the 23rd October to the 24th November 2007.

The process of producing the emerging Local Plan Core Strategy took much longer than expected for a number of different reasons, including changing requirements at a national level. It was therefore considered appropriate to update the original Scoping Report and consult on it again in January and February 2009.

Responses to both of these Scoping Report consultations were analysed and background information was amended following this process.

Further updates to the scope of the SA have also been completed since the Scoping Report was published in 2009. This information was presented in the SA Reports that accompanied the (draft) Local Plan at various stages as it progressed. Prior to this SA Report Addendum, the SA Report published alongside the final Submission version of the Local Plan Core Strategy (September 2012) contained the most up-to-date baseline information.

To ensure that the SA remains focused on the most relevant issues the scope of the SA has been updated again in Part 1 of this SA Report Addendum.

¹ Environmental Assessment of Plans and Programmes Regulations 2004

2.2 What is the plan seeking to achieve?

The Local Plan Core Strategy sets out a planning framework for guiding the location and level of development in the borough up to 2027 as well as a number of principles that will shape the way that Warrington will develop between now and then.

Following Examination in Public and in light of the Proposed Modifications, the Local Plan Core Strategy contains 6 strategic objectives as follows:

W1 To secure the regeneration and renewal of the older areas of the town, strengthen existing neighbourhoods and make the most efficient use of infrastructure, ensuring development brings benefits to their host communities whilst: delivering a minimum of 10,500 new homes (equating to 500 per year) between 2006 and 2027, and supporting growth in the local and sub-regional economy by providing 277 Hectares of employment land between 2006 and 2027.

W2 To maintain the permanence of the Green Belt and the character of the countryside in the borough and protect them from inappropriate development.

W3 To strengthen the role of Warrington Town Centre as an employment, retail, leisure and cultural destination as well as a transport hub for the borough and the wider region

W4 To be as accessible as possible whilst reducing the need to travel and providing opportunities to move people and goods by non-car modes.

W5 To secure high quality design which reinforces local distinctiveness and protects, enhances and embraces the borough's built and natural assets.

W6 To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change.

2.3 What's the plan not trying to achieve?

It is important to emphasise that the plan will be strategic in nature. Even the allocation of sites should be considered a strategic undertaking, i.e. 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). The strategic nature of the plan is reflected in the scope of the SA and appraisal findings.

3 WHAT'S THE SCOPE OF THE SUSTAINABILITY APPRAISAL?

3.1 Introduction

This section sets out the 'scope' of the SA by drawing upon the key messages from relevant plans and programmes, the current baseline position and the projected baseline.

As discussed in section 2.1, the scope of the SA was originally established in the SA Scoping Reports in 2006 and 2009. These reports both established the SA Framework and methodologies for undertaking appraisals, which have remained consistent throughout the Local Plan preparation process.

This section sets out a summary of the scope (updated again as necessary) under a range of sustainability themes.

Contextual review

An important step when seeking to establish the appropriate 'scope' of an SA involves reviewing 'sustainability context' messages (e.g. issues, objectives or aspirations) set out within relevant published plans, policies, strategies and initiatives (PPSIs). Sustainability context messages are important, as they aid the identification of the 'key sustainability issues' that should be a focus of the SA. Key messages from this review are summarised below under what has been considered the most relevant 'sustainability topic'.

Of particular importance is the National Planning Policy Framework (NPPF²). The NPPF, read as a whole, constitutes 'the Government's view of what sustainable development in England means in practice for the planning system. The NPPF also reflects international and European legislation that planning has a role in implementing. The framework is therefore heavily represented in the contextual review.

The current and projected baseline

Another important step when seeking to establish the appropriate 'scope' of an SA involves reviewing *the situation now* for a range of sustainability issues. Doing so helps to enable identification of those key sustainability issues that should be a particular focus of the appraisal, and also helps to provide 'benchmarks' for the appraisal of significant effects.

Just as it is important for the scope of SA to be informed by an understanding of current baseline conditions, it is also important to ensure that thought is given to how baseline conditions might 'evolve' in the future under the no plan / business as usual scenario. Doing so helps to enable identification of those key sustainability issues that should be a particular focus of the appraisal, and also helps to provide 'benchmarks' for appraising significant effects.

² CLG (2012) National Planning Policy Framework [online] available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf> (accessed 08/2012)

3.2 Economy and regeneration

Contextual review

The NPPF outlines that the planning system should contribute to building a strong, responsive economy by 'ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure'³.

Local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas and promote the development and diversification of agricultural and other land-based rural businesses. The improvement of transport links and the provision of adequate digital infrastructure can facilitate the 'significant untapped potential' of rural areas to contribute to economic growth and employment⁴.

High streets at the heart of our communities, otherwise known as the Mary Portas Review states that in order to revitalise town centres and high streets it is necessary for Local Authorities to re-imagine these places, ensuring that they offer something new and different that neither out-of-town shopping centres nor the internet can offer, rather than simply relying on retail provision⁵.

Parades of shops: towards an understanding of performance and prospects DCLG (2012) advises that lower order retail and service facilities, which provide neighbourhood level provision, can provide economic resilience, act as a 'hub' for local communities, and play an important role in the shopping hierarchy because of their accessibility⁶.

Employment: The current and projected baseline

As of June 2013, 77.4% of economically active people in Warrington were in employment. This compares well with the rest of the North West (69.1%) and Great Britain as a whole (71.1%). Unemployment levels (6.6%) were also lower than in the North West (8.2%) and Great Britain (7.8%).⁷

The types of occupation in Warrington are shown in Figure 3.1. The job types are divided up into Standard Occupational Classification (Soc) groups. Warrington has a lower percentage of lower classification jobs, except elementary occupations, than both the North West and Britain. It has considerably more people in professional occupations than the North West and is on a similar level with Britain and the North West for managers, directors and senior officials.

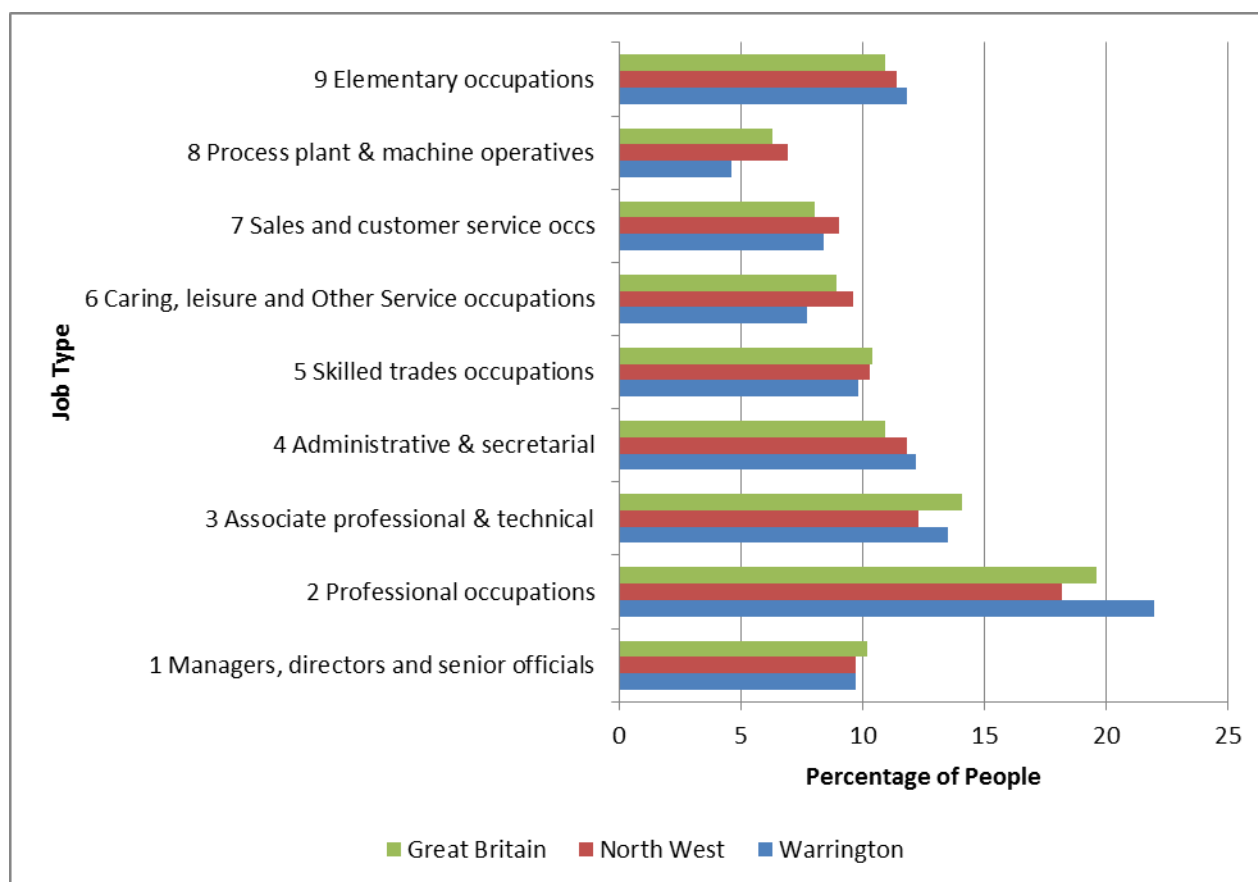
³ DCLG (2012) National Planning Policy Framework [online] available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

⁴ Federation of Small Businesses (2012) The Missing Links - Revitalising our rural economy [online] available at: http://www.fsb.org.uk/policy/assets/rural_report_web_final_proof.pdf

⁵ High streets at the heart of our communities: The Government's response to the Mary Portas Review [online] available at: <http://www.communities.gov.uk/publications/regeneration/portasreviewresponse>

⁶ DCLG (2012) Parades of shops: towards an understanding of performance and prospects [online] available at: <http://www.communities.gov.uk/documents/regeneration/pdf/2156925.pdf>

⁷ ONS annual population survey (2013) via nomis

Figure 3.1: Percentage of people in employment type June 2013

Source: ONS (2013) via nomis

The table below shows the earnings by work place. The average weekly pay for Warrington is higher than that of the North West but lower than for Great Britain.

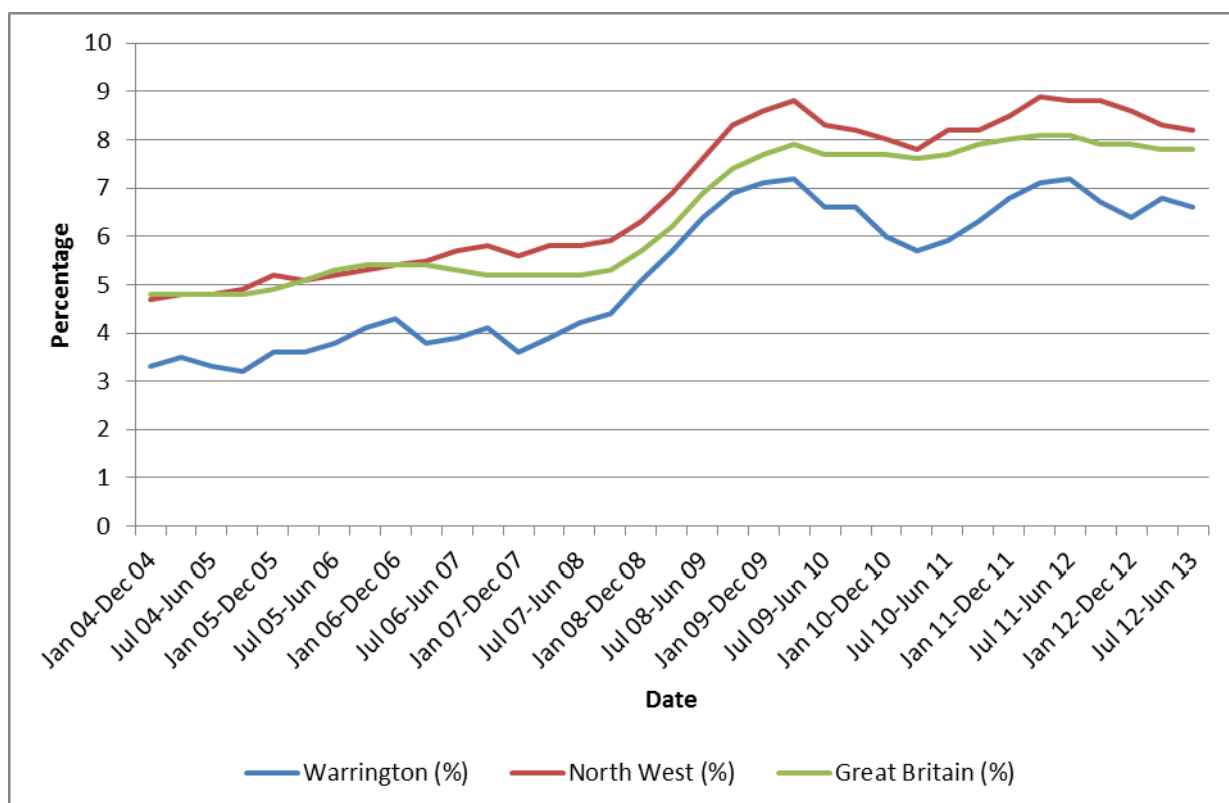
Table 3.1: Gross weekly pay (2012)

Gross weekly pay	Warrington	North West	Great Britain
Full time workers	492.3	472.5	508.0
Male full time workers	530.1	509.6	548.8
Female full-time workers	455.8	419.5	449.6

Source: ONS annual survey of hours and earnings - resident analysis

Unemployment in Warrington has consistently remained lower than the North West and British average over the last ten years. It is expected that this trend will continue.

Figure 3.2: Unemployment level time series (2004-2013)



Source: ONS (2013) via nomis

The Gross Value Added is a measure in economics of the value of goods and services produced in an area, industry or sector of an economy. The total GVA for Warrington in 2010 was £4,894 million. This represents 4% of the total GVA for the North West region. Between 1998 and 2010, the total GVA for Warrington increased at an average nominal rate of 3.9% per year although this is less than the average annual change in the North West (3.6%) and less than in England (4.3%).⁸

During 2011/2012, 34% of additional employment floorspace within the Borough had been on previously developed land, a substantial decrease of 42.5% when compared to 2010/2011. Total floorspace developed however increased significantly when compared to the same time period (from 2,678m² to 12,159m²).

The total amount of employment land available has decreased when compared to the 2010/2011 (from 184.64 to 175.55 hectares). The mixed use figure represents 93.9% of total employment land available.⁹

Education: The current and projected baseline

In December 2012, 34.3% of people in Warrington had an NVQ level 4 or above. This is more than the North West average (30.3%) and just 0.1% lower than Great Britain. 8.3% of people in Warrington have no qualifications compared to the North West which has 11.1% of people and Great Britain which has 9.7% of people without qualifications.

In less than 10 years, Warrington's NVQ4 qualifications and above has risen almost 10%, from 26.1% of the population in December 2004 to the 34.3% in December 2012. Warrington has in fact seen a rising trend across all qualification types, NVQ1, 2, 3 and 4 with the number of

⁸ ONS (2012) Regional Disposable Household Income

⁹ Warrington Annual monitoring Report (2012)

people without qualifications decreasing from 14.4% in December 2004 to 8.3% in December 2012.

The positive trends in terms of improved education levels in Warrington are likely to continue.

Regeneration: The current and projected baseline

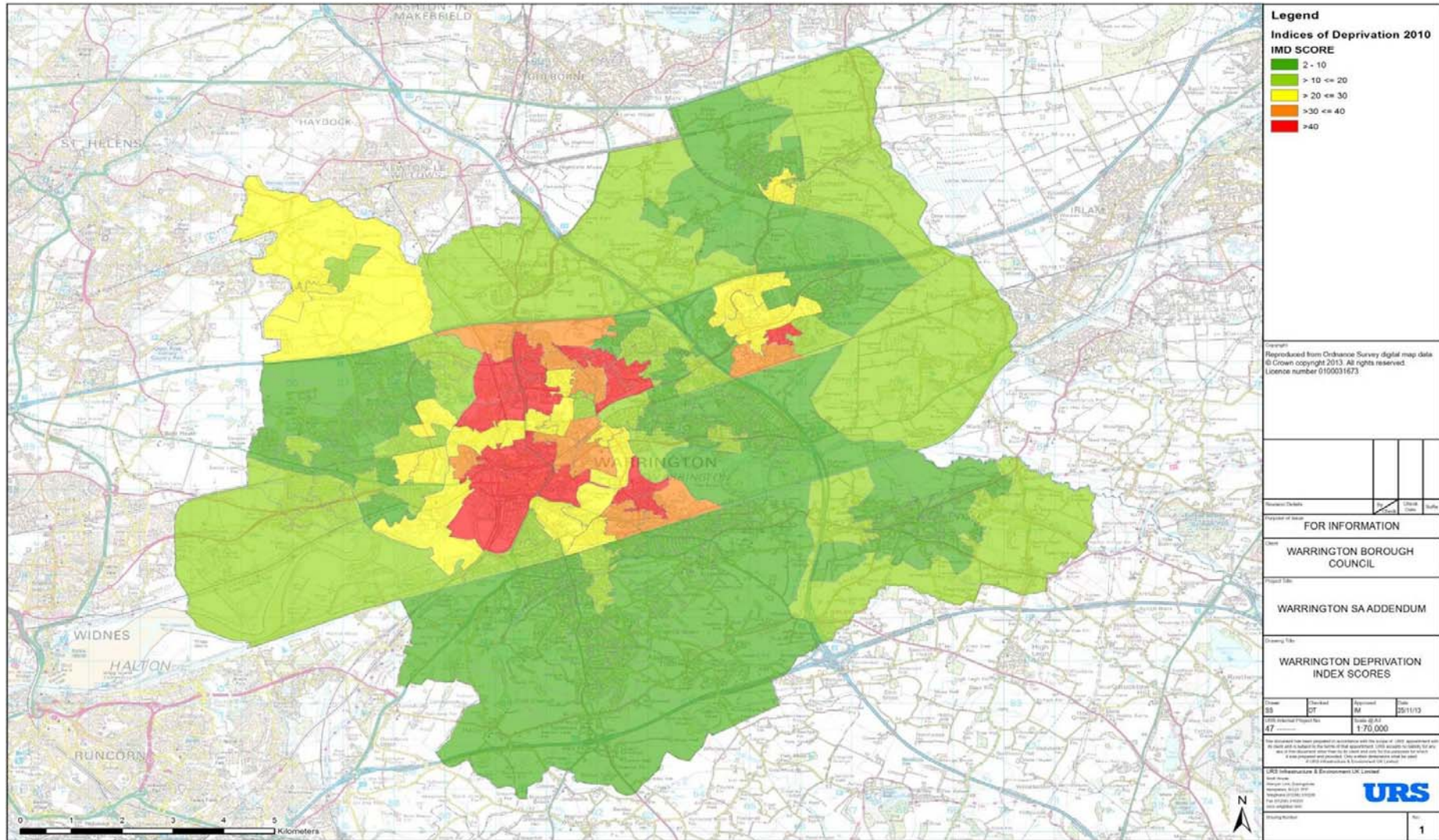
The Index of Multiple Deprivation 2010 provides indicators of deprivation at local authority and lower super output area level (LSOA). (Lower super output areas are a statistical geography and are smaller in size than wards. They are a statistical cluster of around 1,500 people).

The IMD 2010 replicates the methodology and where possible, the indicators used in both the IMD 2007 and 2004, allowing a level of comparability however it must be noted that between the release of the IMD 2010 and 2007 there was a local authority re-structure in a number of areas in England. The IMD 2010 and the comparable IMD 2007 are ranked out of 326 local authorities. The borough ranked 1st is the most deprived.

Warrington ranks as the 153rd most deprived authority in England on the 'rank of average score' summary. On the comparable 2007 IMD, the Borough also ranked 153rd. There was little change in the two overall summaries of deprivation, the 'rank of average score' and the 'rank of average rank'.

There was an increase of 1 place in relative deprivation on the 'rank of income scale', but there was a decrease in deprivation on the 'rank of employment scale'. Both the employment and income scores measure the actual number of people classified as being employment or income deprived in the Borough. Figure 3.3 illustrates the IMD score in Warrington for 2010.

Figure 3.3: Indices of Multiple Deprivation (2010)



3.3 Health and Wellbeing

Contextual review

The **NPPF** identifies the importance of the social role of the planning system, which is defined as ‘*supporting vibrant and healthy communities*’, with a ‘core planning principle’ being to ‘take account of and support local strategies to improve health, social and cultural wellbeing for all’. The NPPF also outlines that high quality open spaces should be protected or their loss mitigated, unless a lack of need is established. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

Fair Society, Healthy Lives (**‘The Marmot Review’**)¹⁰ investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: ‘*overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities*’.

To ensure that the built environment promotes health and reduces inequalities for all local populations there is a need to:

- Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality;
- Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by improving active travel; good quality open and green spaces; the quality of food in local areas; and the energy efficiency of housing; and

Support developments which provides high quality social infrastructure, including education, skills and sports facilities.

Strategy for Wellbeing 2012-15: The Warrington Wellbeing Strategy has been developed by the Warrington Partnership and the Warrington Health and Wellbeing Board as the overarching strategic document for the borough, setting out a vision and priorities that have been agreed by all partners, based on a whole borough needs assessment that was carried out in 2011-12. The strategy highlights the importance of factors such as living environment, housing quality, feeling safe, feeling connected, employment and lifestyle choices to the wellbeing of both individuals and the community as a whole. It aims to make Warrington a place where its residents can all be proud to live, work and do business.

Population: The current and projected baseline

According to the latest population estimates for Warrington, it has an approximate population of 203,700 people. This is a 6.3% increase, 12,100 additional people, from the mid 2002 Office for National Statistics (ONS) data. It represents a greater rate of growth compared with the North West which was 4% but less than for the whole of England which grew 6.9% over the same period.¹¹

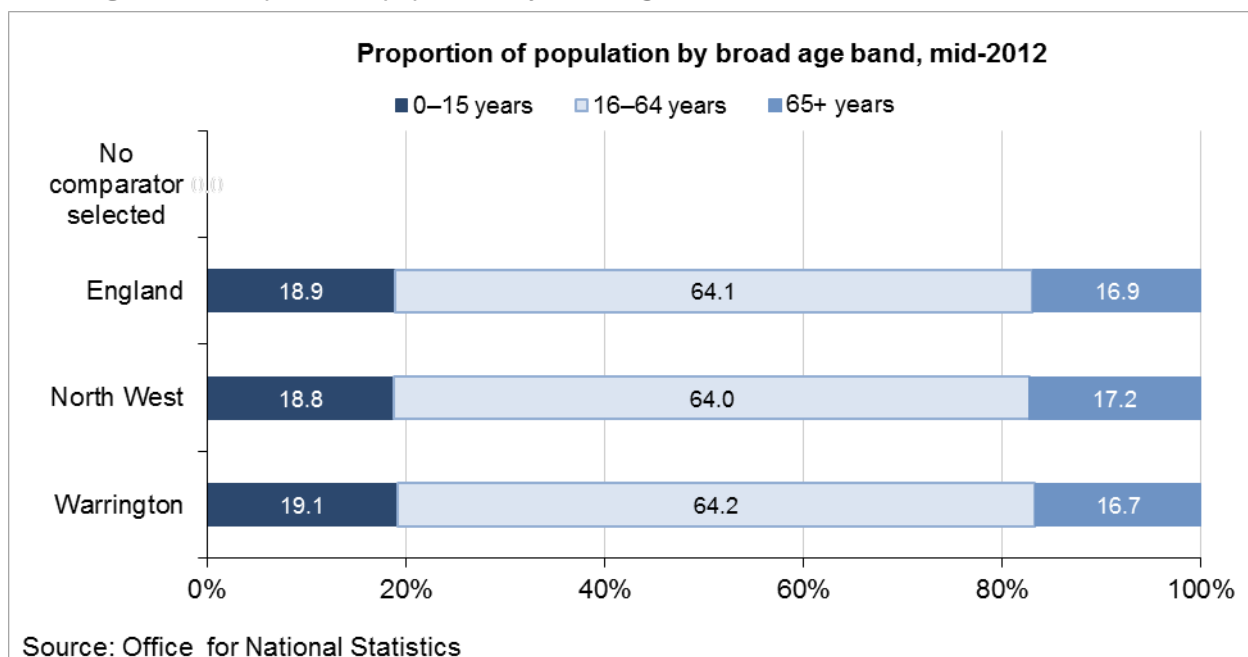
In mid-2012 Warrington had 64.2% of its population aged between 16 and 64 compared with 64.0% in the North West region and 64.1% in England.

There is a smaller proportion of persons aged 65+ in Warrington (16.7%) than the North West region but a larger proportion of persons aged 0 to 15 (19.1%). The breakdown of these figures is displayed in figure 3.4 below.

¹⁰ The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at: <http://www.nice.org.uk/nicemedia/live/12111/53895/53895.pdf>

¹¹ Nomis ONS (Office for National Statistics) (2012)

Figure 3.4: Proportion of population by broad age band



By 2021 the population of Warrington is projected to increase to 222,400 people, a percentage change of 8.7% from 2012. Significantly, the age group with the greatest projected percentage change in population is 65+ Years (+7.3%).¹² This has implications on a series of factors that affect the economy and social wellbeing of the Borough. This growth in the ageing population will place increased demand on health and social support services in the future.

Health and wellbeing - The current and projected baseline

The life expectancy at birth for males in 2011 Warrington (78.1 years) was greater than that for the North West (77.4 years). The life expectancy at birth for females in Warrington (82 years) was similarly greater than that for the North West (81.5 years).¹³

In Warrington, the proportion of children in poverty in 2011 was 14.5%. The proportion of children in poverty in Warrington for 2011 was less than in the North West region (22.1%), and less than England (20.1%).¹⁴ This indicator measures the proportion of dependent children in a local authority who live in households whose equivalised income is below 60% of the contemporary national median.

In Warrington, amongst all year 6 children the prevalence of obese children in 2010/11 was 17.5%. The prevalence of obese children in Year 6 in Warrington for 2010/11 was less than North West's proportion (19.7%). The prevalence of obese children in Year 6 in Warrington over the same time period was also less than the England proportion (19.0%).¹⁵

Demands on healthcare in the Borough are most likely to increase due to a growing population and an increasing elderly population. The types of services required may also alter in relation to the change in population profile as associated illnesses may differ. Improved education on healthy eating may help reduce child obesity levels. An increase in energy prices could lead to a higher proportion of people living in fuel poverty.

¹² ONS (2011)

¹³ Neighbourhood Statistics, ONS (2012).

¹⁴ HM Revenue and Customs (2012)

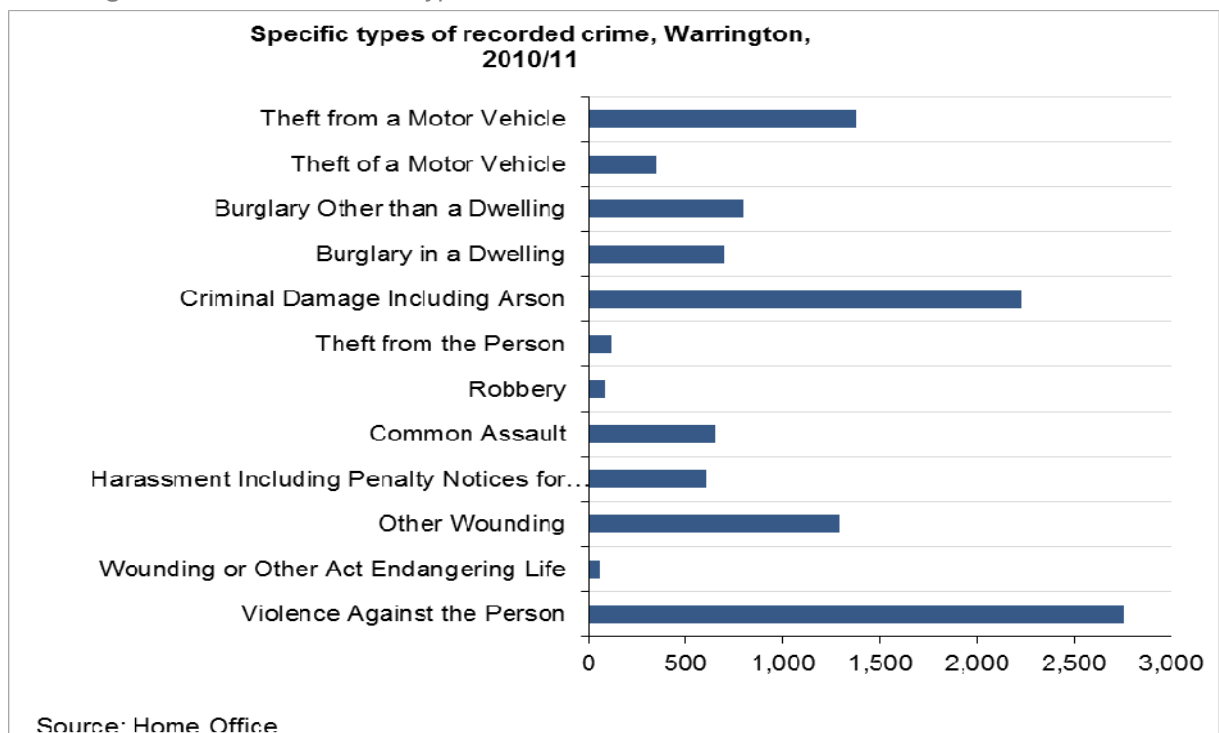
¹⁵ The Health and Social Care Information Centre, through Neighbourhood Statistics, Office for National Statistics (2013)

Community Safety - The current and projected baseline

In Warrington, the overall crime rate, using types of crime comparable with the Crime Survey of England and Wales (CSEW), in 2011/12, was 34.2 crimes per thousand people. This compares with 37.7 crimes per thousand people in the North West region, and 38.4 crimes per thousand people in England.¹⁶

The nature of the crimes between 2010 and 2011 are shown in figure 3.5. In 2010/11, the crime type with the highest rate for Warrington was 'violence against the person' with 14 crimes per thousand persons. This was the same as the North West region. Despite this, over the period 2006/07 to 2010/11 'violence against the person' in Warrington decreased by 942 offences overall. Another significant decrease between the periods 2006/07 to 2010/11 was for 'criminal damage including arson' which decreased by 2,147 offences overall.¹⁷

Figure 3.5: Recorded crime type 2010/11



It is likely that the crime rates will continue to reduce within the Borough, in keeping with the trend of the North West overall. Urbanised areas are likely to continue to have higher rates of crime as is the current trend.

¹⁶ Home Office Crime Statistics (2012)

¹⁷ Ibid.

3.4 Accessibility

Contextual review

The **NPPF** states that the transport system should be balanced ‘in favour of sustainable transport’, with developments to be located and designed to facilitate these modes of travel, in order to minimise journey lengths for employment, shopping, leisure and other activities. Planning policies should also aim for ‘a balance of land uses’ and wherever practical, key facilities should be located within walking distance of most properties.

Higher levels of walking and cycling could reduce congestion, improve local environmental quality, improve personal health and reduce transport-related CO₂ emissions¹⁸. Plans should ensure that local, strategic policies support and encourage both walking and cycling¹⁹.

The **One Warrington: One Future - Local Transport Plan (LTP3)**²⁰ sets out the Local Transport Plan Strategy for the period 2011-2030. The objectives of LTP3 are to build and manage a transport network that:

- Is integrated and customer focused and reduces the need to travel by car.
- Enables the regeneration of the Borough and supports economic growth.
- Maintains the highway, minimises congestion for all modes of travel and enables Warrington's ‘smart growth’.
- Improves everyone’s access to health, employment, education, culture, leisure and the natural environment.
- Improves everyone’s access to the town centre by all modes of travel.
- Enhances accessibility for those in disadvantaged communities or groups.
- Improves neighbourhoods and residential areas.
- Improves safety and security for all modes of travel.
- Enhances the image and profile of the place.
- Improves the quality of public space making Warrington more welcoming.
- Protects and enhances the natural environment.
- Reduces the impact of traffic on air quality in Warrington and helps to reduce carbon emissions and tackle climate change.
- Makes Warrington safer, sustainable and healthier.
- Integrates with transport networks outside Warrington to enhance the sustainability of cross boundary travel.

¹⁸ Lancaster University, University of Leeds & Oxford Brookes University (2011) Understanding Walking and Cycling: Summary of Key Findings and Recommendations [online] available at: http://www.its.leeds.ac.uk/fileadmin/user_upload/UWCRReportSept2011.pdf (accessed 08/2012)

¹⁹ National Institute for Health and Care Excellence (2012) Walking and cycling: local measures to promote walking and cycling as forms of travel or recreation, Public Health Guidance PH41[online] available at: <http://guidance.nice.org.uk/PH41>

²⁰ Warrington Borough Council Local Transport Plan 3 2011-2030

Accessibility: The current and projected baseline

Taken from the 2011 Census and Annual Monitoring Report (2012), the following list identifies some key statistics relating to travel in Warrington:

- The percentage of households with no car is lower in Warrington (19.3%) than regionally (28.0%) and nationally (25.6%) (Table KS404EW Census 2011);
- The percentage of households with one car is similar in Warrington to the regional and national situation at approximately 41.8% (Table KS404EW Census 2011);
- There is a higher percentage of households in Warrington with two or more cars/vans (38.9%) than both regionally (29.5%) or nationally (32.1%) (Table KS404EW Census 2011);
- 73.2% of people aged 16 to 74 in employment in Warrington travel to work mainly by car or van, higher than the regional figure of 66.7% and the national figure of 62% (AMR 2012); and
- A lower percentage of residents aged 16 to 74 in employment in Warrington cycle or walk (10.4%) or use public transport (6.6%) than is the case regionally or nationally (AMR 2012).

3.5**Housing***Contextual review*

The NPPF seeks to significantly boost the supply of new homes. To achieve this it states that local planning authorities should have a clear understanding of housing needs in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

The **NPPF** states that in order to create 'sustainable, inclusive and mixed communities,' authorities should ensure affordable housing is provided.

DCLG Planning Policy for Traveller Sites (2012) states that Local Plans should seek to treat travellers in a fair and equal manner that facilitates their traditional and nomadic way of life, whilst also respecting the interest of the settled community, through promoting more private traveller site provision, whilst recognising that there will be those that cannot afford private sites; enabling the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure; and having due regard for the protection of local amenity and environment²¹.

The current and projected baseline

In 2012/13, 647 net additional homes were provided in Warrington which exceeds the average of 559 across the preceding five year period. During the 2012/13 monitoring period, 99% of all new and converted dwellings (gross) were completed on previously developed land (659 out of 664). This figure represents an increase of 1% from the 2011/12 monitoring period (98%). In the ten years since 2003 there have been 9028 gross completions within the Borough. 8206 of these (91%) have been on previously developed land.

Looking forward it is anticipated, based on the most up to date published trajectories, that net completions are likely to average around 500 per annum across future years, with the high percentage of dwellings completed on previously developed land anticipated to be maintained.

²¹ DCLG (2012) Planning policy for traveller sites [online] available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2113371.pdf>

3.6 Natural Resources

Contextual review

Water

The **NPPF** states that local planning authorities should produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.

The **White Paper, Water for Life** says that authorities should encourage and incentivise water efficiency measures at the demand side²².

In most cases, and for most of the time, in North West England, there is adequate water available for abstraction. The regional priorities as set out in the **draft Water Resources Management Strategy** are to reduce the contribution to climate change and to protect sensitive environmental habitats, predominately in Cumbria.²³

Air quality

The **NPPF** identifies that 'Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan'.

The **UK Air Quality Strategy**²⁴ sets out air quality objectives and policy options to further improve air quality in the UK. This is supplemented by more recent guidance on how air pollution and climate objectives can be realised together through an integrated policy approach.

Soil and land

The **NPPF** calls upon the planning system to 'protect and enhance soils'. It should also prevent new or existing development from being 'adversely affected' by the presence of '*unacceptable levels*' of soil pollution or land instability and be willing to remediate and mitigate '*despoiled, degraded, derelict, contaminated and unstable land, where appropriate*'.

The **NPPF** also calls for planning policies and decisions to 'encourage the effective use of land' through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the **NPPF** requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'. The value of best and most versatile agricultural land should also be taken into account.

In **Safeguarding our Soils: A strategy for England**²⁵, a vision is set out for the future of soils in the country. An element of this vision is the condition of soils in urban areas, which are to be '*sufficiently valued for the ecosystem services they provide and given appropriate weight in the planning system*'. Good quality soils in urban areas are recognised as being 'vital in supporting ecosystems, facilitating drainage and providing urban green spaces for communities'. That planning decisions take sufficient account of soil quality is a concern of the report, in particular in cases where 'significant areas of the best and most versatile agricultural land are involved'. Preventing the pollution of soils and addressing the historic legacy of contaminated land is another element of the reports vision. Changing demands on our soils need to be better understood and it must be ensured that 'appropriate consideration is given to soils in the planning process'.

VV

²² Defra (2011) Water for life (The Water White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>

²³ United Utilities, Draft Water Resources Management Plan, 2013

²⁴ Defra (2007) Air Quality Strategy for England, Scotland, Wales and Northern Ireland [online] available at: <http://www.defra.gov.uk/environment/quality/air/air-quality/approach/>

²⁵

Water: The current and projected baseline

The Water Framework Directive (WFD) categorises water quality of rivers and lakes in terms of ecological and chemical quality at present and estimated for the future (2015). Ecological quality is categorised as; bad, poor, moderate, good or high and chemical quality is assessed as a pass, fail or does not require assessment.

- The River Mersey runs through Warrington, the ecological quality is currently moderate, with its chemical quality failing. For 2015 it has moderate potential but its status is currently 'at risk.'
- Sankey Canal currently has moderate ecological quality with moderate potential for 2015; and
- Sankey Brook currently has poor ecological quality, although the chemical quality is good. Its status is at risk although its predicted 2015 ecological quality is to improve to moderate.²⁶

As a result of climate change, flood risk in Warrington is likely to become more of an issue, with an increase in the frequency and depth of flooding of floodplains expected. In addition, more intense storm events as a result of climate change could lead to an increase in surface water flooding and flash flooding across the Borough.

Air Quality: The current and projected baseline

Warrington Borough Council is responsible for the review and assessment of air quality in the Borough and currently have three AQMA designations;

- AQMA 1 - A 50m continuous strip on both sides of the M6, M62 and M56 motorway corridors.
- AQMA 2 - An area of central Warrington bounded by Parker Street, Wilson Patten Street, Bold Street, Museum Street, Winmarleigh Street and Sankey Street.
- AQMA 3 - Residential properties on Baxter St, Lancaster St, Green St, and Lovely Lane surrounding the Sankey Green Roundabout.

All three AQMAs are designated due to their levels of Nitrogen Dioxide (NO₂).

Soil and Land: The current and projected baseline

In Warrington there were 470 hectares of 'land that is unused or may be available for redevelopment' in 2010. There were also 270 hectares of vacant land and 20 hectares of vacant buildings.²⁷

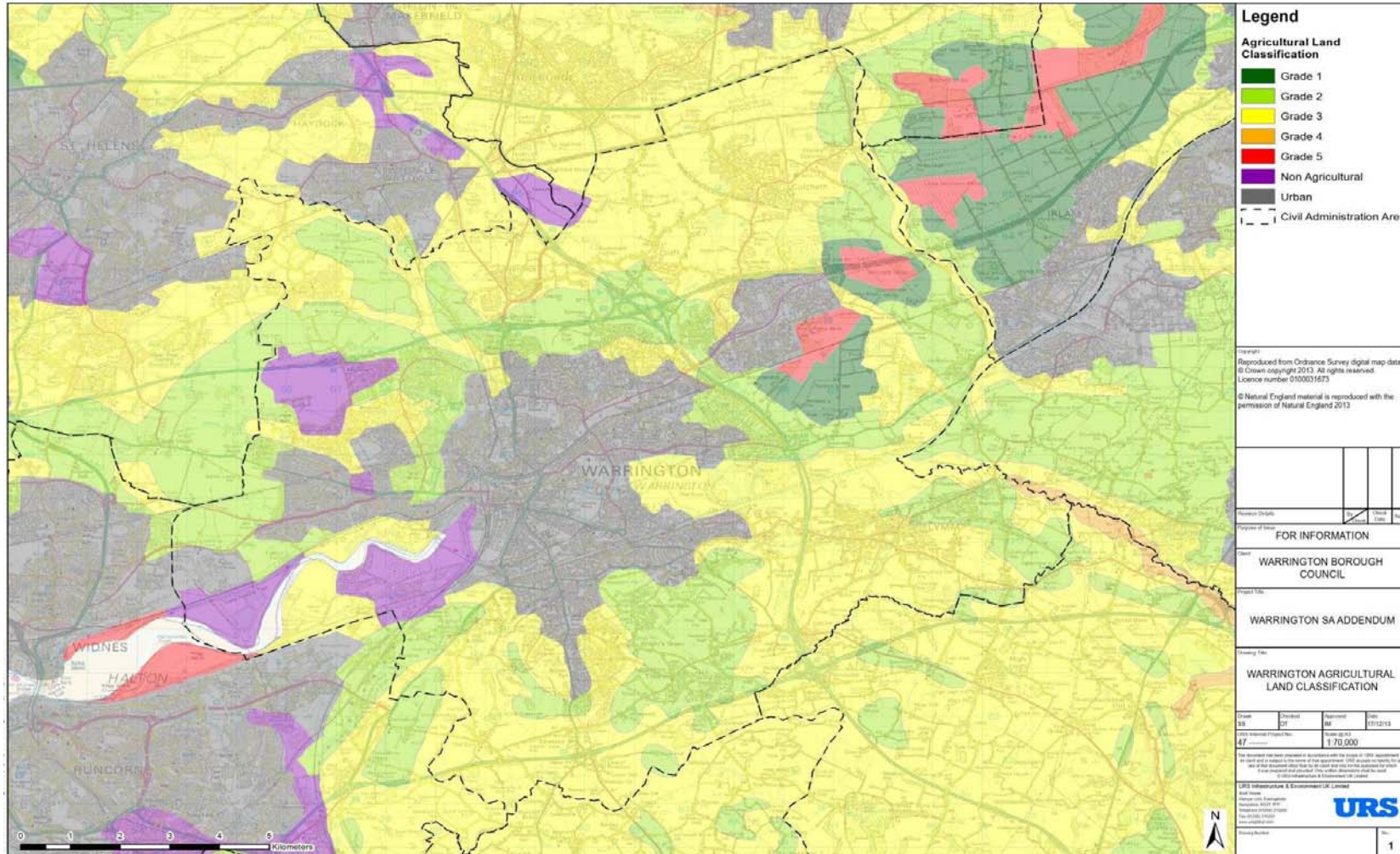
The Agricultural Land in Warrington is predominantly Grade 2 and 3. There are bands of Grade 1 land though in the east of the Borough, in the fields north of Manchester Road. The Agricultural Land in Warrington is shown in Figure 3.6.

It is likely that on-going redevelopment in Warrington could result in a loss of some Agricultural Land. Given the priority currently accorded to the reuse of previously developed land however this may be minimised.

²⁶ Environment Agency (2013), Flood Risk and Management, <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=floodmap&layerGroups=default&lang=e&ep=map&scale=8&x=360507&y=389298#x=361618&y=388610&lg=1.&scale=8> (accessed Dec 2013).

²⁷ Neighbourhood Statistics, Previously Developed Land ONS (2010)

Figure 3.6: Agricultural Land Classification in Warrington



3.7 Built and natural heritage

Contextual review

The NPPF says that Authorities should set out in their local plan a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk. Assets should be recognised as being an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' that conservation can bring, whilst also recognising the positive contribution new development can make to local character and distinctiveness.

The planning system should protect and enhance valued landscapes. Particular weight is given to 'conserving landscape and scenic beauty'. Local Authorities should adopt policies and measures for the protection, management and planning of all landscapes, whether outstanding or ordinary, that determine the quality of people's living environment.²⁸

Authorities are encouraged to 'plan positively to enhance the beneficial use of the Green Belt, with inappropriate development not to be approved 'except in very special circumstances'²⁹.

Built Heritage: The current and projected baseline

There are 382 listed buildings in the Borough of which seven are Grade 1. There are also 13 Scheduled Monuments and 16 designated conservation areas.³⁰

There are eight heritage areas at risk in Warrington³¹:

- Bank Quay transport bridge (Grade II* Listed Building);
- Gatehouse to Bradlegh Old Hall (Grade II* Listed Building/Scheduled Monument);
- Hurst Hazel North Barn (Grade II* Listing Building);
- Bradlegh Old Hall (Scheduled Monument);
- Bowl Barrow west of Highfield Lane, Winwick (Scheduled Monument);
- Bewsey Street, Bewsey (Conservation Area);
- Bridge Street, Warrington Town Centre (Conservation Area); and
- Church Street, Warrington (Conservation Area).

From 2003 to 2013 there has been a loss of two Scheduled Monuments in the North West (-0.2%). There have also been 318 more buildings becoming Listed over the same time period though.³² Successful heritage protection policy can help continue this positive trend in listed buildings, more preventative policies protecting Scheduled Monuments may help stop the small decline seen over the last decade.

Landscape Character: The current and projected baseline

Warrington is a post industrial town with its urban core the legacy of the 19th Century. The Warrington Borough Council Landscape Character Assessment (2007)³³ assesses the Borough as having six different character types. Within these character types there are also locations points which display these distinctive features. These are listed below.

²⁸ Council of Europe (2000) The European Landscape Convention [online] available at: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>

²⁹ DCLG (2012) National Planning Policy Framework [online] available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

³⁰ English Heritage (2013) Heritage Counts – Understanding the Assets.

³¹ English Heritage (2013) <http://www.english-heritage.org.uk/publications/har-2013-registers/nw-HAR-register-2013.pdf> (accessed Dec 2013).

³² Ibid.

³³ Warrington Landscape Character Assessment (2007), http://www.warrington.gov.uk/downloads/file/938/landscape_character_assessment_lca_final_report. (Accessed: Dec, 2013)

Character type 1: Undulating enclosed farmland

- Stretton & Hatton;
- Appleton Thorn;
- Winwick, Culcheth, Glazebrook & Rixton;
- Croft;
- Burtonwood; and
- Penketh & Cuerdley.

Character type 2: Mossland Landscape

- Rixton, Woolston & Risley Moss;
- Holcroft & Glazebrook Moss;
- Stretton & Appleton Moss; and
- Pill Moss.

Character type 3: Red Sandstone Escarpment

- Appleton Park & Grappenhall;
- Massey Brook; and
- Lymm.

Character type 4: Level Areas of Farmland and Former Airfields

- Limekilns;
- Former Burtonwood Airfield; and
- Former Stretton Airfield.

Character type 5: River Flood Plain

- River Mersey/Bollin;
- River Glaze; and
- Sankey Brook.

Character Type 6: Inter-Tidal Areas

- Victoria Park to Fiddlers Ferry.

3.8 Biodiversity and Geodiversity

Contextual review

The **Natural Environment White Paper** states that there is a need to halt the overall decline in biodiversity and the degradation of ecosystem services; and restore them in so far as feasible and seek to deliver net gains in biodiversity where possible³⁴.

The NPPF also says that Local plans should support healthy well-functioning ecosystems, encourage the 'preservation, restoration and re-creation of priority habitats, ecological networks' and promote the 'protection and recovery of priority species. There is a need to protect and maximise the value of areas already rich in wildlife; expand, buffer, and create connections and stepping stones between these areas; and make the wider landscape more permeable to wildlife.

The Wildlife Trust document **A living Landscape** says that Local plans should adopt a 'landscape approach' to protecting and enhancing biodiversity. This focuses on the conservation of biodiversity over large areas of land (i.e. at the landscape scale) where habitat patches that are now fragmented would once have functioned more as an interconnected whole³⁵.

The TCPA and Wildlife Trust guidance document, **Planning for a Healthy Environment**, suggests that positive planning for 'green infrastructure' is recognised as part of planning for ecological networks and making the built environment permeable for wildlife³⁶.

The guidance document **Creating Garden Cities and Suburbs Today**, suggests that 'New development should incorporate green space consisting of a 'network of well-managed, high-quality green/open spaces linked to the wider countryside'³⁷. These spaces should be of a range of types (e.g. community forests, wetland areas and public parks) and be multifunctional, for instance as areas that can be used for walking and cycling, recreation and play, supporting of wildlife, or forming an element of an urban cooling and flood management system.

Green infrastructure is defined as being: 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'.

According to **the NPPF**, Local Authorities should set out strategic approach to Green Infrastructure in their Local Plans, planning positively for the creation, protection, enhancement and management of biodiversity and green infrastructure.

Mersey Forest Plan (Sept 2013): The Refreshed Mersey Forest Plan incorporates the concept of green infrastructure. The purpose of the plan is to achieve environmental, social and economic benefits for local people through the creation of a community forest – in simple terms it seeks to substantially increase tree cover across Merseyside, Warrington and North Cheshire over the next ten years.

The current and projected baseline

There are four Sites of Special Scientific Interest (SSSI) in Warrington's boundary. These are:

- Woolston Eyes (breeding bird assemblage);
- Rixton Clay Pitts (grassland and rare species);
- Risley Moss (mosses, open water habitat and vegetation); and
- Holcroft Moss (peat bogs/mosses).

³⁴ Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>

³⁵ The Wildlife Trusts (2010) A Living Landscape: play your part in nature's recovery [online] available at: <http://www.wildlifetrusts.org/aliveinglandscape>

³⁶ The Wildlife Trusts & TCPA (2012) Planning for a healthy environment: good practice for green infrastructure and biodiversity [online] available at: <http://www.wildlifetrusts.org/news/2012/07/06/planning-healthy-and-natural-environment>

³⁷ TCPA (2012) Creating garden cities and suburbs today [online] available at: http://www.tcpa.org.uk/data/files/Creating_Garden_Cities_and_Suburbs_Today.pdf

Key actions in this area are maintenance, restoration and expansion of the important habitats.

There are three Local Nature Reserves in Warrington, two of these are the SSSIs Rixton Clay Pits and Risley Moss, as well as Paddington Meadows.

As well as these important sites, Warrington also has over 40 Sites of Importance for Nature Conservation, known as SINC's which represent the best local wildlife sites in the Borough and are vital to the maintenance of biodiversity of the town.

The condition of the SSSIs at the time of the latest surveys are as follows³⁸:

SSSI	Condition	Last assessment
Woolston Eyes	100% favourable condition	Dec, 2010
Rixton Clay Pits	75% unfavourable recovering 25% favourable	June, 2013
Risley Moss	100% unfavourable recovering	June, 2013
Holcroft Moss	100% unfavourable recovering	June, 2013

The December 2012 Annual Monitoring Report³⁹ stated during the monitoring period of 2011-12 three newly designated local wildlife sites were recorded within the Borough resulting in a gain of 42.42 ha. In addition, there were boundary changes at two existing designated sites resulting in a loss of 19.23 ha. Overall there was an overall gain of 23.19 ha in areas of biodiversity importance borough-wide.

It is assumed that the number of designated sites would be unlikely to alter substantially in the foreseeable future although improvement should continue. The development of further species action plans would provide an improved foundation for the protection of the various species and increase awareness of their locations so measures may be put in place for enhanced protection.

³⁸ Natural England - Condition of SSSI report [online] at: www.sssi.naturalengland.org.uk (accessed 12/2013)

³⁹ Ibid.

3.9 Climate Change and Resource Use

Contextual review

According to the **NPPF**, the need to 'support the transition to a low carbon future in a changing climate' is a 'core planning principle'. Planning should also play a key role in securing 'radical reductions' in greenhouse gas (GHG) emissions planning for new development in locations and ways which reduce GHG emissions in order to meet the targets set out in the Climate Change Act 2008.

Local Plans should also take account of the effects of climate change in the long term, taking into account factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.

Local plans should encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion; notably through concentrating new developments in existing cities and large towns and/or ensuring they are well served by public transport.

The **NPPF** also states that Planning authorities are encouraged to 'adopt proactive strategies' to adaptation. New developments should be planned so that they avoid increased vulnerability to climate change impacts. Where new development is at risk to such impacts, this should be managed through adaptation measures including the planning of green infrastructure.

Development should also be directed away from areas at highest risk from flooding, and should 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.

The Flood and Water Management Act⁴⁰ sets out the following approaches to flood risk management:

- Incorporating greater resilience measures into the design of new buildings, and retrofitting at risk properties (including historic buildings);
- Utilising the environment, such as management of the land to reduce runoff and harnessing the ability of wetlands to store water; and Identifying areas suitable for inundation and water storage.

Climate Local – A New Strategy for Climate Change in Warrington (Jun 2013) refreshes the Council's pledge to take action on climate change and to lead Warrington toward a sustainable, low carbon future. It identifies three main priorities for action: reducing the Council's own carbon emissions; helping to reduce carbon emissions across the borough as a whole; and adapting Warrington to cope with changing weather. Climate Local is an overarching document that commits the Council to setting appropriate targets and actions under each of the three priority areas. A number of existing strategies and frameworks already include strong targets and commitments to reduce the impact of climate change. The Carbon Management Plan that was published in March 2011 sets an ambitious target of reducing the Council's own carbon emissions by 40% of 2009/10 levels by April 2015. The recently published Climate Resilience and Adaptation Framework 2013-2018, identifies a number of actions that the Council is going to undertake over the next five years in order to adapt to climate change.

The Council's **Flood Risk Management Strategy (March 2011)**: aims to ensure that the Council prioritises its investment in managing the flood risk in Warrington in the best way possible in the next five years. It identifies where and what the flood risk is, how it can be managed and prioritises the delivery the identified measures.

The **Government's Review of Waste Policy in England' (2011)** recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials. As such, it sets out a vision to move beyond our current 'throwaway society' to a 'zero waste economy'. The report recognises that planning will play a critical role in delivering this ambition.

The Waste Management Plan for England (2013) concludes that from the 2011 review, further policy measures are not needed to meet the key objectives of the revised Waste Framework Directive.

⁴⁰ Flood and Water Management Act (2010) [online] at: <http://www.legislation.gov.uk/ukpga/2010/29/contents>

Energy and Climate Change: The current and projected baseline

In 2011, the estimate of carbon dioxide emissions for Warrington was 7.7 tonnes per head. Since 2009 there has been a reduction in carbon dioxide emissions of 0.7 tonnes per head⁴¹. Table 3.2 below shows the comparable figures with Warrington, the North West and England over the last three years.

Table 3.2 *Estimated per capita emissions of CO²*

	2009	2010	2011
	Tonnes per head (CO ²)		
Warrington	8.4	8.8	7.7
North West	7.3	7.6	7.0
England	7.1	7.3	6.7

Source: Department for Energy and Climate Change

The Transport consumption of energy in Warrington in 2011 was 2,339 gWh. This accounted for 1.4% of all energy consumption in the North West region, it also accounted for the majority of energy consumption in Warrington itself. Industry and commercial consumption in Warrington was 1,802gWh and domestic consumption was 1,557 gWh.⁴²

In 2011, the average consumption of domestic gas for Warrington was 14,019 kWh per meter point, which was lower than the regional average of 14,226 kWh. Since 2009 there has been a reduction in domestic gas usage of 1,341 kWh per meter point in Warrington, which compares with a regional decrease of 1,392 kWh.⁴³

The Warrington Strategic Flood Risk Assessment Volume 2 (2011) followed on from the 2008 Volume which looked at fluvial, tidal, surface water and sewer flood risk. The report looked at each source of flooding in detail. Warrington is at risk from many different sources of flooding including, main rivers, ordinary watercourses, surface water runoff, sewer flooding and the residual risks associated with artificial water bodies such as the Bridgewater Canal, the Manchester Ship Canal and reservoirs.

The main source of flooding is the River Mersey and its five key tributaries, which flow through the centre of the borough. Flooding can be both fluvial and tidal in nature with the tidal limit of the Mersey located at Howley weir, central Warrington.

The Environment Agency's June 2011 Flood Map indicated there are 6789 homes, businesses and other buildings within the 1 in 100-year fluvial or 1 in 200-year tidal flood extent (Flood Zone 3) within Warrington. These properties have a 1% (fluvial) or 0.5% (tidal) chance of flooding in any given year. This number rises to 14670 properties when the extreme 1 in 1000-year fluvial and tidal flood event is considered.⁴⁴

Historically, increased development will result in a greater amount of greenhouse gas emissions. The North West Sustainable Energy Strategy sets a target of 10% of North West electricity requirements being met by renewable sources by 2010 (at least 15% by 2015 and at least 20% by 2020). This will be dependent upon the successful delivery of a range of carbon reduction activities, including tighter standards for the performance of buildings and an increased provision of low-carbon energy.⁴⁵

Since 2006, the Annual Monitoring Report (2012) reports there has been no planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

⁴¹ Department for Energy and Climate change (2011)

⁴² Neighbourhood Statistics, ONS (2011)

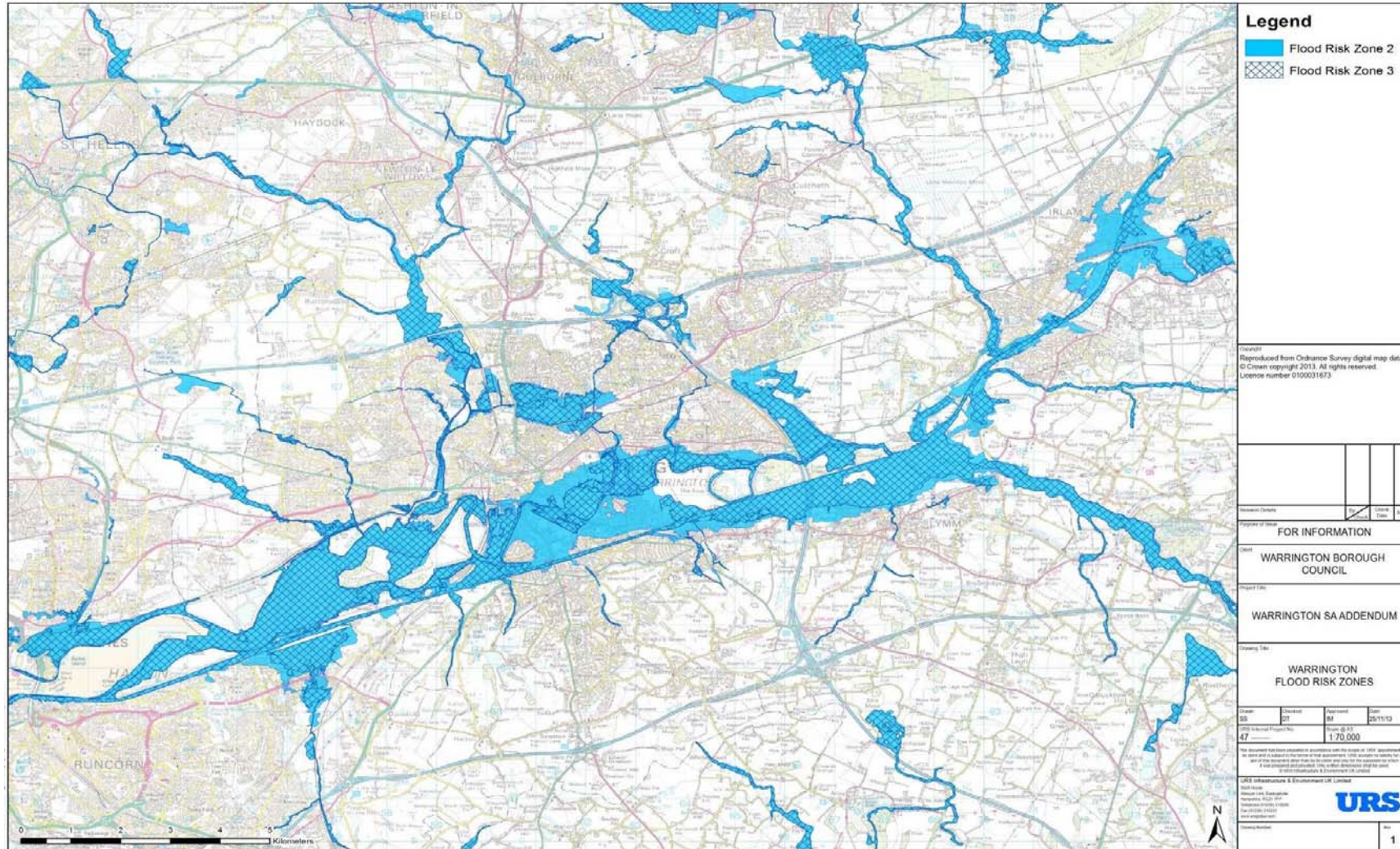
⁴³ Neighbourhood Statistics, ONS (2011)

⁴⁴ Warrington Strategic Flood Risk Assessment Volume 2 (2011)

⁴⁵ North West Sustainable Energy Strategy (2006),

http://www.4nw.org.uk/downloads/documents/aug_06/nwra_1156410969_North_West_Sustainable_Energy_.pdf. (Accessed Dec, 2013)

Figure 3.8: Flood Risk Classification, August 2013.



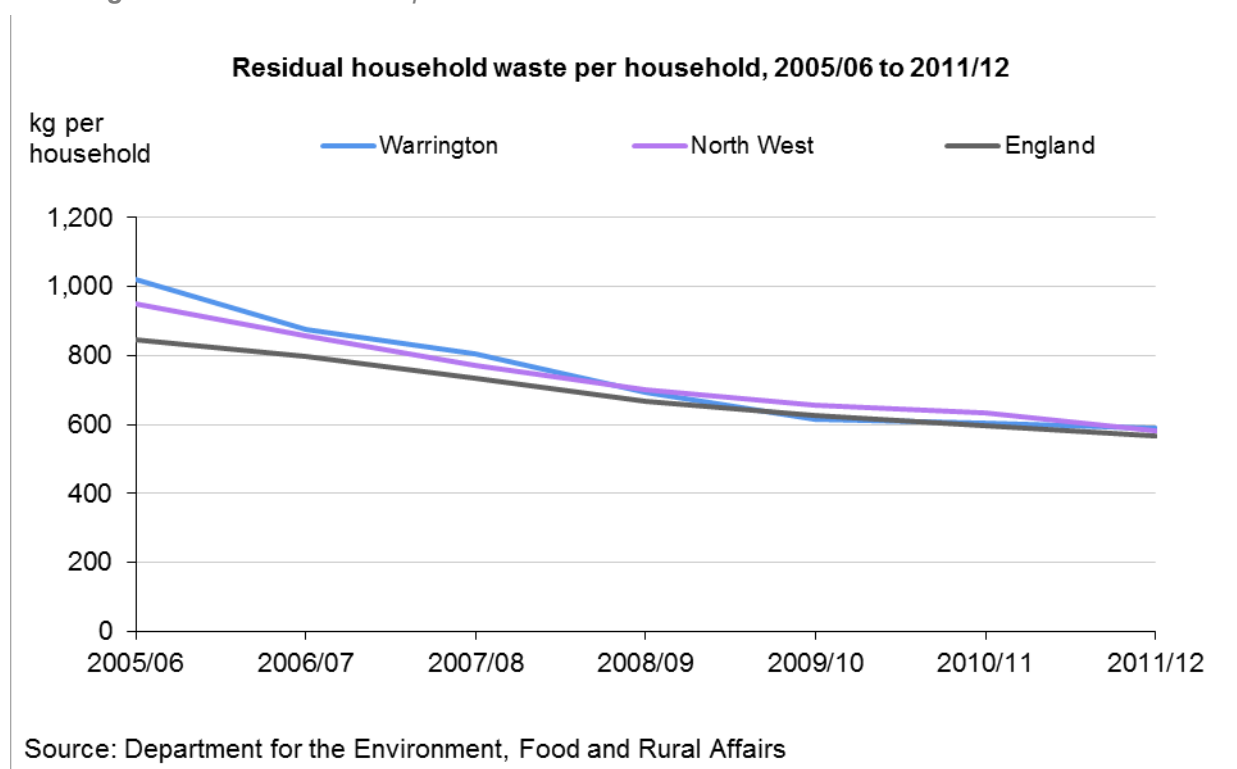
Waste: The current and projected baseline

In Warrington, 589kg of residual waste was recorded per household in 2011/12. This is greater than the waste per household in the North West region (581kg). From 2010/11 to 2011/12, the amount of residual waste in Warrington reduced by 17kg per household compared with a reduction of 53kg for the North West region. This downward trend, shown in Figure 3.9, has been seen over the last 7 years.⁴⁶

In the Borough 43.3% of household waste was sent for reuse, recycling or composting in 2011/12. This was the same percentage from 2010/11 which was also 43.3%. The amount of waste sent for reuse, recycling or composting has shown a positive trend in the last 7 years.⁴⁷ This is shown in Figure 3.10. The improvement of recycling facilities and greater knowledge of the benefits are two factors that can be attributed to this increase.

The trend data suggests that levels of waste will continue to fall. Traditionally however higher levels of growth in economic activity has led to a greater volume of waste, although there is evidence that the amount of waste we produce as a nation 'per capita' is decreasing. The continuing advancement in technology will help keep the recycling percentages rising, although over the last 3 years the trend data suggests that levels of recycling will remain relatively static.

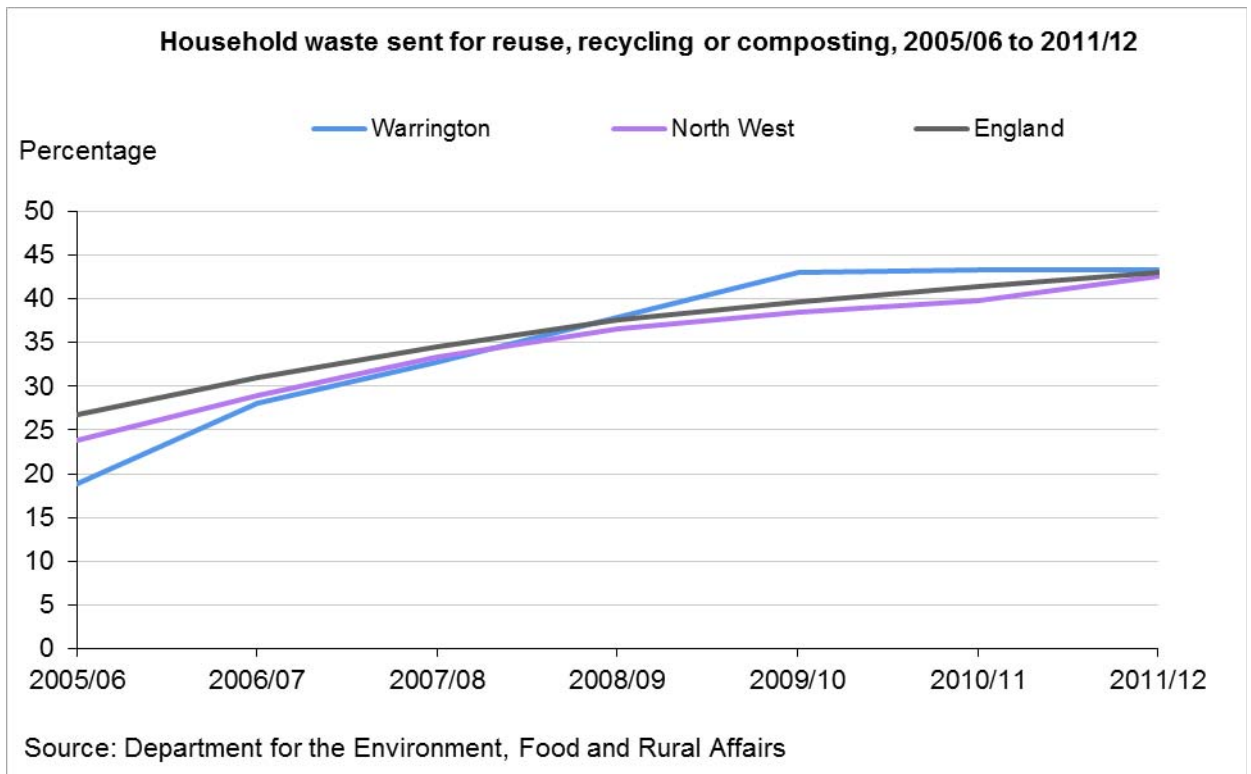
Figure 3.9: Residual waste per household time series



⁴⁶ Department for Environment, Food and Rural Affairs (2012)

⁴⁷ Ibid.

Figure 3.10: Household waste sent for reuse, recycling or composting time series



4 WHAT ARE THE KEY ISSUES THAT SHOULD BE A FOCUS OF THE APPRAISAL?

4.1 Key sustainability issues

Drawing on the review of the sustainability context and baseline, a range of sustainability issues have been identified to ensure that the SA remains focused. These sustainability issues were first identified in the Core Strategy Scoping Report (February 2006) and updated where appropriate as a result of subsequent scoping reviews. Table 4.1 below presents a list of the most up-to-date issues grouped under a series of sustainability themes. In the main, these issues remain unchanged from those identified in the SA Report published alongside the final Submission version of the Local Plan Core Strategy in September 2012,

Table 4.1: Key sustainability issues identified through scoping

Sustainability theme	Key sustainability issues relevant to the Local Plan
Economy and regeneration	<ul style="list-style-type: none"> • Pockets of Deprivation – Deprivation across the borough as a whole is below regional and national averages. However, there are high levels of multiple -deprivation, particularly in the inner areas of Warrington. Bewsey and Whitecross, Orford, Poplars and Hulme, Poulton North and Latchford East all have SOAs in the 10% most deprived in England. • There are also specific pockets of deprivation in the 'Education, Training and Skills' and Employment' domains; particularly in the inner areas of Warrington. • Economic Growth – There is a need to continue to promote sustainable economic growth. • Town centres – There is a need to promote the vitality and viability of town centres.
Health and Wellbeing	<ul style="list-style-type: none"> • Ageing population – Life expectancy in the Borough is above regional averages, and similar to national figures. There are significant changes to the structure of the population anticipated with a 37.8% increase in 65 to 74 year olds and an increase of 75.1% in over 74 year olds between 2006 and 2026. • Fear of Crime and Antisocial behaviour – Levels of crime within the borough are similar to regional and national averages, but household surveys show fear of crime at night is higher than national figures. • Pockets of Health Deprivation – There are pockets of health deprivation, with the IMD2010 showing high levels of health deprivation in 32 SOA's in the borough.
Accessibility	<ul style="list-style-type: none"> • Accessibility of Employment – Travel to work by public transport / walking / cycling figures for Warrington are lower than regional or national average. Use of car is higher. Problem is exacerbated by New Town Development pattern. • Increasing car use and dependency – National trend exacerbated by New Town car dependency. • Rising traffic volumes and traffic congestion. • High levels of commuting into and out of the Borough.
Housing	<ul style="list-style-type: none"> • Shortage of Affordable Housing – Identified in the Strategic Housing Market Assessment 2011.
Natural Resources	<ul style="list-style-type: none"> • Pollution, air quality and climate change – Three AQMAs are designated within the Borough. One is related to the motorway network; one is focused on Wilson Patten Street and around Bank Quay Station; and a third is focussed on Sankey Green Island. • Quality of land and waterways in the Borough – A legacy of the towns industrial past. There are a large number of potentially contaminated sites within the Borough and a significant length of Warrington's rivers are

Sustainability theme	Key sustainability issues relevant to the Local Plan
	<p>graded as having poor chemical and biological quality.</p> <ul style="list-style-type: none"> • Soil quality – Warrington contains considerable areas of Agricultural Land classified as Grade 1, 2 and 3a (i.e. Best and Most Versatile).
Built and natural heritage	<ul style="list-style-type: none"> • Protection and enhancement of the historic Environment – There is a significant number of historic assets in the Borough & a number of buildings / monuments have been identified as being in vulnerable or deteriorating condition. • Landscape character – There is a need to preserve and enhance the character of Warrington’s countryside.
Biodiversity and Geodiversity	<ul style="list-style-type: none"> • Protection & Enhancement of Biodiversity and geodiversity Assets – There are significant nature conservation and wider green infrastructure assets in the borough.
Climate Change and resource use	<ul style="list-style-type: none"> • Flood protection in the borough – Areas within the Borough are identified on the Environment Agency’s Indicative Floodplain maps. • Renewable energy and energy efficiency – There is a need for a more pro-active approach to energy production and usage. • Amount of waste entering land fill – Warrington’s waste strategy sets out targets to increase recycling and composting to meet national targets.

4.2 The SA Framework

The sustainability issues identified through scoping have been used to establish a series of sustainability objectives. Grouped under the Sustainability themes these objectives provide a methodological 'SA framework' for undertaking an appraisal of the Local Plan.

The SA framework is used to establish the implications of the Local Plan on the baseline position relating to each of the sustainability objectives (grouped by theme).

Section 8.2 contains a more detailed explanation of the methods used for appraisal.

N.B. The sustainability objectives remain unchanged as a result of the scoping updates undertaken and presented in this SA Report Addendum.

Table 4.2: The 'SA framework'

SA Theme	SA objectives (according to the Final Submission SA Report 2012)
Economy and regeneration	<ul style="list-style-type: none"> 1. Strengthen the local economy and ensure sustainable economic growth 2. Improve the education and skills of the population overall 3. Reduce poverty, deprivation and social exclusion and secure economic inclusion
Health and Wellbeing	<ul style="list-style-type: none"> 5. Improve physical and mental health and reduce health inequalities 7. Reduce crime, disorder and the fear of crime 8. Enable groups to contribute to decision making and encourage a sense of community identity and welfare. 10. Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside
Accessibility	<ul style="list-style-type: none"> 4. Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes 9. Protect and enhance accessibility for all the essential services and facilities.
Housing	<ul style="list-style-type: none"> 6. Ensure access to good quality, sustainable, affordable housing
Natural Resources	<ul style="list-style-type: none"> 14. Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding. 16. Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage and water conservation.
Built and natural heritage	<ul style="list-style-type: none"> 11. Protect and enhance places and buildings of historic cultural and archaeological value. 12. Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place. 19. Ensure high quality and sustainable design for buildings, spaces and the public realm that is appropriate to the locality.
Biodiversity and Geodiversity	<ul style="list-style-type: none"> 13. Protect and enhance biodiversity and geodiversity.

**Climate
Change and
resource use**

- 15. Limit, mitigate and adapt to the impacts of climate change.
- 17. Increase energy efficiency and production of renewable energy.
- 18. Minimise waste and maximise reuse, recovery and recycling.

PART 2: WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

5 INTRODUCTION (TO PART 2)

This part of the SA Report Addendum describes how, prior to preparing the Proposed Modifications, there was an appraisal of alternative approaches to addressing a range of plan issues; and precisely how the Council took account of these SA findings.

The aim is essentially to explain this background 'story' to the Proposed Modifications.

Specifically, in-line with the requirements of the SEA Regulations, there is a need to –

- *Explain why those alternatives that were the focus of the interim appraisal stage were those that 'reasonably' should have been. (and, indeed, why it was 'reasonable' to focus the interim appraisal on alternatives in relation to the issue of 'how much and where' only);*
- *Present interim appraisal findings; and*
- *Explain why the preferred approach as set out in the Proposed Modifications was selected in-light of the interim appraisal.*

As this SA Report Addendum focuses only on the impacts of the proposed Modifications, the scope of alternatives considered in this report has been limited to the following issues:

- *Housing delivery and distribution.*

This issue is discussed in chapter 6 and structured as follows:

- **Introduction / Background**

This includes a discussion of the alternatives to housing delivery that have been considered as the Local Plan Core Strategy has progressed.

- **What are the reasonable alternatives?**

Where appropriate, there is also a discussion of other alternatives that have not been considered

- **Why has the preferred approach been selected?**

As part of the answer to this question an explanation is given as to how the selection of a preferred approach reflects the findings of SA.

6 ALTERNATIVES FOR HOUSING DELIVERY AND DISTRIBUTION

6.1 Introduction / background

In order to establish the context in which the Proposed Modifications were prepared, the following sections summarise the plan-making process and SA stages that were undertaken in relation to the delivery and distribution of housing. In particular, this section discusses the alternative approaches to housing delivery that were presented throughout the preparation of the Local Plan Core Strategy. It is necessary to tell this 'story', as the alternatives to the Proposed Modifications were developed in the context of these earlier plan-making stages and in light of previous alternatives appraisal.

Issues and options

The Core Strategy Issues and Options Report (February 2009) presented three strategic options for the distribution of development. These were:

1. Prioritising development on Inner Warrington brownfield sites - the "no plan" or "business as usual" option
2. Prioritising development on Inner Warrington brownfield sites with selective release of other sites
3. Promoting development on all suitable and available development sites

Alongside the three strategic options, three levels of housing delivery were also considered in the Assessment of Sustainability of Local Plan Core Strategy Housing Requirement Paper (November 2010):

1. 274 dwellings per annum (deliverable through Strategic Option 1)
2. 322-465 dwellings per annum (deliverable through Strategic Option 2)
3. 337-480 dwellings per annum (deliverable through Strategic Option 3)

The appraisal of these options showed that:

Strategic Options 1 and 2 would best help to focus development on Inner Warrington and could therefore have the potential to:

- *reduce the need to travel by car;*
- *protect and enhance access to services and facilities;*
- *provide, protect and enhance leisure opportunities, recreation facilities, Green Infrastructure and access to the countryside;*
- *Ensure sustainable and prudent use of natural resources; and*
- *Ensure high quality and sustainable design appropriate to the locality.*

However, it was concluded that provision of housing in only Inner Warrington (Strategic Option 1) would not supply sufficient housing to meet identified housing needs and aspirations for economic growth.

Conversely, Strategic Options 2 and 3 would help to secure better access to good quality, sustainable, affordable housing (due to the greater choice of sites available).

However, it was also considered that the amount of land required to provide for the levels of housing in Option 3 would necessitate development of Greenfield sites away from the inner areas of Warrington. This could have a detrimental effect on levels of deprivation, increase the need to travel by car, and affect access to essential services and facilities, leisure and recreation provision.

In conclusion, Strategic Option 2 was selected as the preferred approach because it was considered to provide the most appropriate balance between housing delivery, economic growth, regeneration and environmental protection.

The preferred spatial strategy

The preferred spatial strategy was set out in the pre-publication draft Core Strategy, which settled on the provision of sufficient land to accommodate an annual average of 500 dwellings between April 2006 and March 2027. The justification for this quantum can be found in paragraphs 5.31 to 5.39 of the Housing Background Paper (LDF024). How this figure reconciled with the ranges tested through the earlier SA work is explained in a Clarification Statement published in January 2013 (LDF110).

Submission Local Plan Core Strategy

After consulting on the Pre-publication version of the Local Plan Core Strategy in December 2011, a number of minor changes were made to the plan. These changes were subject to the sustainability appraisal process as well. The appraisal was undertaken using the following process:

- *Assessing each change individually and identifying the reason for the change;*
- *Any changes for reasons of clarity, spelling, punctuation or grammar were deemed to be minor and not significant;*
- *The remaining changes were then assessed to determine if they would have an effect on any of the SA objectives, and*
- *An opinion provided as to the effect of the changes on the initial SA.*

Work on finalising the Local Plan Core Strategy and producing the Sustainability Appraisal Report was undertaken throughout 2012. A **Sustainability Appraisal Report** was prepared in September 2012 and submitted alongside the Local Plan Core Strategy to the Secretary of State for examination.

Post Examination in Public

The formal hearing part of the examination took place from 4th to 11th June 2013. Throughout the course of the examination the Inspector identified some key areas which he considered needed to be modified in order to address soundness concerns. In response to these concerns the Council, often in concert with others who participated in the examination, suggested and subsequently agreed with the Inspector, a number of Main Modifications which go to the soundness of the Plan.

Given that a number of modifications to the submitted Plan were proposed, the Council considered it necessary to undertake a review of the SA at this stage in order to understand the potential impacts of these changes on sustainability.

Each of the proposed Main Modifications was considered in turn in order to identify any SA implications. The findings from this exercise and hence conclusions reached for any of the individual main modifications was documented in an SA Update Report published in August 2013. The findings have also been reproduced (*and updated where necessary*) in full in **Appendix 1** to this SA Report Addendum. In summary this exercise concluded:

- That the following policies should be reappraised:
 - Policy CS7 'Strategic Location – Omega and Lingley Mere';
 - Policy CS8 'Strategic Location – Inner Warrington';
 - Policy CS10 'Strategic Proposal – Waterfront & Arpley Meadows'; and
 - Policy IW2 'Victoria Park Area'.

- That the proposed new Policy (CS3) (by way of Main Modification MM09A) 'Maintaining a 10 Year Forward Supply of Housing Land' needed to be appraised.
- That in light of the above; and proposed deletion of existing Policy CS9, the cumulative impacts of the policies within the Plan need to be reappraised.

6.2 What alternatives have been considered (to the Proposed Modifications)?

As discussed above, it was considered that a number of the Modifications could have a significant impact on sustainability factors. These amended policies were therefore subjected to further appraisal and the findings were presented in an SA Addendum in August 2013.

However, in hindsight, the Council consider that it should also have presented a discussion of potential reasonable alternatives to these Modifications.

Thus, the following sections present a discussion of alternatives to the proposed Main Modifications relating to housing delivery/distribution.

Alternatives to the Modifications relating to policies CS7, CS9 and CS10

The previous sections set the context for the preparation of the preferred approach to housing delivery in Warrington. The spatial strategy (as set out in the submission Local Plan Core Strategy) sought to distribute the majority of development in the inner areas of Warrington on previously developed land. The Core Strategy also provided a framework for housing development that acted as a 'safety blanket' to the delivery of the identified level of housing need in the longer term.

Policies CS7 and CS10 were concerned with strategic opportunities at 'Waterfront/Arpley Meadows' and 'Omega/Lingley Mere'. Whilst these policies established that housing release would be suitable (and anticipated) at these sites, they did not make a definite provision.

Policy CS9 also identified four 'strategic locations' (Appleton Cross, Grappenhall Heys, Peel Hall, , Pewterspear,) that could potentially be developed in the longer-term should monitoring indicate that additional housing supply was necessary. It was made clear in the Core Strategy and supporting documents that these sites were a 'last resort'.

The proposed modifications made changes to this approach by seeking to establish a definite housing provision of "about" 1100 dwellings at Omega and Lingley Mere (MM05) and 2700 dwellings at the Waterfront / Arpley Meadows location (MM11). It should be noted with regards to the Waterfront / Arpley Meadows that the proposed modifications made it clear that a significant proportion of the potential for 2700 dwellings would only be realised after the close of the plan period. It is therefore anticipated that only 25% of the potential at Arpley Meadows would be realised within the plan period, equating to 675 dwellings.

In light of these firm commitments to housing delivery, policy CS9 was also deleted (MM08) and replaced by a new policy (CS3)(MM09A) that does not identify specific sites for housing supply where monitoring indicates a need for further release in the future.

As a result of these modifications, an additional **1,775** dwellings have been identified for housing delivery over the remainder of the plan period.

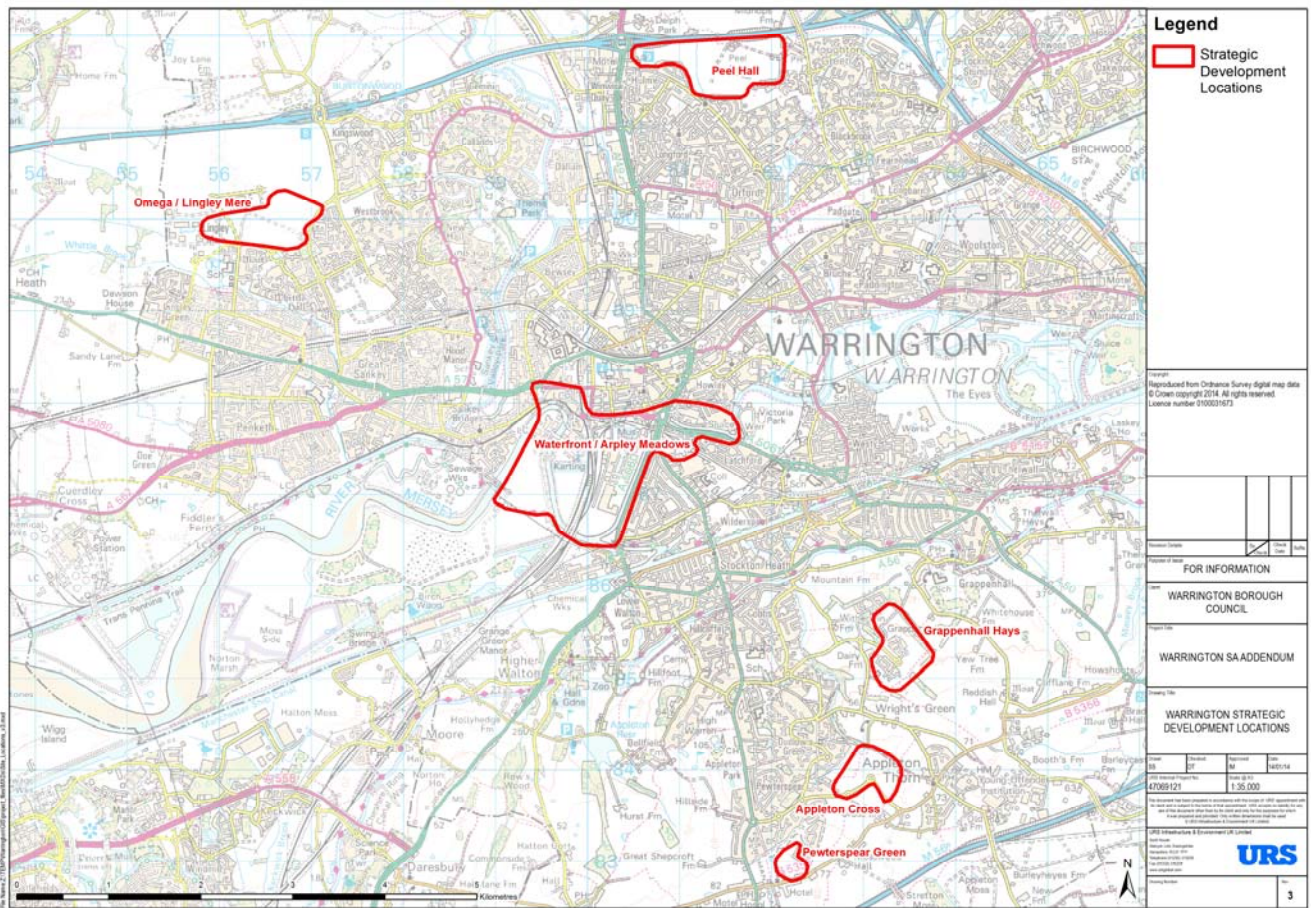
Although, the development of housing at the Omega/Lingley Mere and Waterfront/Arpley Meadows locations is in general conformity to the spatial strategy (*as established under strategic option 2*), the Council considered it useful to discuss whether this housing could actually be delivered more sustainably if the housing was allocated at alternative locations (*i.e. those originally identified as part of policy CS9*).

The following strategic approaches have therefore been identified as 'reasonable alternatives' to the allocation of additional housing at a strategic location in the Local Plan.

Reasonable Alternative	Rationale
<p>1: The proposed Modifications:</p> <ul style="list-style-type: none"> • 1100 dwellings at Omega and Lingley Mere • 675 (out of 2700) dwellings at Arpley Meadows 	<p>This alternative reflects the Proposed Main Modifications. These two locations are also in broad conformity with the spatial strategy. Waterfront / Arpley Meadows in particular sits within the ‘Inner Warrington’ area and would support regeneration utilising previously developed land. Housing development at Omega would also see previously developed land utilised for new homes, and would also aid the overall sustainability and viability of the site as a whole. The delivery of which is critical to the realisation of the Plans economic objectives.</p>
<p>2: Allocation of CS9 sites This would include allocation at one or a combination of the following sites to deliver the same amount of housing over the plan period.</p> <ul style="list-style-type: none"> • Appleton Cross • Grappenhall Heys • Peel Hall • Pewterspear Green 	<p>The sites identified in CS9 do not strictly adhere to the Spatial Strategy established in the Local Plan Core Strategy. However, policy CS9 suggested that these sites may be suitable for strategic development in the longer term if monitoring suggested that additional housing land was necessary. It is therefore sensible to consider their suitability for release in the plan period.</p>

The alternative broad strategic locations discussed above are illustrated below in figure 5.1

Figure 5.1: Strategic Development Sites



Why have other alternatives not been explored?

Delivery of the objectively-assessed housing need is not dependent upon the allocation of strategic locations for housing development. Therefore, the Council do not consider that it is necessary to assess a wider range of site options (*that have not yet been identified*).

A third option could be the combination of Omega/ Lingley Mere and the CS9 sites. However, the Council do not consider this to be a reasonable alternative for the following reasons:

- It would drive development away from the inner areas of Warrington and affect targets for the amount of development delivered on previously developed land.
- It is not considered necessary to jeopardise aspirations for regeneration in the Inner parts of Warrington. It is evidenced that the objectively assessed housing need can be met even if the Waterfront/Arpley Meadows location only delivers housing beyond the plan period.

6.3 Why has the preferred approach been chosen?

The approach decided-upon

The Council's approach is to proceed with making a firm allocation of housing provision at Waterfront & Arpley Meadows and Omega & Lingley Mere. Furthermore the Council considers that policy CS9 should be deleted and subsequently replaced with a new policy (proposed Policy CS3).

The Council's reasoning

Throughout the evolution of the Local Plan Core Strategy the Waterfront & Arpley Meadows has consistently been identified as an area where development would be promoted, including within all three of the strategic options considered, and this approach has not been subject to challenge.

The area is within Inner Warrington and its previously developed nature is such that its release would accord entirely with the plans overarching principles. The accelerated delivery of the site, if it could be achieved, is not therefore constrained by the Plan. In this regard the site has to date evidently been prioritised over and above the alternative sites which are intentionally constrained by policy.

The Council maintain that a change from 'opportunity' to 'proposal' is necessary in that the importance of the Waterfront & Arpley Meadows is likely to increase over the plan period. This reflects that the Council and its partners are actively and successfully working towards and investing in securing solutions to help unlock the documented constraints. The greater certainty which results from the change creates a more positive framework for investment and a more positive hook from which a further Local Plan or Supplementary Planning Document (if deemed necessary to provide further site specific guidance) could follow.

Whilst acknowledging that the potential of the Waterfront remains constrained, the process of annual monitoring, specifically drawing upon the Infrastructure Delivery Plan and Strategic Housing Land Availability Assessment, will be used to report progress against overcoming the documented constraints and therefore used to review assumptions about what quantum of development can reasonably be expected to be realised within the plan period.

With regards to Omega and Lingley Mere, the same is true in that throughout the evolution of the Local Plan Core Strategy this location has consistently been identified as an area where development would be promoted. With regards to housing specifically however, the Plan originally stopped short of firmly allocating land for residential development, but instead provided a framework to guide the delivery of housing acknowledging that it may, subject to prescribed safeguards, also be acceptable at the site.

This policy direction reflected recognition that not all of the available land at Omega was required to meet employment land needs across the plan period, and equally the need for flexibility and positive assistance with regards to delivering the wider location. In this latter regard it has long been recognised that the introduction of other (and ultimately a mix of) land uses at Omega and Lingley Mere could help create a more sustainable and viable wider proposal which maximises the benefits of the development as a whole.

The previously developed nature of the site is such that the release of land for housing would accord entirely with the plans overarching objective of securing at least 80% of new housing on previously developed land. It also accords with the plans overarching principles in that it would act to directly aid the delivery of the wider Omega and Lingley Mere site, the realisation of which is central to many key strands of the Plan's vision.

The Council consider that a firm proposal for housing at the site is a positive step, which the evidence supports, and one which acts to remove ambiguity by giving greater certainty to the development industry, stakeholders and the wider public.

In contrast to the Waterfront and Omega and Lingley Mere, the alternative (former CS9) sites have always been constrained by policies within the plan from its initial through to submitted draft. Such policies had made clear that consideration would only be afforded to developing these sites if monitoring indicated a need to do so, and in this regard these sites were clearly from a housing perspective the 'last resort'. This policy direction reflected that owing to the scale and nature of these sites they could, if released prematurely, undermine regeneration efforts as well as the permanence of the Green Belt given the opportunities they present for growth beyond the plan period. In conclusion there are clear distinctions between the proposed and alternative sites, as has been demonstrated throughout the evolution of the Plan and examination proceedings to date.

With regards to the proposed deletion of Policy CS9, and consequent replacement with a new policy (proposed Policy CS3), the Council consider that it is appropriate to identify the most suitable options for residential development at a future point in time, when and if the need to do so arises. This reflects that there are no guarantees that the sites named in the proposed to be deleted Policy CS9 will be the only or best options available, given which the Council accept that the non-committal nature of the proposed to be deleted Policy CS9 gives rise to unnecessary uncertainty. As such the deletion of Policy CS9 and the insertion of a new and non-site specific policy (proposed Policy CS3) is considered to appropriately address this.

Reflecting the SA findings

The preferred approach to the Proposed Modifications broadly **reflects the findings of the SA.**

At this strategic level, the SA concludes that alternative 1 would present the best balance in terms of housing delivery, regeneration and environmental protection/enhancement. Whilst alternative 2 could be more attractive from a housing delivery perspective, it would lead to a greater loss of Greenfield land, with potential impacts on high quality agricultural land (*albeit this may not be in production at the current time*), access to natural open space and biodiversity.

Alternative 1 would also make better use of existing infrastructure and would help to regenerate areas of need. On balance, development at the HCA sites and Peel Hall would be less likely to support regeneration in areas of need.

Development at Omega/ Lingley Mere and Waterfront / Arpley Meadows is also likely to be better placed to support access to jobs and services compared to alternative 2 which is more likely to exacerbate reliance on private car for travel.

Detailed appraisal findings for each alternative can be found in **Appendix 2.**

7 WHY HAVE ALTERNATIVES NOT BEEN EXPLORED FOR OTHER PLAN ISSUES?

INTRODUCTION

The Council considered that a number of other Proposed Modifications could have a significant impact and therefore required re-appraisal. However, due to the nature of these modifications, it is not necessary to explore alternative approaches. The outline reasons for not considering alternatives for the following issues are summarised below.

Modifications relating to Policy IW2: Victoria Park Area

Proposed modification MM45 suggests that policy IW2 should be amended to include the following bullet point:

- *preserves and enhances the historic interest of the park, and historic assets within, including their setting, in accordance with national and local policies relating to Heritage Assets.*

The only realistic alternative would be not to include this additional clause within policy IW2. As this clause is in accordance with national planning policy, the Council consider that there are no 'reasonable alternatives' to this proposed Modification.

Modifications relating to Policy CS8: Inner Warrington

Proposed modification MM07 suggests that policy CS8 should be amended to include the following bullet point:

- *Enhance the quality of Green Infrastructure and biodiversity and improve its connectivity to the wider network.*

The only realistic alternative would be not to include this additional clause within policy CS8. However, as this clause is in accordance with national planning policy and promotes a positive approach to urban design, the Council consider that there are no 'reasonable alternatives' to this proposed Modification.

**PART 3: WHAT ARE THE APPRAISAL FINDINGS AND
RECOMMENDATIONS AT THIS CURRENT STAGE?**

8 INTRODUCTION (TO PART 3)

There is a need to present an appraisal of the Proposed Modifications with a view to ensuring those that wish to make representations are suitably informed – i.e. have an understanding of the likely significant effects associated with the Modifications.

As discussed in section 1 of this SA Report Addendum, it was not considered necessary to (re)appraise all the policies in the Local Plan affected by the Proposed Modifications. The Council’s rationale for determining whether Proposed Modifications could have a significant impact (*and therefore require reappraisal*) is documented in **Appendix 1**. Where Policies have not been reappraised, the conclusions reached in the Submission SA Report (November 2012) remain unchanged and valid.

8.1 Which policies have been re-appraised in light of the Proposed Modifications?

It has been deemed necessary to re-appraise the following policies as a result of the Proposed Modifications.

Policy CS7 (Now CS8) ‘Strategic Location – Omega and Lingley Mere’
Policy CS8 (Now CS9) ‘Strategic Location – Inner Warrington’
Policy CS10 ‘Strategic Proposal – Waterfront & Arpley Meadows’
Policy IW2 ‘Victoria Park Area’
Proposed new Policy CS3 (by way of Main Modification MM09 – Deletion of CS9) Maintaining a 10 year forward supply of housing land

8.2 Methodology

The appraisal findings presented below identify and evaluate ‘*likely significant effects*’ of each of the relevant policies (*as amended by the modifications*). The appraisal takes account of the impacts in the context of the (updated) baseline position, drawing on the sustainability issues identified through scoping as a methodological framework.

Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy measures under consideration. The ability to predict effects accurately is also limited by understanding of the baseline and (in particular) the future baseline.

In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made. In many instances it is not possible to predict likely significant effects, but it is possible to comment on the merits of the Plan approach in more general terms.

It is important to note that effects are predicted taking into account the criteria presented within Regulations. So, for example, account is taken of the duration, frequency and reversibility of effects as far as possible. The potential for ‘cumulative’ effects is also considered. These effect ‘characteristics’ are described within the appraisal as appropriate under each sustainability theme.

To give the appraisal ‘added structure’, each policy within the draft plan is assigned one of the following symbols in-line with predicted ‘broad implications’. It is important to note that these symbols are not used to indicate significant effects.

- ✓ Positive implications.
- ✗ Negative implications.
- ? Uncertain implications.

To reflect the different impacts that policies could have, some policies may be scored as both positive and negative (or uncertain) against the same SA objectives.

Where policies and amendments would have no impact on a particular sustainability theme, then these are not included in the discussion and it should be assumed that the impact is negligible. This appraisal outlines the impact of each policy in its entirety, followed by a consideration of how the Proposed Modifications have affected the appraisal findings (if at all).

The appraisal findings are grouped by the sustainability themes, which each consist of several relevant sustainability objectives. This approach avoids duplication and allows for a more succinct presentation of the findings.

ECONOMY AND REGENERATION

Sustainability Objectives
1. Strengthen the local economy and ensure sustainable economic growth
2. Improve the education and skills of the population overall
3. Reduce poverty, deprivation and social exclusion and secure economic inclusion

<p>Relevant Policies and broad implications:</p> <p>New Policy CS3: 10 Year housing supply ✓ Revised CS7 (now CS8) Omega and Lingley Mere ✓ Revised CS8 (now CS9) Inner Warrington ✓ CS10: Waterfront and Arpley Meadows ✓</p>
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Implications of the policies	Further Implications as a result of Proposed Modifications
<p>Policy CS9 was considered to have a positive impact on economic growth by supporting a longer term commitment to housing delivery.</p>	<p>The proposed modifications see this policy replaced by CS3. However, the impacts on the economy would be <u>expected to be similar</u> as the principles of CS3 are the same as CS9.</p>
<p>Policy CS8: Omega/Lingley Mere, will help to secure significant employment opportunities for residents across the Borough. There is also an intention to link job opportunities to adjoining residential areas in Inner Warrington through active travel and public transport. This would have a significant positive impact on the baseline position.</p>	<p>The proposed Modifications would not detract from the allocation of Omega as an employment site, as the evidence suggests that the entire site is not needed. Therefore, the provision of an additional 1100 homes at this site is <u>likely to generate further positive impacts</u> by supporting mixed use development linked to deprived areas.</p>
<p>Policy CS9 Inner Warrington would also have a positive impact on the baseline by helping to tackle deprivation in the inner areas of Warrington and improving access to job opportunities.</p>	<p>The proposed Modifications are <u>unlikely to generate further impacts</u> in terms of economy and regeneration.</p>
<p>The impacts on the economy relating to policy CS10: Waterfront and Arpley Meadows are unclear as the uses that would come forward were not specified.</p>	<p>The proposed changes make reference to housing, which would help to deliver regeneration in the latter stages of the plan period. However, it is considered that this would <u>not have a significant additional impact</u> on the baseline position.</p>

Summary

Taken together, these policies would have a **significant positive impact** on the baseline position by committing to employment and housing opportunities linked to areas in need of regeneration.

In combination, the Proposed Modifications would have a minor additional benefit on economic growth and regeneration by firming-up the provision of housing at strategic locations.

HEALTH AND WELLBEING

Sustainability Objectives
5. Improve physical and mental health and reduce health inequalities
7. Reduce crime, disorder and the fear of crime
8. Enable groups to contribute to decision making and encourage a sense of community identity and welfare.
10. Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside

<p>Relevant Policies:</p> <p>IW2: Victoria Park Area: ✓ Revised CS7 (now CS8) Omega and Lingley Mere ? Revised CS8 (now CS9) Inner Warrington ✓ CS10: Waterfront and Arpley Meadows ✓</p>

Implications of the policies	Further Implications as a result of Proposed Modifications
<p>Policy CS10 ‘Waterfront and Arpley Meadows’ could have a positive impact on health and wellbeing if development was brought forward that assisted in the provision of enhanced Green Infrastructure and a country park. This could have positive implications, but the impacts are unlikely to be realised in the short term.</p>	<p>The Proposed Modifications to this policy are <u>unlikely to have additional impacts</u> on health and wellbeing.</p>
<p>Policy CS9 Inner Warrington would have a positive impact by encouraging regeneration in areas of need. This could help to improve wellbeing.</p>	<p>Now includes a direct reference to enhancement of green infrastructure, which would support greater opportunities for recreation. This could lead to <u>additional positive impacts</u> on the baseline position, leading to a significant positive effect.</p>
<p>The impacts of policy CS8 Omega and Lingley Mere are unclear in part as there are no specific measures to tackle community safety and opportunities for recreation. However, the delivery of a significant employment site would help to provide job opportunities that could be linked to areas of need. Housing is a major driver of health and there are therefore indirect benefits to be noted.</p>	<p>Access to decent affordable homes is also a key driver of health and wellbeing. Therefore, the Proposed Modifications could have a <u>slightly more positive impact</u> overall by providing a firm commitment to housing at this location.</p>
<p>Policy IW2 Victoria Park Area would have positive implications in terms of protecting the quality and extent of sports, play and park facilities. The policy also encourages access to the park by active travel modes. However, although there would be positive implications, it is not thought that there would be a significant impact on the baseline position.</p>	<p>There would be <u>little change in the impacts</u> of this policy as a result of the Proposed Modifications.</p>

Summary

Taken together, these policies would have a **significant positive impact** on the baseline position by committing to housing and employment opportunities and encouraging improvements to the physical environment.

Overall, the Proposed Modifications would have a minor additional positive impact in terms of health and wellbeing.

ACCESSIBILITY

Sustainability Objectives

4. Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes

9. Protect and enhance accessibility for all the essential services and facilities.

Relevant Policies:

- IW2: Victoria Park Area: ✓
- Policy CS3: ?
- Revised CS7 (now CS8) Omega and Lingley Mere ✓
- Revised CS8 (now CS9) Inner Warrington ?
- CS10: Waterfront and Arpley Meadows ?

Implications of the policies	Further Implications as a result of Proposed Modifications
<p>Policy CS3: Integral to this policy is a sequential approach to the release of land which seeks to prioritise sustainable sources of land. This should help to ensure that development does not promote car dependency. At this stage, the impacts are uncertain.</p>	<p>The principles of CS3 are the same as for CS9. Therefore, the Proposed Modifications would have <u>no additional impacts</u>.</p>
<p>Policy CS8 ‘Omega and Lingley Mere’ makes reference to creating a sustainable business community and providing appropriate services for businesses in a local centre / hub. The policy also makes reference to active travel and public transport links and ensuring appropriate infrastructure is in place at the right time. This will help to encourage a shift away from car dependency.</p>	<p>The Proposed Modifications will establish a significant amount of new housing in a location that will be well served by facilities, sustainable modes of transport and access to jobs. This supports the sustainability objectives and is likely to lead to <u>further positive impacts</u> on the baseline position.</p>
<p>Policy CS9 ‘Inner Warrington’ focuses development on Inner Warrington. This could partly achieve more sustainable patterns of travel and access to services. The policy makes reference to “accessible” employment opportunities, although no specific reference is made to active travel / public transport.</p>	<p>The Proposed Modifications would <u>not have an additional impact</u> in terms of the sustainability baseline for Accessibility.</p>
<p>Policy CS10 ‘Waterfront and Arpley Meadows’ would help to achieve access to employment opportunities due to the central location of this strategic location. However as the specific uses on the site have not been identified the impacts are uncertain.</p>	<p>The Proposed Modifications will secure housing at the site in the longer term. However, due to constraints and the uncertainty of other uses at the site, <u>the impacts remain uncertain</u>.</p>
<p>Policy IW2 ‘Victoria Park Area’ aims to encourage access to the park by active travel modes. This would have positive implications, but is not determined as being significant in terms of the baseline position.</p>	<p>The Proposed Modifications would <u>not have an additional impact</u> in terms of the sustainability baseline for Accessibility.</p>

Summary

In combination, the policies would have a **significant positive impact** on the baseline position by encouraging active travel and seeking to improve access to employment opportunities. The proposed Modifications would have some additional positive impacts by firmly allocating housing in close proximity to accessible employment opportunities.

Sustainability Objectives

6. Ensure access to good quality, sustainable, affordable housing

Relevant Policies:

- Policy CS3: ✓
- Revised CS7 (now CS8) Omega and Lingley Mere ✓
- Revised CS8 (now CS9) Inner Warrington ?
- CS10: Waterfront and Arpley Meadows ?

Implications of the policies	Further Implications as a result of Proposed Modifications
<p>Policy CS3 commits to ensuring a continuing supply of land for housing in order to continue to meet identified needs. This would have positive implications in terms of housing delivery in the longer term.</p>	<p>The principles of CS3 are the same as for CS9. Therefore, the Proposed Modifications would have <u>no additional impacts</u>.</p>
<p>Policy CS8 ‘Omega and Lingley Mere’: The proposal to deliver 1,100 homes presents a significant opportunity to deliver a number of affordable homes in accordance with Policy SN2 of the Local Plan Core Strategy.</p>	<p>The Proposed Modifications would have <u>additional positive impacts</u> compared to the original policy (CS7) that did not specify a firm allocation of housing at this location. The additional impacts would lead to a significant positive impact on the baseline position.</p>
<p>Policy CS9 ‘Inner Warrington’ focuses housing development in Inner Warrington, ensuring a mix of housing types, size and tenure. This would have a positive impact on the baseline.</p>	<p>The Proposed Modifications would have <u>no additional impacts</u>.</p>
<p>Policy CS10 ‘Waterfront and Arpley Meadows’</p> <p>The proposal now entails a residential element which would present an opportunity to deliver affordable housing in accordance with Policy SN2 of the Local Plan Core Strategy. However, given that the majority of housing is unlikely to be realised until after the plan period the opportunity is limited.</p>	<p>The Proposed modifications would have positive implications, but <u>would not lead to significant impacts</u>.</p>

Summary

In combination, the policies would have a **significant positive impact** on the baseline position by securing housing delivery at key locations throughout the Borough.

The proposed Modifications would have some additional positive impacts by firmly allocating housing at Omega / Lingley Mere in Particular.

NATURAL RESOURCES

Sustainability Objectives

14. Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.

16. Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage and water conservation.

Relevant Policies:

Policy CS3: ✓
 Revised CS8 (now CS9) Inner Warrington ?
 CS10: Waterfront and Arpley Meadows ?

Implications of the policies	Further Implications as a result of Proposed Modifications
<p>Policy CS3: Integral to the policy is a sequential approach to the release of land which seeks to prioritise sustainable sources of previously developed land. This could have positive implications in terms of supporting these sustainability objectives.</p>	<p>The principles of CS3 are the same as for CS9. Therefore, the Proposed Modifications would have <u>no additional impacts</u>.</p>
<p>Policy CS9 ‘Inner Warrington’ could now have positive implications on local environmental quality through direct reference to green infrastructure.</p>	<p>The Proposed Modification could bring about <u>positive implications</u> by introducing the reference to Green Infrastructure in the policy.</p>
<p>Policy CS10 ‘Waterfront and Arpley Meadows’ makes reference to the significance of flooding issues in the area especially those related to emergency access / egress and the sequential approach within the site. Impacts are unclear at this stage as the mix of uses and layout is not set out. However, there are potential constraints that may affect development.</p>	<p>The Proposed modifications establish housing in areas within close proximity to flood risk. However, provided that the location, layout and design of any development is appropriate, the impacts could be avoided or mitigated.</p>

Summary

In combination, the policies could have some positive implications on the quality of natural resources. However, this would not lead to a significant impact on the baseline position.

The proposed Modifications would not bring about a significant change in the impacts, although they could improve the quality of green infrastructure in the inner Warrington areas.

BUILT AND NATURAL HERITAGE

Sustainability Objectives	
11. Protect and enhance places and buildings of historic cultural and archaeological value.	
12. Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place.	
19. Ensure high quality and sustainable design for buildings, spaces and the public realm that is appropriate to the locality.	
<p>Relevant Policies:</p> <p>Revised CS7 (now CS8) Omega and Lingley Mere ✓ Revised CS8 (now CS9) Inner Warrington ✓? CS10: Waterfront and Arpley Meadows ? IW2: Victoria Park Area: ✓</p>	
Implications of the policies	Further Implications as a result of Proposed Modifications
<p>Policy CS8 ‘Omega and Lingley Mere’, now makes it clear that consideration will be regarded to protecting and enhancing heritage assets, including scheduled monuments and their settings, in accordance with Policy QE5. This will help to ensure that negative impacts on local heritage assets are avoided and managed.</p>	<p>The Proposed Modifications provide greater consideration to the effects of development on heritage assets. This will help to secure a <u>more positive approach to development at this strategic location.</u></p>
<p>Policy CS9 ‘Inner Warrington’ makes reference to the use of Green Infrastructure to help enhance the quality of the public realm. This would have positive implications. However, focusing development in Inner Warrington could put pressure on heritage assets. The impact is recorded as uncertain as it is unclear the type and extent of development that would take place. Conversely, it provides opportunities to enhance the built environment.</p>	<p>The Proposed modifications would have a <u>minor additional positive impact</u> through the reference to Green Infrastructure.</p>
<p>Policy CS10 Waterfront and Arpley Meadows could have a positive impact on the built environment by helping to regenerate areas of brownfield land in inner Warrington. Within this area there is a Scheduled Ancient Monument in the form of the Transporter Bridge, which is currently identified as a Heritage Asset at Risk. At this stage it is unclear what type, if or when development would be secured. Therefore impacts are uncertain.</p>	<p>The Proposed Modifications would <u>not have an impact.</u></p>
<p>Policy IW2 Victoria Park Area now makes it clear that consideration will be regarded to protecting and enhancing heritage assets, including scheduled monuments and their settings in accordance with national and local policies relating to heritage assets.</p>	<p>The Proposed Modifications provide greater consideration to the effects of development on heritage assets. This will help to secure a <u>more positive approach to development in this area.</u></p>

Summary

In combination, the policies could have some positive implications on built heritage. However, this would not lead to a significant impact on the baseline position.

The Proposed Modifications would not bring about a significant change in the impacts, although they could help to better protect and enhance heritage assets at Victoria Park and Omega / Lingley Mere.

BIODIVERSITY AND GEODIVERSITY

Sustainability Objectives

13. Protect and enhance biodiversity and geodiversity.

Relevant Policies:

Revised CS8 (now CS9) Inner Warrington ✓
 CS10: Waterfront and Arpley Meadows ?
 IW2: Victoria Park Area: ✓

Implications of the policies

Further Implications as a result of Proposed Modifications

Policy CS9 Inner Warrington now makes direct reference to enhancing biodiversity and improving connectivity to the wider network. This would have positive impacts in terms of supporting wildlife in the urban parts of Warrington.

The Proposed Modifications would lead to positive impacts by introducing a direct reference to the enhancement of biodiversity.

Policy CS10 'Waterfront and Arpley Meadows' makes reference to Green Infrastructure, but not biodiversity issues specifically. Positive impacts could be realised through the enhancement of Green Infrastructure, but the impacts are unclear at this stage. Conversely, certain types of development at this location could have negative impacts on the quality of the river habitats. Policy CS10 could help to avoid or mitigate impacts, as could the pollution control regime. However, an uncertain impact has been recorded at this stage.

The Proposed Modifications would have no impact.

Policy IW2 'Victoria Park Area' seeks to ensure that appropriate small scale development increases the functionality and improves the quality of green infrastructure, particularly where this increases the area's attractiveness and its value as a habitat for biodiversity. This would have positive implications for this location.

The Proposed Modifications would have no impact.

Summary

In combination, the policies could have some positive implications for wildlife habitats and species. However, this would not lead to a significant impact on the baseline position.

The Proposed Modifications would not bring about a significant change in the impacts, although they could lead to an enhanced green infrastructure network in inner Warrington that could support wildlife objectives.

CLIMATE CHANGE AND RESOURCE USE

Sustainability Objectives
15. Limit, mitigate and adapt to the impacts of climate change.
17. Increase energy efficiency and production of renewable energy.
18. Minimise waste and maximise reuse, recovery and recycling.

<p>Relevant Policies:</p> <p>Revised CS7 (now CS8) Omega and Lingley Mere ✕✓ Revised CS8 (now CS9) Inner Warrington ✓ CS10: Waterfront and Arpley Meadows ✓ IW2: Victoria Park Area: ✓</p>
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Implications of the policies	Further Implications as a result of Proposed Modifications
<p>Policy CS8 'Omega and Lingley Mere' could have an inherently negative impact as it supports economic growth, which could lead to increased carbon emissions. However, the policy makes reference to creating a sustainable business community and includes references to specific design policies which include energy efficiency criteria. Whether these can be realised in practice will depend upon viability issues. However, the policy provides a positive framework for minimising the impact of development (<i>that would take place regardless</i>).</p>	<p><u>The Proposed Modifications would have no impact.</u></p>
<p>Policy CS9 Inner Warrington seeks to enhance green infrastructure, which presents opportunities to use it to limit the impacts of climate change (e.g. Trees for shading/urban cooling/water storage). Directing development to the inner parts of Warrington could also help to support a more effective use of existing infrastructure. These urban areas are also more likely to be suitable for the development of District Heating schemes.</p>	<p>The Proposed Modifications would have <u>further positive implications</u> by including reference to the enhancement of Green Infrastructure.</p>
<p>Policy CS10 'Waterfront and Arpley Meadows' makes reference to flooding and green infrastructure issues. Although there is no direct reference to climate change, the policy could help to reduce the impact of development in this area and secure measures to help adapt to the impacts of climate change.</p>	<p><u>The Proposed Modifications would have no impact.</u></p>
<p>Policy IW2 'Victoria Park Area' looks to ensure that appropriate small scale development increases the functionality and improves the quality of green infrastructure - particularly where this creates environments that mitigate the causes of and are resilient to the impacts of climate change. This would have positive impacts for this locality.</p>	<p><u>The Proposed Modifications would have no impact.</u></p>

Summary

In combination, the policies could have positive implications. Although development *per se* could lead to increased emissions of greenhouse gases, these policies seek to minimise the impacts and adapt to climate change where appropriate. The Proposed Modifications could add some additional benefit through the reference to Green Infrastructure for policy CS9.

CONCLUSIONS

The impacts of the Proposed Modifications to the Local Plan have been summarised below under the SA themes used as a basis for scoping. It should be noted that this table only represents an appraisal of the additional / different impacts that have been identified as a result of the Proposed Modifications.

Part 3 of this report sets out the impact of the amended policies in full. It also illustrates the differences in impacts between the original policies and those amended by the Proposed Modifications.

Due to the positive nature of the impacts, it has not been considered necessary to suggest measures to mitigate or enhance the impacts arising from the Proposed Modifications.

Table 18.1: Summary of sustainability impacts

Sustainability Topic	Summary of impacts from the Proposed Modifications
Economy and regeneration	The Proposed Modifications would have positive implications for economic growth and regeneration by firming-up the provision of housing at strategic locations.
Health and Wellbeing	Overall, the Proposed Modifications would have positive implications in terms of health and wellbeing. This would be achieved through the provision of additional housing and a greater consideration for the benefits of Green infrastructure.
Accessibility	The Proposed Modifications establish firm allocations for housing in accessible locations for jobs and services. This would have positive implications in terms of access to services and reducing reliance on car travel.
Housing	The Proposed Modifications would have significant positive impacts by establishing a firm allocation of housing at Omega / Lingley Mere and Arpley Meadows.
Natural resources	The Proposed Modifications could have positive implications by introducing reference to Green Infrastructure and how this can support flood risk mitigation and improvement of natural environments.
Built and natural heritage	The Proposed Modifications would help to better protect and enhance local heritage assets at Victoria Park and Omega / Lingley Mere. This would have a positive effect.
Wildlife and geology	The Proposed Modifications could have positive implications by introducing reference to Green Infrastructure and how this can support wildlife species and habitats.
Climate Change and Resource use	The Proposed Modifications could have positive implications by introducing reference to Green Infrastructure and how this can support climate change adaptation.

PART 4: WHAT ARE THE NEXT STEPS (INCLUDING MONITORING)?

18 INTRODUCTION TO PART 4:

This SA Addendum Report along with the Modifications that are considered to have SA implications (MM04 to MM08, MM09A MM11, and MM45 will be subject to a 6 week period of consultation. This Part of the SA Addendum Report explains the next steps that will be taken as part of the plan-making / SA process, including in relation to monitoring.

18.1 Plan finalisation and adoption

The examining Inspector will consider representations – possibly also drawing on SA findings – before then reporting back on the Plan’s soundness. If found to be ‘sound’ the Plan will be formally adopted by the Council.

At the time of adoption an SA ‘Statement’ must be published that sets out (amongst other things):

- How the SA findings and the views of consultees are reflected in the adopted Plan, *i.e. bringing the story of ‘plan-making / SA up to this point’ up to date; and*
- Measures **decided** concerning monitoring.

18.2 Monitoring

At the current stage (i.e. within this SA Report Addendum), there is only a need to present measures *envisaged* concerning monitoring.

As discussed in Part 3 of this report, no significant negative impacts have been identified as a result of the Proposed Modifications. Although there are additional positive implications noted for a number of the policies, only one significant impact has been established in terms of the baseline for Housing.

It is therefore considered that the monitoring indicators set-out in the SA Report⁴⁸ are sufficient to monitor the impacts of the Local Plan (including the Proposed Modifications).

Where significant impacts have been identified as a result of the Proposed Modifications, these indicators have been reproduced (from the SA Report) below.

Table 19.1: Monitoring measures envisaged

Significant Impacts	Proposed Monitoring Indicators
Contribution to the achievement of housing delivery targets by allocating a significant amount of housing in a broadly sustainable location at Omega / Lingley Mere.	<p>Sustainability Appraisal monitoring for the Local Plan Core Strategy will be incorporated into the existing monitoring arrangements and in particular the AMR prepared for the Local Planning Framework. In relation to this impact, the following measures are of relevance:</p> <ul style="list-style-type: none"> • Housing completions - by type and location • Development progress at strategic locations • Affordable housing completions

⁴⁸ SA Report (November 2012) published alongside the Submission version of the Local Plan Core Strategy.

APPENDIX 1: SCHEDULE OF MODIFICATIONS – SA ‘SCREENING’

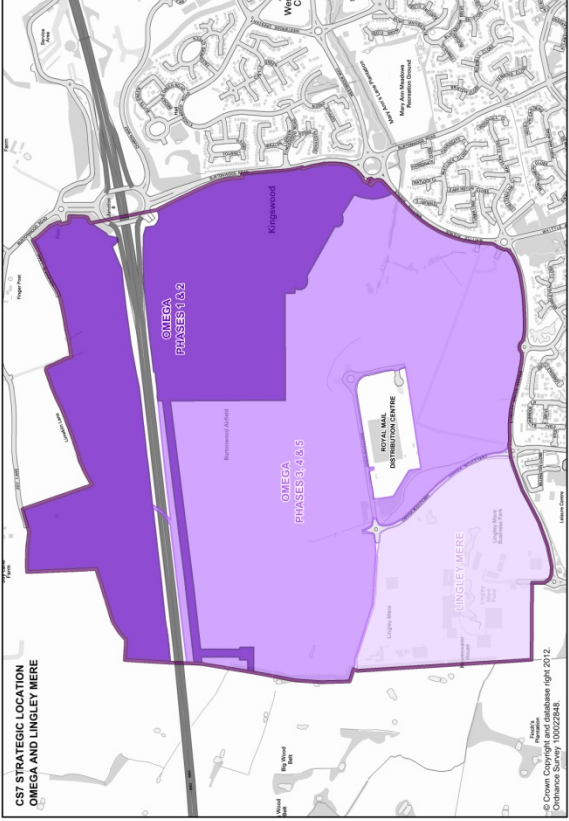
Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM01	24	CS1	<i>Amend first paragraph below bullet points, second line ... and be approved <u>without delay</u> wherever possible....</i>	Confined to providing additional and explicit clarification to ensure consistency with the first paragraph of Policy CS1 and the National Planning Policy Framework. There is therefore no net effect on the SA objectives.
MM02	25	CS2	<i>Delete 5th bullet point.</i>	Consequential to the deletion of Policy CS9, the implications of which from an SA perspective are detailed in response to Main Mod Ref. MM08.
MM03	28	Text between Fig 6.1 and Policy CS6	<i>Delete the three paragraphs immediately below Figure 6.1.</i>	Serves to remove now redundant and therefore unnecessary narrative. There is therefore no net effect on the SA objectives.
MM04	29	CS7	<i>Amend title... Strategic Location <u>Proposal</u> – Omega and Lingley Mere</i> <i>Insert new opening paragraph...</i> <u>The development of the strategic location has already started. At Lingley Mere the ongoing development of the site for primarily B1(a) and B2 uses in accordance with existing consents will continue to be supported. At Omega, Phases 1 & 2 benefit from existing consents for B1, B2 & B8 development. Associated strategic transport infrastructure has been implemented.</u> <i>Amend existing 1st (now 2nd) paragraph...</i> <u>The whole of the 267ha site as shown on the Policies Map is identified as a strategic location for economic growth. Phases being developed and those which currently remain undeveloped will contribute to meet the borough's future requirement for land for research and development, light industrial, general industrial and storage / distribution uses (Use Classes B1(b), B1(c), B2 and B8) both within and beyond the plan period. The site will also contribute</u>	Whilst this specific modification to Policy CS7 is confined to providing additional factual clarification and rewording, a decision to re-assess Policy CS7 in its entirety was taken in recognition of the cumulative modifications to the policy.

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM05	29	CS7	<p>to economic opportunity and growth in the wider sub region. Omega Phases 1 & 2 benefits from existing consents for B1, B2 & B8 development.</p> <p><i>Amend existing 2nd (now 3rd) paragraph...</i></p> <p>Further proposals for office (B1(a)) development at Omega will need to be justified by reference to sequential testing and market appraisal to determine that the development could not be appropriately located on a more accessible central site within or close to the Town Centre in accordance with the Overall Spatial Strategy.</p> <p><i>Delete existing 3rd paragraph.</i></p> <p><i>Amend existing 4th (and what remains 4th) paragraph ...</i></p> <p>In the interests of creating a sustainable business community, ancillary uses of an appropriate scale and nature to provide a business services hub to serve the development as a whole, such as retail, leisure, hotel and conference facilities will be supported. <u>Provision is made for the development of about 1,100 dwellings within the plan period.</u> Retail and housing development may also be acceptable if they are considered to be of an appropriate scale and nature and comply with national and local policies for out-of-centre retail development. In all cases such uses should create and / or support a viable commercial hub and will be required to demonstrate:</p> <p><i>Delete existing 2nd bullet point.</i></p> <p><u>Amend final bullet point... ensuring a high quality place (QE7), protecting and enhancing heritage assets, including scheduled monuments, and their setting (QE8), and active travel and public transport (MP3 and MP4).</u></p>	<p>Whilst CS7 provided a framework to govern the release of housing land at the site, it is considered that the proposal to now plan to definitively release housing land gives rise to a need to re-assess the impacts of the policy on the SA objectives. There is also recognition of a need to re-assess such impacts given the cumulative modifications to the policy.</p>
MM06	29	CS7	<p><i>Amend 5th bullet point... maintained and improved by way of measures including planning obligations and</i></p> <p><i>Add an additional (6th) bullet point... Enhance the quality of Green</i></p>	<p>It is considered that this modification gives rise to the need to re-assess the impacts of the policy on the SA objectives. There is also recognition of a need to re-assess such impacts given the cumulative modifications to the policy.</p>
MM07	30	CS8	<p><i>Amend 5th bullet point... maintained and improved by way of measures including planning obligations and</i></p> <p><i>Add an additional (6th) bullet point... Enhance the quality of Green</i></p>	<p>The modification to the 5th bullet point is considered to be confined to clarifying policy implementation, and does not therefore give rise to a need to re-assess from an SA perspective. The proposed</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM08	30	CS9	<p><u>Infrastructure and biodiversity and improve its connectivity to the wider network</u></p> <p><i>Delete the existing policy in its entirety.</i></p>	<p>additional (6th) bullet point is however considered to give rise to a need to re-assess the impacts of the policy on the SA objectives.</p> <p>Any impacts on the SA objectives arising from the deletion of this policy can be identified by considering and re-appraising the cumulative effects of the Plan as a whole, an exercise which has been undertaken. It is important to note that this exercise has also had regard to the revised and new individual policy assessments undertaken.</p>
MM09A	30	New Policy	<p><i>Insert New policy following Policy CS2 (as Policy CS3)...</i></p> <p>Should monitoring indicate that an ongoing 5 year deliverable and a subsequent 5 year supply of developable housing land can no longer be sustained or where it can be demonstrated that housing need cannot be met within Warrington, the Council will review its housing land provision and bring on-stream additional housing sites as required, with priority given to encouraging the reuse of previously developed land and avoiding sites in the Green Belt where possible.</p>	<p>This is a new Policy and an assessment against the SA objectives has been carried out accordingly.</p>
MM09B	26	Paragraph 6.9	<p><i>Amend the first sentence of paragraph 7.25 to read: The need for a further Local Plan Policy CS3 indicates that the need to allocate further land for housing would be triggered if monitoring indicates...</i></p>	<p>This modification relates to the supporting text of Policy CS3 and is confined to providing additional necessary factual clarification and rewording, and is not therefore considered to give rise to any SA implications.</p>
MM10	Various	Various	<p><i>Delete any references to the former Policy CS9 and therefore former strategic location sites of Appleton Cross, Grappenhall Heys, Peel Hall and Pewterspear Green in the Key Diagram, supporting text, other policies (where cross referenced), and other plans/figures.</i></p>	<p>Consequential to the deletion of Policy CS9, the implications of which from an SA perspective are detailed in response to Main Mod Ref. MM08.</p>
MM11	31	CS10	<p><i>Amend Title... Policy CS10: Strategic Opportunity Proposal – Waterfront and Arpley Meadows</i></p> <p><i>Amend 1st paragraph... The Waterfront / Arpley Meadows area presents a</i></p>	<p>Whilst Policy CS10 did not prohibit residential development, it is considered that the proposal to now plan to include an element of housing as a definite land use gives rise to a need to re-assess the</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM12	32		<p>sizeable opportunity for future <u>mixed</u> development <u>including housing</u>, in a central and sustainable location.....</p> <p>Amend 3rd paragraph... Any future The strategic development proposals at the Waterfront and Arpley Meadows area should will consider:</p> <p>Add additional (4th) paragraph... It is unlikely that these issues will be satisfactorily resolved before the final 5 years of the plan period. A significant proportion of the potential for 2,700 new homes at the Waterfront/Arpley Meadows will therefore not be realised until after the close of the plan period.</p> <p>Amend existing 3rd paragraph... The Council recognise that Any further development at Port Warrington beyond the developed and permitted site will have to demonstrate may be capable of demonstrating the 'very special circumstances' to justify a departure from national Green Belt policy by virtue of the fixed location of the infrastructure within the Green Belt and the potential for multi-modal sustainable transport benefits and contributing to promoting wider sustainable growth.</p> <p>Amend, add to and split existing paragraph 7.6 to read as follows...</p>	<p>impacts of the policy on the SA objectives.</p>
MM13	33	Paragraph 7.6	<p>Omega and Lingley Mere are the primary locations for ongoing economic development within the borough. It is envisaged that Omega will meet the borough's future requirement for land for research and development, light industrial, general industrial and storage / distribution uses (Use Classes B1(b), B1(c), B2 and B8) and that Lingley Mere will provide primarily B1 and B2 uses in accordance with existing consents. The existing consent for Omega Phases 1 & 2 also includes B1(a) uses.</p> <p><u>Omega was the name given to the site in the north of Warrington which was formerly part of the United States Air Force base Burtonwood whose main runway now forms a section of the M62 motorway.</u></p> <p><u>When Warrington was a New Town, the site was granted planning</u></p>	<p>Modification is confined to explicitly referencing and hence clarifying the provisions of existing national policies of relevance. It is not therefore considered to give rise to any SA implications.</p>
				<p>This modification relates to the supporting text of Policy CS7 and is confined to providing additional necessary factual clarification and contextual information, and ensuring consistency following modifications to the Policy itself. As such it is not therefore considered to give rise to any SA implications.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
			<p><u>permission under section 7 of the New Towns Act 1981, for B1, B2 and B8 uses although it was intended its use would be reserved for a limited number of large scale occupiers by international end users requiring major headquarters, manufacturing or distribution facilities. The site was identified as a Regional Employment site in the North West Development Agency's Regional Economic Strategy (2006), after sections of the site were sold to the Post Office and United Utilities, the latter leading to the development of Lingley Mere which now comprises 40 hectares of the wider Omega site.</u></p> <p><u>In 1993, North West Water (now United Utilities) built and occupied their headquarters at Lingley Mere and as they did not require the whole of the site, Muse Developments were appointed as joint development partners to deliver a business park on the remainder.</u></p> <p><u>Over 50% of Lingley Mere (including the United Utilities headquarters) has been completed and provides 29,747 sqm of B1(a) office development.</u></p> <p><u>The remainder of the site benefits from a number of outline consents for B1 (38,713sqm), B2 (1600sqm) and B8 (13,000sqm) development and future reserved matters applications will continue to be supported and will contribute to the boroughs employment land needs for the plan period. In addition, full planning permission was granted in 2010 for a 132 bed hotel with conference facilities.</u></p> <p><u>The remainder of Omega is entirely owned by the Homes and Communities Agency (formerly English Partnerships) and Omega Warrington Limited is a joint venture company set up as a consequence of the development agreement between the Homes and Communities Agency, Miller Developments Limited and the Royal Bank of Scotland. The agreement was signed in 2003 and became unconditional in 2008 for a term of 33 years.</u></p> <p><u>Omega will contribute to the borough's future requirement for land for B1(b), B1(c), B2 and B8 uses both within and beyond the plan period. As at</u></p>	

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
			<p><u>1st April 2012, 71 hectares of the land at Omega is required for employment uses within the plan period. The site could accommodate between 12,000 and 20,000 jobs when fully built out.</u></p> <p><u>Phases 1 & 2 benefit from outline planning permission for B1, B2 & B8 development and associated strategic transport infrastructure has been implemented. In August 2012, a reserved matters application for 18,426 sqm of B8 development was approved on 7 hectares of Phases 1 & 2.</u></p> <p><u>Figure 6.2 shows 3 key areas of the Strategic Proposal</u></p>  <p><u>Strategic Proposal - Omega and Lingley Mere</u></p>	
			<p>Owing to the scale and nature of intended development, ancillary uses which</p>	

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
			<p>support the primary function of the location as a key employment one will be supported. A good example of such an approach can be found within the borough at Birchwood Park where a collection of ancillary services (such as a creche, gym, hotel and conference facilities) constitute a 'Business Services Hub' the scale and nature of which is proportionate to directly supporting the needs of the resident workforce. The introduction of any further uses which do not directly support the resident workforce at Omega would only be supported where prevent to achieve a more sustainable development overall or essential to the viability of the wider mix. <u>In both circumstances it would also have to it can be demonstrated that proposals would in no way undermine any aspect of the Overall Spatial Strategy.</u></p> <p><u>The evidence supports that whilst the primary focus at Omega should be employment land related development, the Plans overall target of up to 277 hectares can be met without relying on the entirety of the site in this regard. Consequently the opportunity is being taken to deliver around 1,100 new homes as a sustainable urban extension to West Warrington, which will be guided by a clear framework for the development of the whole site which includes a new commercial hub to support employees and residents within the site and surrounding area. Delivery of housing at the site will continue the momentum instigated by Chapelford Urban Village in West Warrington, and make an important contribution to the Plan wide housing target including the percentage of new homes delivered on previously developed land.</u></p> <p><i>Amend, add to and split existing paragraph 7.15 to read as follows...</i></p> <p><u>This is an extensive area comprised of several components in a central and sustainable location. This is a significant area of previously developed land comprised of several components in a central and sustainable location adjacent to the Town Centre. Given the Overall Strategy's priority of the regeneration of brownfield land in Inner Warrington, it is considered that there would be significant sustainability and regeneration benefits in bringing forward this area for redevelopment. Regeneration of this area could not only connect the strategic green links that traverse Inner</u></p>	
MM14	34	Para. 7.15		<p>This modification relates to the supporting text of Policy CS10 and is confined to providing additional necessary factual clarification and rewording, and is not therefore considered to give rise to any SA implications.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
			<p><u>Warrington, but could enhance the riverside environment and support the Town Centre and the borough by accommodating a range of future land uses. Regeneration of the area could also bring about improvements to the residential areas to the north west, and transport interventions could contribute to relieving congestion in the town as a whole.</u></p> <p>Much of the area, and specifically the land referred to as Arpley Meadows, is currently subject to major constraints.</p> <p><u>As a result of the areas river side location and the tidal reach of the River Mersey, there are flooding issues that would need to be addressed in order to bring development forward. Details of such issues are fully considered in the Strategic Flood Risk Assessment. This assessment sets out that a sequential test and approach should be pursued in the area, demonstrating that there are no reasonable alternatives on land with a lower probability of flooding and avoiding vulnerable development in the highest risk areas. The assessment also identifies that there are sites within the area that are classified as Flood Zone 1 by the Environment Agency and these would be appropriate for a mix of uses. The access and egress to the sites would, however, need to be carefully considered as part of infrastructure work (see below) in order to satisfy emergency planning requirements.</u></p> <p><u>The Infrastructure Delivery Plan identifies that development of the area will require a specific package of transport investment to release land and enable effective and safe access to the area. The main requirements will be the reconfiguration of rail operations to allow the removal of an unused rail spur, new link roads, potential river crossings and access network.</u></p> <p>Joint public and private sector efforts are continuing to explore how constraints can be overcome-, especially in relation to transport access. Despite with potential investors expressing a keen interest in this area, it is however unlikely feasible that the opportunity presented can by the majority of the site will be realised in the longer term until after the close of the plan period.</p>	

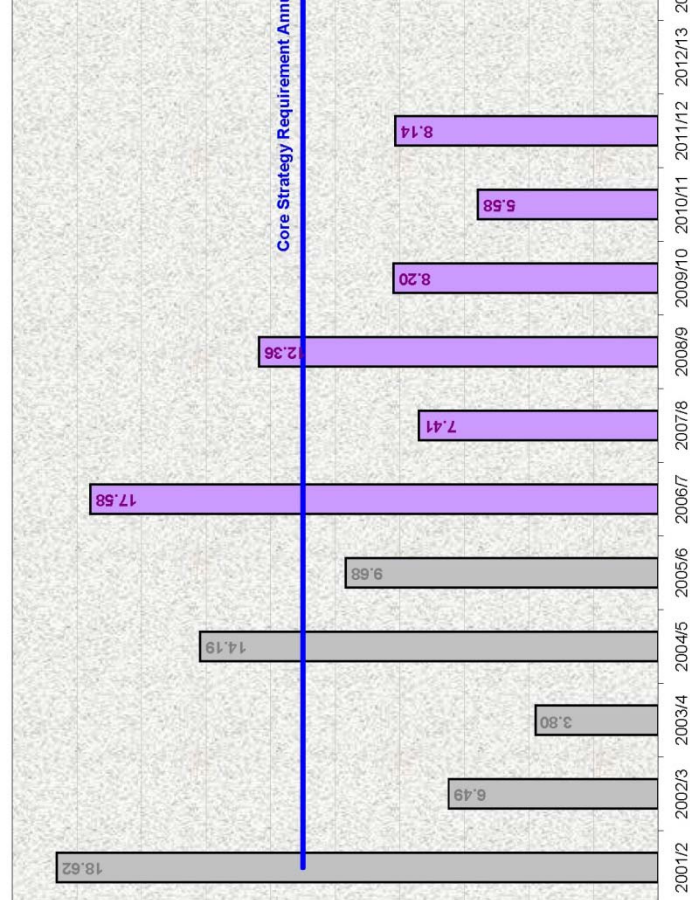
Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM15	35	7.16	<p>Whilst <u>Although a slightly larger area was considered</u>, indicative master planning has been conducted for the area, the preferred <u>in 2008 showed that a mixed development of up to 2,700 new homes and 1.5 million square feet of commercial space (including office and employment floorspace, a local centre and hotel) could be created by bringing around 70 hectares of land back into use. Masterplanning also included the creation of open space and an urban park. The precise land use mix of any future proposals is unknown yet to be determined, but should include housing, appropriate employment development (which could beneficially be located adjacent to existing employment uses around the northern and eastern edges of the area), and local facilities including leisure and retail provision as appropriate to support the new residential and business community.</u></p> <p>Given this and that the development potential is currently constrained there is no reliance on housing or employment land supply from this area during the plan period. If the opportunity is realised however the area would constitute a significant source of 'windfall' supply in the later years of the plan.</p> <p><i>Amend, add to and split existing paragraph 7.16 to read as follows...</i></p> <p>Port Warrington presents an opportunity to contribute to a wider regional sustainable transport initiative, the aim of which is to secure a modal shift of goods from road to rail and water.</p> <p><u>The existing 11 hectare site operates entirely as a road-based distribution centre with no utilisation of the Ship Canal for movement of goods. Planning Permission was granted in 2011 for the extension of the existing operations onto an adjoining 4.5 hectare area of land facilitated by the infilling of the site, the refurbishment and extension of the canal side berth and the reinstatement of a rail freight connection. It is anticipated that the permitted multi modal port facility could be operational by 2017.</u></p>	<p>This modification relates to the supporting text of Policy CS11 and is confined to providing additional necessary factual clarification and rewording, and is not therefore considered to give rise to any SA implications.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)														
MM16	35 / 36	Paragraphs 7.21 to 7.27	<p><u>The Mersey Ports Masterplan (Consultation Draft, June 2011) sets out a 20 year strategy for the growth of the Port of Liverpool and The Manchester Ship Canal. In the Longer term, the document identifies that there is further potential expansion land at Port Warrington amounting to some 10 hectares adjoining the Ship Canal to the west of the existing facility.</u></p> <p><u>The site is- Whilst the existing, permitted and potential future elements of Port Warrington occupy a fixed infrastructural location, they are however located entirely within the Green Belt and. Therefore any proposals which extend beyond the boundaries of the already developed and permitted site will therefore have to demonstrate very special circumstances to justify a departure from national Green Belt policy. Such circumstances will be considered and assessed by the Council though any future planning applications which may come forward. Beyond the existing committed expansion of the site there is no reliance on employment land supply from this area during the plan period. If further development was however is justified within the context of Green Belt policy, this would constitute a significant source of 'windfall' supply employment land in the later years of the Plan.</u></p> <p><u>Delete existing paragraph 7.21 and replace with... The table below indicates the potential housing delivery over the remainder of the plan period:</u></p> <table border="1" data-bbox="1018 860 1388 1706"> <thead> <tr> <th><u>Source of dwellings</u></th> <th><u>Number of dwellings</u></th> </tr> </thead> <tbody> <tr> <td><u>SHLAA Deliverable/Developable Completions</u></td> <td></td> </tr> <tr> <td><u>2012/13 – 2016/17</u></td> <td><u>2,675</u></td> </tr> <tr> <td><u>2017/18 - 2021/22</u></td> <td><u>1,558</u></td> </tr> <tr> <td><u>2022/23 - 2026/27</u></td> <td><u>1,562</u></td> </tr> <tr> <td><u>Sub-total</u></td> <td><u>5,885</u></td> </tr> <tr> <td><u>Additional sites</u></td> <td></td> </tr> </tbody> </table>	<u>Source of dwellings</u>	<u>Number of dwellings</u>	<u>SHLAA Deliverable/Developable Completions</u>		<u>2012/13 – 2016/17</u>	<u>2,675</u>	<u>2017/18 - 2021/22</u>	<u>1,558</u>	<u>2022/23 - 2026/27</u>	<u>1,562</u>	<u>Sub-total</u>	<u>5,885</u>	<u>Additional sites</u>		
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MM17	36	Paragraphs 7.28 to 7.30	<p>enablers to keep abreast of, assess and better understand the likely implications for delivery, of changes in market and or economic conditions. The Council will therefore continue to engage with the Housing Market Partnership, across the plan period, as a means of bringing together and understanding information and intelligence to identify future opportunities and risks.</p> <p><i>Amend existing paragraph 7.25 by way of amending the first sentence as follows...</i> The need for a further Local Plan to <u>allocate land for housing</u> would be triggered if monitoring indicates a...</p> <p><i>Add an additional (3rd) bullet to existing paragraph 7.25... mismatch between the actual mix of dwelling types and tenures delivered compared to the dwelling type needs identified in the most up to date Strategic Housing Market Assessment.</i></p> <p><i>Delete existing paragraph 7.27.</i></p> <p><i>Amend and add to existing paragraphs 7.28 to 7.30...</i></p> <p><i>Insert new paragraph and table between existing paragraphs 7.28 and 7.29...</i></p> <p><u>The table below shows the current employment land position from 2006 to 1st April 2012. Sites under construction and those with planning permission indicate that there is a need for approximately 71 hectares of employment land within the plan period to meet the identified requirement. This can be entirely met by the Omega Strategic Location which accounts for over 130 hectares in total.</u></p> <table border="1" data-bbox="1286 864 1378 1700"> <tr> <td><u>Plan Period 2006-2027</u></td> <td><u>21 Years Requirement</u></td> </tr> <tr> <td><u>21 x 11 Ha. + 20% choice factor</u></td> <td><u>277 Ha</u></td> </tr> </table>	<u>Plan Period 2006-2027</u>	<u>21 Years Requirement</u>	<u>21 x 11 Ha. + 20% choice factor</u>	<u>277 Ha</u>	<p>This modification relates to the supporting text of Policy CS2 and is confined to providing additional necessary factual clarification and rewording, and is not therefore considered to give rise to any SA implications.</p>
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MM18	52	PV4	<p data-bbox="272 1167 296 1397">Main Modification</p>  <p data-bbox="1059 1413 1086 1765">Employment Land Take Up</p> <p data-bbox="1099 842 1193 1765">Amend 2nd paragraph... Active ground floor uses other than shops but with frontages fashioned as shops such, as including banks and building societies will be acceptable appropriate in all frontages within the...</p> <p data-bbox="1235 808 1294 1765">Amend 3rd paragraph... Where retail development over 500 square metres gross is proposed outside...</p> <p data-bbox="1337 842 1396 1765">Amend 4th paragraph... Where there are no suitable, available or viable sites within the Primary Shopping Area, or where the proposal is over 500 square</p>	<p data-bbox="1106 152 1409 779">Modification is confined to rewording and clarifying matters of technical implementation. The original SA already assessed the policy as having a positive effect on strengthening the local economy and ensuring sustainable economic growth, as well as on protecting and enhancing accessibility for all to essential services and facilities, and this modification does not alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>

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MM19	53	PV5	<p><u>metres gross, the applicant must...</u></p> <p><u>Add new 4th paragraph... Proposals for all main town centre uses which are proposed outside the Town Centre will need to provide justification in the form of a sequential test and demonstrate that no suitable sites are available within the Town Centre, or more sequentially preferable locations to that proposed.</u></p> <p><u>Amend existing 4th (now 5th) paragraph... Where such retail, leisure and office development over 500 square metres gross is proposed outside of the Town Centre, the applicant will be required to undertake a sequential approach and demonstrate that no suitable sites are available within the an impact test and demonstrate that there will be no significant adverse impacts on the vitality and viability of the Town Centre, or more sequentially preferable locations to that proposed.</u></p> <p><u>Delete existing 5th (now 6th paragraph)</u></p> <p><u>Add new final paragraph... Facilities which strengthen, protect and enhance existing community and cultural facilities will also be supported.</u></p>	<p>Modification is confined to rewording and clarifying matters of technical implementation. The original SA already assessed the policy as having a positive effect on strengthening the local economy and ensuring sustainable economic growth, as well as on protecting and enhancing accessibility for all to essential services and facilities, and this modification does not alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>
MM20	63	SN1	<p><u>Amend 1st paragraph... The majority in accordance with Policy CS2 80% of new homes to be delivered within the borough will be focused on previously developed land. In terms of distribution, 60% of new homes will be delivered within Inner Warrington inclusive of the Town Centre, where housing development will be welcomed as a catalyst to secure physical, environmental, social and economic regeneration in accordance with Core Strategy Policy CS89. The remaining 40% of new homes will be achieved primarily through development within the suburban areas of the town of Warrington and development within the Borough's defined outlying settlements.</u></p> <p><u>Amend 5th paragraph... Should monitoring indicate that an ongoing deliverable and developable 10 year supply of housing land can no longer be sustained from the above sources, or housing need is not being met, the Council will review its housing land provision, and bring on-stream additional housing sites as</u></p>	<p>Necessary to provide additional clarification and more explicit consistency with Policy CS2. It is not considered that this clarification in itself gives rise to any SA implications.</p> <p>It should be noted that the modification in so far as it relates to amending the 5th paragraph is consequential to the deletion of Policy CS9 and the insertion of a new policy, the implications of which from an SA perspective are detailed in response to Main Mod Refs. MM08 and MM09.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM21	65	SN3	<p>required, in accordance with Policy CS3 consider bringing forward land sourced from one of a combination of the strategic locations as set out in Policy CS9, along with other presently unidentified sources within the built up areas of the borough, through the process of a further Local Plan.</p> <p><u>Amend 3rd bullet point... 43 15 additional permanent plots for Travelling Showpeople</u></p> <p><u>Add new 3rd paragraph... In accordance with national policy, the Council will identify and update annually through its Annual Monitoring Report, a supply of specific deliverable sites sufficient to provide five years' worth of land against these targets and identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and where possible, for years 11-15.</u></p> <p><u>Amend second sentence of the existing 3rd (now 4th) paragraph... Whilst the Council will aim to frontload as much of the required provision as possible, this allocation process will specify the required phasing of provision and also seek to resolve...</u></p>	<p>These modifications are concerned with providing greater clarity on the scope of the further Local Plan which Policy SN3 commits the Council to the preparation of, which will be subject to its own SA. The original SA already assessed this policy as having a positive effect on improving education and skills of the population; reducing poverty deprivation and social exclusion and securing economic inclusion; and improving physical and mental health and reducing health inequalities and this modification does not alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>
MM22	65	10.2	<p><u>Amend final sentence of Para. 10.2... sites without an obvious regeneration focus do not compete with those that do, unless their selective release is justified by other reasons as set out in Policy SN1.</u></p>	<p>This modification relates to the supporting text of Policy SN1 and is confined to providing additional necessary clarification. It is not therefore considered to give rise to any SA implications.</p>
MM23	66	10.7	<p><u>Amend paragraph 10.7... the scale and location of development proposals which come forward. Evidence in the form of the Borough's Strategic Housing Market Assessment will continue to be used to support the implementation of this principle.</u> This pragmatic approach...</p>	<p>This modification relates to the supporting text of Policy SN2 and is confined to providing additional clarification on the implementation of the policy. It is not therefore considered to give rise to any SA implications.</p>
MM24	66	10.8	<p><u>Amend, add to and split existing paragraph 10.8 as follows...</u></p> <p>With regards to affordable housing, evidence on housing need <u>in the form of the Strategic Housing Market Assessment</u> makes clear that there is a</p>	<p>This modification relates to the supporting text of Policy SN2 and is confined to providing additional clarification on the implementation of the policy. It is not therefore considered to give rise to any SA</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
			<p>significant shortfall of affordable homes within the borough currently estimated at 477 per annum, and it is therefore imperative that the Council seek to maximise the supply of affordable homes to be provided through the planning system. Policy SN2 seeks to achieve this by setting out the specific circumstances in which affordable housing will be required as part of development proposals; the percentage of homes to be provided as affordable; and the preferred tenure mix. This approach will provide clarity for both developers and landowners to ensure that the costs of providing affordable homes are properly accounted for in land transactions and development appraisals.</p> <p><u>With regards to the affordable dwelling mix, precise dwelling types are considered a matter for negotiation on a site by site basis given these can be heavily influenced by the individual nature and characteristics of a site, the developer and scheme economics. The underlying principle of any affordable housing policy is that it secures a housing offer which meets locally identified needs. The most up to date Strategic Housing Market Assessment will be relied upon within negotiations to understand how needs vary across the Borough and hence what factors, based on location, should be prioritised.</u></p> <p>Further clarity on the more detailed aspects of affordable housing policy implementation will be provided through a review of the Council's Affordable Housing Provision Supplementary Planning Document.</p>	<p>implications.</p>
MM25	66	10.9	<p><u>Insert new paragraph prior to existing para. 10.9... Figure 10.2 is intended to provide an overview of anticipated opportunities to secure affordable homes by way of securing a percentage of qualifying open market developments from those sites anticipated to come forward by the SHLAA. Whilst the majority of opportunities are concentrated within Inner Warrington, it can be seen that opportunities are present across the Borough. Further opportunities not currently quantified will also emerge within the plan period from windfall developments and wider Registered Provider and Housing Strategy efforts.</u></p>	<p>This modification relates to providing narrative to accompany and hence additional clarification in respect of Figure 10.2. It is not therefore considered to give rise to any SA implications.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)												
MM26	67	Table 1 & paragraph 10.10	<p>Amend the figures in Table 1...</p> <p>Table 1 - Authorised Traveller Provision within the borough as at 2007</p> <table border="1" data-bbox="416 792 879 1760"> <thead> <tr> <th></th> <th>Total Authorised Provision</th> <th>Provision Approved on a Permanent Basis</th> <th>Approved on a Temporary Basis</th> </tr> </thead> <tbody> <tr> <td>Gypsies and Traveller Pitch Numbers</td> <td>20</td> <td>24</td> <td>18 16</td> </tr> <tr> <td>Travelling Showpeople Plot Numbers</td> <td>31</td> <td>1</td> <td>20</td> </tr> </tbody> </table> <p>Amend existing paragraph 10.10... ..the production of a further Local Plan. <u>The Council is committed to frontloading the delivery of the required provision as far as possible. Notwithstanding this the precise phasing of delivery will be specified through the process of this further Local Plan.</u> In order to determine...</p> <p>Add new paragraphs after 10.10...</p> <p><u>An updated Gypsy and Traveller Accommodation Assessment (GTAA) was jointly commissioned in May 2013 by Warrington Borough Council, Cheshire West and Chester Council, Cheshire East Council, Halton Borough Council and Cheshire Police. This is the appropriate geography across which to continue planning for the needs of Gypsies and Travellers and Travelling Showpeople, as supported by the evidence.</u></p>		Total Authorised Provision	Provision Approved on a Permanent Basis	Approved on a Temporary Basis	Gypsies and Traveller Pitch Numbers	20	24	18 16	Travelling Showpeople Plot Numbers	31	1	20	<p>This modification relates to the supporting text of Policy SN3 and is confined to providing additional necessary factual clarification. It is not therefore considered to give rise to any SA implications.</p>
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MM27	71	SN5	<p><u>The updated GTAA will directly inform the subsequent Local Plan and, aside from acting to validate the headline levels of need within the Borough for Gypsies and Travellers and Travelling Showpeople, will specifically identify the required delivery phasing of pitches/plots. The updated GTAA is anticipated to be published in its final form in August 2013. Until the updated GTAA is published, and up to date information is available on what the short term need is for Gypsies and Travellers and Travelling Showpeople, the Council is not in a position to decide what the five year deliverable land supply should be.</u></p> <p><u>Add new (as 1st) bullet point... proposals for all main town centre uses will need to provide justification in the form of a sequential test;</u></p> <p><u>Amend existing 1st (now 2nd) bullet point... proposals for retail, leisure and office uses over 200 500 square metres gross will need to provide justification in the form of an sequential and impact test proportionate to the scale of the proposal;</u></p> <p><u>Delete existing 2nd bullet point.</u></p>	<p>Modification is confined to rewording and clarifying matters of technical implementation. The original SA already assessed the policy as having a positive effect on strengthening the local economy and ensuring sustainable economic growth; protecting and enhancing accessibility for all to essential services and facilities; reducing the need to travel especially by car, improving choice and the use of more sustainable modes; and this modification does not alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>
MM28	72	10.14	<p><u>Amend paragraph 10.14... National policy also encourages Local Planning Authorities to plan positively for the provision retention and integration of community facilities (such as local shops, meeting places, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Inherent in this approach is the retention of local employment opportunities, which is of particular importance in the Borough's outer lying settlements. The Sustaining Local Services and Facilities Policy SN6 seeks to ensure that local facilities, services and jobs are protected, supported and as accessible as possible. principally by ensuring that consideration is afforded to avoiding the loss of those which are proven viable or those which if lost would adversely impact the availability of services to any given community.</u></p> <p><u>Insert new paragraph following para. 10.14... With regards to sustaining the</u></p>	<p>This modification relates to the supporting text of Policy SN6 and is confined to providing additional clarification on the implementation of the policy. It is not therefore considered to give rise to any SA implications.</p>

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MM29	77	QE1	<p>wider and specifically rural community, Policy SN6 identifies support for the diversification of farm enterprises and the sustainable growth of existing businesses which are located out with the Local Plan's defined employment areas.</p> <p><u>Amend 1st bullet point... Seek to meet a proportion of their energy needs from renewable or low carbon sources based on an assessment of the feasibility and viability of such sources. Initially this proportion will continue the former RSS target of 10% but the Council is committed over the plan period to increase this figure subject to appropriate evidence to justify such an increase.</u></p>	<p>This modification is considered to clarify policy implementation, by way of providing an explicit target. The original SA already assessed the policy as having a positive effect on a number of objectives including limiting and adapting to the impacts of climate change; and increasing energy efficiency and the production of renewable energy; and this modification does not alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>
MM30	78	QE2	<p><u>Add, as second and the final, sentence... The Council will take into account any proposed mitigation measures where adverse environmental, social and/or economic impacts have been identified in line with relevant local or national policy.</u></p>	<p>This modification is considered to clarify policy implementation, by way of explicitly acknowledging that proposed mitigation measures will be afforded weight in the decision making process. The original SA already assessed the policy as having a positive effect on a number of objectives; and this modification is not considered to alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>
MM31	79	11.6	<p><u>Insert new paragraph between existing paras. 11.6 and 11.7... Whilst it is recognised that the Regional Spatial Strategy now no longer forms a part of the statutory development plan, the former RSS policy EM18 advised that in advance of setting local targets for renewable energy generation, an interim target of at least 10% should be applied to all qualifying developments, subject to it being financially viable to do so. It is considered that having an appropriate level of renewable energy to strive to generate would be a useful policy requirement. This target was based on a sound evidence base, which is still valid to use and is considered to be an appropriate aspiration to seek to achieve, subject to careful</u></p>	<p>This modification relates to the supporting text of Policy QE1 and is confined to providing additional justification and clarification on the implementation of the policy. It is not therefore considered to give rise to any SA implications.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM32	79	Paragraph 11.11	<p>consideration of the effect on feasibility and viability in line with other requirements. This interim requirement will be updated as and when appropriate evidence becomes available to do so.</p> <p><u>Amend final sentence of para 11.11... have been identified in line with other relevant local and national planning policy.</u></p> <p><u>Insert new paragraph following existing para. 11.11... Proposals will be assessed within the context of the Plan as a whole and therefore where appropriate assessed against other policies in the plan as they are relevant to a particular proposal. In respect of national policy regard will be had to both the National Planning Policy Framework (NPPF) and the Overarching National Policy Statement (NPS) for Energy (EN-1). In England and Wales the Overarching NPS for energy (EN-1) is a material consideration in decision making on applications that fall under the Town and Country Planning Act 1990 (as amended). Whether, and to what extent, this is a material consideration will be judged on a case by case basis. The policy and guidance on “generic impacts” contained in Part 5 of the NPS, will be used as a basis to assess proposals against, where they are relevant to a particular proposal. In the NPPF the paragraphs that are relevant to a particular proposal will be taken into account.</u></p> <p><u>Amend and add to the 1st paragraph so that it is presented and reads as follows...</u></p> <p>The Council will only support development proposals where the risk of flooding has been fully assessed and justified by an agreed Flood Risk Assessment.</p> <p>A site specific Flood Risk Assessment is required for:</p> <ul style="list-style-type: none"> proposals of 1 hectare or greater in Flood Zone 1 and Critical Drainage Areas as defined by the SFRA and all proposals for new development (including minor development and change of use) in Flood Risk Zones 2 and 3 and critical drainage areas as defined by the SFRA 	<p>This modification relates to the supporting text of Policy QE2 and is confined to providing additional clarification on the implementation of the policy. It is not therefore considered to give rise to any SA implications.</p>
MM33	84	QE4		<p>This modification is confined to rewording and clarifying policy implementation. It is not considered that this modification gives rise to any SA implications</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM48	85	QE5	<ul style="list-style-type: none"> and also where proposed minor development or a change of use in Flood Risk Zones 2 and 3 to a more vulnerable use class may be susceptible to other sources of flooding. <p>The Flood Risk Assessment should also address, if required, the sequential and exceptions tests as set out in National Planning Policy.</p> <p><i>Amend the 7th Paragraph as follows:</i></p> <p>Proposals for development which may adversely affect the integrity or continuity of UK Key habitats or other habitats of local importance, or adversely effect EU Protected Species, UK Priority Species or other species of local importance, or which....</p>	<p>This modification simply seeks to future proof the policy by guarding against any vacuum should EU Protected Species and UK Priority Species lists be updated at different intervals. Given that it does not change the scope or nature of the policy the modification is not considered to give rise to any SA implications. In any event the original SA already assessed the policy as having a very positive effect on protecting and enhancing biodiversity and this modification is not considered to alter this assessment.</p>
MM34	86	QE6	<p><i>Insert new, as 4th, bullet point... Land quality;</i></p> <p><i>Delete existing bullet points 8 and 9 (now 9 and 10) and replace with new, as 9th, bullet point... The need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance;</i></p> <p><i>Amend existing final paragraph... ...ground instability or has a sensitive end use must include an assessment...</i></p>	<p>In addition to rewording existing content, this modification relates to more explicitly clarifying that land quality will also be afforded consideration. The original SA already assessed the policy as having a very positive effect on protecting, managing and improving local amenity and local environmental quality including land, air and controlled waters and reduce the risk of flooding; and this modification is not considered to alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>
MM35	92	QE8	<p>Amend paragraph 3... Heritage Assets such as Buildings and, structures and sites which are valued as good examples of local architectural styles or for their historic associations, are included on a local list produced by the Council. The buildings and, structures and sites included on this list are detailed in Appendix</p>	<p>Modification relates to explicitly clarifying that historic sites also fall within the remit of the policy. The original SA already assessed the policy as having a very positive effect on protecting and enhancing</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM35A	92	34.	<p>Further amendment Policy QE8 as follows:</p> <ul style="list-style-type: none"> • <i>Add a fifth bullet point to the list which follows paragraph 1: <u>Locally Listed Heritage Assets</u></i> • <i>Amend the 4th paragraph to read: To be included on the local list, an <u>asset</u> building should be substantially ...</i> <p><i>Amend criterion 1 of the 4th paragraph to read: be a good example of a particular local building <u>asset</u> type, craftsmanship...</i></p> <p><i>Delete existing paragraph 11.26 and replace with...</i></p>	<p>places and buildings of historic, cultural and archaeological value; and this modification is not considered to alter this assessment. As such this modification is not considered to give rise to any SA implications.</p> <p>Modification relates to ensuring a consistent approach prevails throughout the policy and as such is not considered to give rise to any SA implications. In any event the original SA already assessed the policy as having a very positive effect on protecting and enhancing places and buildings of historic, cultural and archaeological value; and this modification is not considered to alter this assessment.</p>
MM36	93	11.26	<p><u>The Council is committed to safeguarding the architectural and historical heritage of the built environment in Warrington. There are 348 listed buildings and 16 conservation areas in the borough; and other buildings and structures of interest and are included on a local list. Such heritage assets are finite and non-renewable resources and their future survival depends on how the buildings are used and managed, on appropriate maintenance and repair and on alterations that respect their value and character.</u></p> <p><u>Listed buildings need to be preserved and their continued use and maintenance ensured, to avoid deterioration, which may put their preservation at risk. Whilst the majority of buildings are in good repair, a 'Buildings At Risk' register compiled in 2000 to English Heritage standards identified that 18% of the stock is vulnerable and 4% is deteriorating. The Council will take positive action to secure the retention, repair, maintenance and continued use of listed buildings and will:</u></p>	<p>This modification relates to the supporting text of Policy QE8 and is confined to providing additional and necessary factual clarification and contextual information. It is not therefore considered to give rise to any SA implications.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM37	97	MP1	<ul style="list-style-type: none"> • <u>seek support and funding from all available sources to set up grant and repair schemes;</u> • <u>use its available powers to take action in the case of vulnerable and deteriorating buildings;</u> • <u>seek to secure the retention of buildings of architectural or historic interest, subject to reasonable standards of health and safety;</u> • <u>provide guidance and advice to owners and developers.</u> <p><u>With regard to buildings at risk, the Council will aim to ensure their continued use, maintenance, repair and restoration, making use of powers available if owners fail to carry out essential repairs, as appropriate. In support of this work the Council will make use of available sources of finance, guidance and advice, and seek the assistance of Building Preservation Trusts where appropriate. The Council will keep the designation of conservation areas under review and bring forward enhancement schemes as resources allow. Designated conservation areas are shown on the Policies Map. The borough also contains 12 scheduled ancient monuments and a wealth of archaeological remains. There are 397 entries in the Cheshire County Sites and Monuments Record relating to Warrington and measures for their protection is also included in the Plan. The Council currently contracts specialist advice on archaeological matters to Cheshire West and Chester Council.</u></p>	
MM37	97	MP1	<p><u>Amend first sentence... To secure sustainable development t</u>The Council and its partners will support development <u>proposals</u> where # <u>they</u>;</p> <p><u>Amend 4th bullet point...</u> mitigates <u>the impact of development</u> or improves the performance of Warrington's Transport Network, including the Strategic Road Network and, <u>by delivering site specific</u> infrastructure which will support the proposed level of development.</p>	This modification is considered necessary to clarify policy implementation, and is not therefore considered to give rise to any SA implications.
MM38	98	MP3	<p><u>Amend 2nd paragraph...</u> ... should be given to users at junctions. <u>Where</u></p>	This modification is considered necessary to clarify

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM39	99	MP4	<p>appropriate the Council will consider the use of conditions or <u>planning obligations to secure such improvements.</u></p> <p><i>Amend 2nd bullet point... providing additional public transport infrastructure and services that are reasonably related in scale to the proposed development where existing facilities are not available or are in need of improvement, provided this does not impact on the deliverability of the scheme.</i></p> <p><i>Insert new final paragraph... Where appropriate the Council will consider the use of conditions or planning obligations to secure these improvements.</i></p> <ul style="list-style-type: none"> • <i>Amend paragraph 12.7... .. The Council's parking standards, previously set out in the Unitary Development Plan are now considered out of date have currently been rolled forward from these set out in the adopted Unitary Development Plan. It is envisaged....</i> 	<p>policy implementation, specifically with regards to clarifying how the policy objectives will be secured, and is not therefore considered to give rise to any SA implications.</p> <p>This modification is considered necessary to clarify policy expectations (by way of acknowledging the requirements of national policy) and therefore implementation, and is not therefore considered to give rise to any SA implications.</p>
MM40	101	12.7	<p><i>Amend Paragraph 3 of the Vision... Deposits of locally and nationally important minerals have been identified and protected so that they are not sterilised by development. An appropriate contribution is being made to local aggregates needs and Mineral development is only taking place in an environmentally acceptable manner.</i></p> <p><i>Amend existing paragraph 12.20... ..in accordance with national planning policy. Warrington proposes to meet this requirement through the early adoption of a joint Minerals and Waste Local Plan, full details of which are set out in the LDS. A key requirement of national policy is to identify areas of search, preferred areas and/or site specific allocations for future minerals development as well as defining mineral safeguarding areas (MSAs). This process will be undertaken in the Minerals Local Plan.</i></p> <p><i>Add new paragraph following 12.20...</i></p> <p>MSAs will be defined in line with the requirements of the NPPF using the</p>	<p>This modification relates to the supporting text of Policy MP1 and is confined to providing factual clarification with regards to existing standards. It is not therefore considered to give rise to any SA implications.</p> <p>Necessary to provide consistency with Policy MP9, which already acknowledges the need to make an appropriate contribution to local / sub-regional aggregate provision, and is not therefore in itself considered to give rise to any SA implications.</p> <p>This modification relates to the supporting text of Policy MP9 and is confined to rewording and providing additional clarification with regards to the production of the subsequent Local Plan and policy implementation in the interim. It is not therefore considered to give rise to any SA implications.</p>
MM41	104	Vision	<p><i>Amend existing paragraph 12.20... ..in accordance with national planning policy. Warrington proposes to meet this requirement through the early adoption of a joint Minerals and Waste Local Plan, full details of which are set out in the LDS. A key requirement of national policy is to identify areas of search, preferred areas and/or site specific allocations for future minerals development as well as defining mineral safeguarding areas (MSAs). This process will be undertaken in the Minerals Local Plan.</i></p> <p><i>Add new paragraph following 12.20...</i></p> <p>MSAs will be defined in line with the requirements of the NPPF using the</p>	<p>This modification relates to the supporting text of Policy MP9 and is confined to rewording and providing additional clarification with regards to the production of the subsequent Local Plan and policy implementation in the interim. It is not therefore considered to give rise to any SA implications.</p>
MM42	106	12.20	<p><i>Amend existing paragraph 12.20... ..in accordance with national planning policy. Warrington proposes to meet this requirement through the early adoption of a joint Minerals and Waste Local Plan, full details of which are set out in the LDS. A key requirement of national policy is to identify areas of search, preferred areas and/or site specific allocations for future minerals development as well as defining mineral safeguarding areas (MSAs). This process will be undertaken in the Minerals Local Plan.</i></p> <p><i>Add new paragraph following 12.20...</i></p> <p>MSAs will be defined in line with the requirements of the NPPF using the</p>	<p>This modification relates to the supporting text of Policy MP9 and is confined to rewording and providing additional clarification with regards to the production of the subsequent Local Plan and policy implementation in the interim. It is not therefore considered to give rise to any SA implications.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM43	108	MP10	<p>most up-to-date mineral resource information, which is currently that published by the BGS (Norton, GE and 6 others, dated 2006; mineral resource information for national, regional and local planning: Cheshire (comprising Cheshire and the boroughs of Halton and Warrington) British Geological Survey Commissioned Report CR/05/090N). <u>All mineral resources within MSAs will be protected from unnecessary sterilisation by other development. Any applications which come forward on sites which have the potential to sterilise minerals before the adoption of the joint Minerals and Waste Local Plan will also need to consider this information, and in certain circumstances applicants may be asked to supply additional information in respect of potential effects on mineral resources.</u></p> <p><u>Amend 3rd bullet point... ..the infrastructure needs directly arising from development, where viable to do so.</u></p>	<p>This modification is considered necessary to clarify policy expectations (by way of acknowledging the requirements of national policy) and therefore implementation, and is not therefore considered to give rise to any SA implications.</p>
MM44	116	TC1	<p><u>Add the following two paragraphs after the first four bullet points...</u></p> <p><u>The Council is keen to promote the growth and improvement of retail provision in the town centre and will seek to direct new comparison goods floorspace that could be supported by emerging expenditure capacity over the plan period to locations within the town centre.</u></p> <p><u>Specifically, by 2021, the provision of at least 6,500m² (net) additional comparison goods retail floorspace is proposed in locations within the Primary Shopping Area, and as part of a mixed use development in the Bridge Street and Time Square redevelopment area, and the mixed use development in the stadium/Winwick Street area as set out above.</u></p> <p><u>Add an additional (as the final) bullet point to Policy IW2... preserves and enhances the historic interest of the park, and historic assets within, including their setting, in accordance with national and local policies relating to Heritage Assets.</u></p>	<p>Modification relates to clarifying the scale and nature of additional retail floor space to be provided within the Plan period. The original SA already assessed the policy as having a positive effect on a number of objectives including strengthening the local economy and ensuring sustainable economic growth, as well as on protecting and enhancing accessibility for all to essential services and facilities, and this modification does not alter this assessment. As such this modification is not considered to give rise to any SA implications.</p>
MM45	123	IW2		<p>This modification is considered to give rise to a need to re-assess the impacts of the policy on the SA objectives, and specifically that relating to protecting and enhancing places and buildings of historic, cultural and archaeological value.</p>

Mod. Ref.	Page No.	Policy / Paragraph	Main Modification	Implications for Sustainability Appraisal (SA)
MM46	151	Table	Replace existing table with that appended to this Main Modification schedule as Appendix 1.	This modification is confined to clarifying indicators to be employed for monitoring purposes, with this additional clarification not considered to give rise to any SA implications.
MM47	160	Appendices	Insert a new appendix (as Appendix 2) with that appended to this Main Modification Schedule as Appendix, titled... <u>Appendix 2 Summary of Housing Land Availability Position (1st April 2012)</u>	This modification relates to providing within the Plan a summary of current evidence on housing land availability, and is therefore confined to providing additional necessary factual clarification. It is not therefore considered to give rise to any SA implications.

APPENDIX 2: ALTERNATIVES APPRAISAL (HOUSING DELIVERY)

Appraisal methodology

For each of the reasonable alternatives the appraisal identifies and evaluates ‘likely significant effects’ on the baseline / likely future baseline, drawing on the sustainability issues identified through scoping as a methodological framework.

It should also be noted that this appraisal represents a comparison of alternative strategic approaches. It is not considered necessary to undertake detailed site assessments and comparisons, because the two alternatives are clearly distinct from one another and the impacts can be determined at a strategic level.

Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the alternative policy approaches under consideration. The ability to predict effects accurately is also limited by the level of understanding of the baseline and (in particular) the future baseline. In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made.⁴⁹

In many instances it is not possible to predict significant effects, but it is possible to comment on the merits of alternatives in more general terms. This is helpful, as it enables a distinction to be made between alternatives even where it is not possible to distinguish between them in terms of ‘significant effects’.

It is important to note that effects are predicted taking into account the criteria presented within Schedule 2 of the Regs.⁵⁰ So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered. These effect ‘characteristics’ are described within the appraisal as appropriate.

Significant Positive effects are illustrated in the tables with green shading. Significant negative effects are illustrated with red shading. Lighter shading represents effects with a lower magnitude.

These ratings are to provide a better appreciation of the magnitude of effects, but it should be remembered that they do not reflect objective measurements.

	Minor significant positive effects		Significant positive effects		Minor significant negative effects		Significant negative effects
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In some instances, there may not be any ‘significant impacts’ to discuss. Therefore, to assist in the comparison of alternatives, the appraisal findings also highlight the general merits/disadvantages of each approach using the following symbols.

↓ Overall negative implications
 ↑ Overall positive implications
 ? - Uncertainty

⁴⁹ As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>): "Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."
⁵⁰ Environmental Assessment of Plans and Programmes Regulations 2004

Alternatives for the distribution of additional (confirmed) housing: 1: Proposed modifications approach: Allocations at Waterfront/Arpley Meadows and Omega / Lingley Mere 2: Release CS9 sites and commit to housing targets at one or a combination of these sites.			
Sustainability Themes	Discussion of <u>significant effects</u> (and discussion of <u>relative merits</u> in more general terms)		
		Alt 1	Alt2
Economy and regeneration	Development for employment is already underway at the Omega site, including associated infrastructure. It would therefore be easier to accommodate strategic housing at this site and would help to deliver a mixed use community. Although the Waterfront site is heavily constrained at present, it is at the heart of the Inner Warrington area and surrounded by areas of deprivation. Regeneration of this area, including retail and employment uses would therefore have a significant positive impact on the baseline position. However, these impacts would only be likely in the longer term. Release of HCA sites to the South of Warrington would not support the regeneration of deprived areas as it is a relatively affluent part of the borough. Nevertheless, there would be positive implications in terms of supporting local economic growth. The Peel Hall site is located within close proximity to deprived areas, and could therefore help to achieve improvements in the local environment and in the availability of affordable housing that could benefit these communities. A mixed used development would be particularly beneficial if it provided jobs for local people.		↑
Health and Wellbeing	<p>The delivery of affordable housing at Waterfront / Arpley Meadows, Omega / Lingley Mere and the CS9 sites would have positive implications in terms of improving access to a decent home.</p> <p>However, the CS9 locations are all greenfield and are likely to be valued by local communities as amenity space. The Grappenhall Heys site also contains some elements of public open space that could be affected through development, although policies QE3 in the Core Strategy should help to safeguard this. Although new development could seek to enhance open space, there would be impacts on existing communities who enjoy access to the 'Countryside' at these 'edge of settlement' locations. The proximity of Peel Hall and Omega to AQMAS could mean that communities are developed in areas suffering from poor air quality. Although mitigation is possible, there is potential for adverse impacts on health. Infrastructure improvements associated with the Omega / Lingley Mere development could help to offset some of these impacts though.</p> <p>As development at Omega / Lingley Mere and the Waterfront is on brownfield land the potential for amenity impacts is assumed to be lower. However, although the quality of the land may not be great, there may be some local community value such as use for dog walking.</p>	↑ ↓	↑ ↓
Accessibility	<p>With the exception of Waterfront / Arpley meadows each of the strategic locations has poor access to a railway station. This is particularly the case for the CS9 sites that are all over 2.5km from the nearest station. Having said this, each of the sites is fairly well located in terms of access to a bus route.</p> <p>According to the Multi Modal Modelling tests undertaken for the Core Strategy⁵¹, development at a number of the CS9 sites in Southern Warrington would be likely to encourage longer car trips. Conversely, development at Omega & Lingley Mere and the Waterfront & Arpley Meadows could reduce trips as there would be greater opportunities for employment and leisure nearby. There are also a number of proposed infrastructure projects that would help to improve accessibility in these areas.</p> <p>Due to its central location, Arpley Meadows / Waterfront would have good access to a range of local and higher-order services.</p>	↑	↓

⁵¹ Warrington Borough Council Local Plan Transport Background Paper, May 2012

<p>Housing</p>	<p>Allocation of significant amounts of housing at any of the strategic locations would have a significant positive impact on the baseline position. At the CS9 sites, the market attractiveness/greenfield nature of the sites could mean that high quality development could be sought and that affordable housing provision could be more easily achieved compared to Waterfront /Arpley Meadows which is more heavily constrained. However, meeting the objectively assessed need would not rely upon delivery of housing at Waterfront / Arpley Meadows as it is recognised that the majority of this potential would be realised after the plan period.</p> <p>It would also be necessary to release all the HCA sites and Peel Hall to realise the same amount of housing potential as for the 'Waterfront' in the longer term (2700 dwellings).</p>		
<p>Natural Resources</p>	<p>According to the Agricultural Land Classification, Peel Hall, Grappenhall and Appleton Cross all consist of Grade 2 agricultural land. Development at each of these sites would lead to the loss of at least 10 hectares of Grade 2 land at each of the sites. Appleton Cross also contains 8 hectares of Grade 3 land. Significant housing development at these sites would therefore lead to the permanent loss of the best and most versatile agricultural land. This would have a significant negative impact on the baseline position. There would be no loss of the best and most versatile agricultural land at Omega or the Waterfront sites.</p> <p>There is also the potential for air quality to be affected at development associated with Omega and Peel Hall as both sites are within fairly close proximity to an AQMA.</p> <p>All the sites fall within flood zone 1 with the exception of the Waterfront. Therefore, there would be negligible impacts on flood risk. Having said this, increasing the amount of hard standing could affect surface water run-off. Although a significant part of the Waterfront site is within Floodzone 2/3, there are areas that are in flood zone 1. Development would be mixed use too, so it would be possible to plan for suitable uses of land according to sensitivity.</p>	<p>↑ ↓</p>	
<p>Built and natural heritage</p>	<p>Although there are some locally important buildings in proximity to some of the CS9 sites, the primary impact anticipated from the release of CS9 sites would be an erosion of the character of settlements at the edge of the urban area.</p> <p>The character of the HCA sites to the south of the Borough is particularly sensitive to further development⁵², which would have a significant negative impact on the value of the existing landscape.</p> <p>The impact at the Peel Hall site could be mixed. Whilst some of the area could be developed without major impacts, development of the wider area could have a negative effect on the character of wooded areas and views in and out of the site.</p> <p>The landscape assessment as part of the ES submitted for a planning application at the wider Omega site concluded that overall there would be beneficial impacts across the site. However, some minor adverse impacts on visual amenity could be expected.</p> <p>Due to the higher concentration of listed buildings and conservation areas in the Inner Warrington Area, there would be a greater potential for impacts on the built environment and heritage assets at the Waterfront / Arpley Meadows location (including the Transporter Bridge SAM). However, on the flip side, development would present an opportunity to enhance the character in areas of poor quality.</p>	<p>↑ ↓</p>	
<p>Wildlife</p>	<p>None of the sites fall within close proximity of a SSSI or European Site. Therefore, the impacts on nationally important wildlife habitats are unlikely to be significant. However, there are designated local wildlife sites within Grappenhall Heys, Appleton Cross and Waterfront locations. A phase 1 habitat survey showed that there is little evidence of wildlife value at small sections of Peel Hall. However, local community groups report that the wider area is important for wildlife.</p>	<p>?</p>	<p>?</p>

⁵² Warrington Borough Landscape Character Assessment, 2010

<p>Climate Change and resource use</p>	<p>Evidence suggests that Warrington should focus on the potential for district heating schemes⁵³ to increase its low carbon capacity. An area of potential called a 'priority zone' was identified in Warrington around the Bewsey District Hospital. None of the strategic locations are particularly well positioned to support the development of a scheme in this area. However, further studies would be necessary to determine where district heating could be appropriate. It is likely that mixed-use development that could create demand for heat on their own would provide the best opportunities. In this respect, the sites closest to (<i>or creating their own</i>) heat demand (disregarding physical constraints to pipeline development) have the most potential for the development of DH schemes.</p>	<p>?</p>	<p>?</p>

⁵³ Liverpool City Region Renewable Energy Capacity Study (Arup,2010)