

Appendix 4A

Local Planning Policy

1.1 Introduction

- 1.1.1 The Project Site encompasses land within the administrative boundaries of six local authority areas. These represent the ‘host’ local authorities of Cheshire east, Cheshire West and Chester, Halton, St. Helens, Trafford and Warrington.
- 1.1.2 The development plans of the host authorities, emerging planning policy (depending on its status), supplementary planning documents and neighbourhood plans within their boundaries all represent local planning policy which may be relevant to the Project.

1.2 Cheshire East

- 1.2.1 Development Plan policy within Cheshire East, which is relevant to the Project consists of the Local Plan Strategy, the saved policies of the Macclesfield Local Plan, the saved policies of the Saved Cheshire Replacement Minerals Local Plan and the saved policies of the Cheshire Replacement Waste Local Plan.
- 1.2.2 The Cheshire East Local Plan Strategy was adopted on 27 July 2017 and sets out the overall vision and planning strategy for development in the borough.
- 1.2.3 The Macclesfield Borough Local Plan was adopted in 2004, the Cheshire placement Minerals plan was adopted in 1999 and the Cheshire Replacement waste plan was adopted in 2007. A number of policies from each document were saved by directions made in 2007 and 2010. Some of these saved policies were subsequently replaced by policies in the Local Plan Strategy. However, a number of saved policies from all three documents remain as adopted policy.
- 1.2.4 A summary of the Development Plan policies which are relevant to the Project are set out in **Table 1.1** below.

Table 1.1 Cheshire East Development Plan Policies

Policy Number	Policy Title	Summary of Policy
Strategic Priority 3	Protecting and enhancing environmental quality of the built and natural environment.	Seeks to reduce the borough’s impact on climate change by encouraging sustainable patterns of development; prudently managing natural resources; promoting renewable energy; encouraging water efficiency; using energy efficiently; and avoiding

Policy Number	Policy Title	Summary of Policy
		developing land that may be at risk from the effects of climate change.
MP1	Presumption in Favour of Sustainable Development	The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF... to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise, taking into account any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits; and any specific policies in the NPPF that indicate that development should be restricted.
PG3	Green Belt	Sets out the purposes of the Green Belt and states that planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy. Development which is not inappropriate in the Green Belt includes mineral extraction; engineering operations; local transport infrastructure that can demonstrate a requirement for a Green Belt location; the re-use of buildings provided that the buildings are of permanent and substantial construction; and development brought forward under a Community Right to Build Order.
SD1	Sustainable Development in Cheshire East	Sets out requirements for development. Of relevance is to provide appropriate infrastructure to meet the needs of the local community including energy; and use appropriate technologies to reduce carbon emissions and create a low carbon economy.
SD2	Sustainable Development Principles	Requires that all development will be expected to avoid the permanent loss of

Policy Number	Policy Title	Summary of Policy
		areas of agricultural land quality of 1, 2 or 3a, unless the strategic need overrides these issues.
SE1	Design	Requires development proposals to make a positive contribution to their surroundings in terms of sense of place, managing design quality, sustainable urban, architecture and landscape design, liveability/workability, and designing in safety.
SE3	Biodiversity and Geodiversity	Seeks to protect and enhance areas of high biodiversity and geodiversity value. It requires all development to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests... Where any residual harm following mitigation/compensation is provided to address adverse impacts of the Project, or where any harm following mitigation/compensation, along with any other harm, is clearly outweighed by the benefits of the development.
SE4	The Landscape	Requires all development to conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes
SE5	Trees Hedgerows and Woodland	Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives.

Policy Number	Policy Title	Summary of Policy
		Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting. The council will seek to ensure: 1. The sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals. 2. The planting and sustainable growth of large trees within new development as part of a structured landscape scheme in order to retain and improve tree canopy cover within the borough as a whole.
SE7	The Historic Environment	The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.
SE8	Renewable and Low Carbon Energy	The development of renewable and low carbon energy schemes will be positively supported and considered in the context of sustainable development and any impact on the landscape. Weight will be given to the wider environmental, economic and social benefits arising from renewable and low carbon energy schemes, whilst considering the anticipated adverse impacts, individually and cumulatively upon: • The surrounding landscape including natural, built, historic and cultural assets and townscape; including buildings, features, habitats and species of national and local importance and adjoining land uses; and/or

Policy Number	Policy Title	Summary of Policy
		- Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access; and/or - The operation of air traffic, radar systems, electromagnetic transmissions, and the Jodrell Bank Radio Telescope. Appropriate mitigation measures to address any effects identified and considered (for all low carbon and renewable schemes) will be required prior to any development proceeding.
SE10	Sustainable Provision of Minerals	Council looks to protect the supply of the aggregate landbanks. The policy also looks at how the council can put in plans for the supply for some minerals and also find locations which they can safeguard for future need.
SE12	Pollution, Land Contamination and Land Instability	The council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, surface water and groundwater, noise, smell, dust, vibration, soil contamination, light pollution or any other pollution which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm. Developers will be expected to minimise, and mitigate the effects of possible pollution arising from the development itself, or as a result of the development (including additional traffic) during both the construction and the life of the development. Where adequate mitigation cannot be provided, development will not normally be permitted. Development should support improvements to air quality, not contradict the Air Quality Strategy or Air Quality Action Plan and seek to promote sustainable transport policies.

Policy Number	Policy Title	Summary of Policy
		Where a proposal may affect or be affected by contamination or land instability (including natural dissolution and/or brine pumping related subsidence), at the planning application stage, developers will be required to provide a report which investigates the extent of the contamination or stability issues and the possible affect it may have on the development and its future users, the natural and built environment. This report should be written in line with best practice guidance. In most cases, development will only be deemed acceptable where it can be demonstrated that any contamination or land instability issues can be appropriately mitigated against and remediated, if necessary.
SE13	Flood Risk and Water Management	Developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation, in line with national guidance, by ensuring that: • All development follows the sequential approach to determining the suitability of land for Development and where necessary apply the exception test. • All planning applications for development at risk of flooding are supported by an appropriate Flood Risk Assessment (FRA). • New development is designed to be safe, taking into account the lifetime of the development, and the need to adapt to climate change. • All developments, including changes to existing buildings, seeks improvements to the current surface water drainage network and be

Policy Number	Policy Title	Summary of Policy
		designed to manage surface water. This should include appropriate sustainable drainage systems (SuDS) and green infrastructure to store, convey and treat surface water prior to discharge. New development enhances and protects surface and ground water quality and complies with the Water Framework Directive New development incorporates water efficiency measures.
CO4	Travel Plans and Transport Assessments	The council look for any major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment and where appropriate, a Travel Plan.
Macclesfield Borough Local Plan policies		
NE11-14	Nature Conversation	The borough council will seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect nature conservation interests will not normally be permitted. These include SSSIs and sites of regional or local value.
NE17	Habitat Enhancement	In major developments in the countryside, the Borough Council will seek improvements for nature conservation, tree planting and landscaping and will negotiate appropriate legal agreements to secure the implementation of these improvements by the developer.
DC3	Amenity	Development should not significantly injure the amenities of adjoining or nearby residential property or sensitive uses due to: 1. Loss of privacy; 2. Overbearing effect; 3. Loss of sunlight and daylight;

Policy Number	Policy Title	Summary of Policy
		4. Noise, vibration, smells, fumes, smoke, soot, ash, dust or grit; 5. Environmental pollution; 6. Hazardous substances and industrial processes; and 7. Traffic generation, access and car parking.
DC6	Circulation and Access	This policy states that where appropriate new developments should normally the meet the circulation and access criteria set out in the policy.
DC13/14	Noise	Development will not be permitted if the development increases the ambient noise level to an unacceptable level. However, the development will be permitted if the effects of the noise can be mitigated by soundproofing measures.
DC17/19/20	Water	Development would not normally be allowed which would be in areas liable to flooding, loss of access to watercourses, loss of natural flood plain. These are some of the reasons a development would not be allowed.
DC63	Contaminated Land	Development will not be permitted unless practicable and effective measures are to be taken to treat, contain or control any contamination including landfill gas. Remedial measures should be completed in accordance with a scheme to be agreed with the local planning authority.
Cheshire Replacement Minerals Local Plan		
Policy 6	Prior Extraction	An application for the extraction of minerals in advance of development which would otherwise cause the permanent sterilisation of proven mineral resources will be permitted if the mineral extraction and restoration is capable of being completed within an acceptable timescale and without compromising the subsequent development.

Policy Number	Policy Title	Summary of Policy
Cheshire Replacement Waste Local Plan		
Policy 11	Development and Waste Recycling	Proposals will be required to provide facilities for the source separation and/or storage of different types of waste generated by that development.

Other relevant local policy

Supplementary Planning Documents (SPDs)

- 1.2.5 Cheshire East has a number of adopted SPDs which may provide guidance applicable to the Project. These include:
- Rural Development
 - Nature Conservation Strategy

Neighbourhood Plans

- 1.2.6 The only neighbourhood plan in Cheshire East that is relevant to the Project is the proposed High Legh Neighbourhood Plan. This has yet to be adopted, with consultation on the pre-submission version of the plan occurring in 2021.
- 1.2.7 The pre-submission version includes a policy to provide an 'active travel route' (a footpath and cycleway) between High Legh and Crabtree Lane which is directly relevant to the Project route.

Emerging Policy

- 1.2.8 The Local Plan Site Allocations and Development Policies document was submitted to the Secretary of State in April 2021 for examination. Following the examination, the Planning Inspector issued comments on the main modifications that would be required to make the document sound in January 2022, and consultation on the main modifications commenced in April 2022.
- 1.2.9 The policies relevant to the project are:
- Policy PG 12 - Green Belt and safeguarded land boundaries;
 - Policy GEN 1 - Design Principles;
 - Policy ENV 1 - Ecological Network;
 - Policy ENV 2 - Ecological Implementation;
 - Policy ENV 3 - Landscape Character;
 - Policy ENV 4 - River Corridors;

- Policy ENV 5 – Landscaping;
- Policy ENV 6 - Trees hedgerows and wood implementation;
- Policy ENV 7 - Climate Change;
- Policy ENV 12 - Air Quality;
- Policy ENV 16 - Surface water management and flood risk;
- Policy ENV 17 - Protecting water resources;
- Policy HER 3 - Conservation Areas;
- Policy HER 8 – Archaeology; and
- Policy RUR 5 - Best and most versatile agricultural land.

1.3 Cheshire West and Chester

1.3.1 The Local Plan (Part 1) Strategic Policies was adopted by the Council on 29 January 2015. The Local Plan (Part 2) Land Allocations and Detailed Policies was adopted on 18 July 2019.

1.3.2 A summary of the local plan policies which are relevant to the Project are set out in **Table 1.2** below.

Table 1.2 Cheshire West and Chester Adopted Development Plan (Part 1 and Part 2) policies

Policy Number	Policy Title	Summary of Policy
Part 1		
Strat 1	Sustainable Development	Seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development.... unless material considerations indicate otherwise. Development should make the best use of opportunities for renewable energy use and generation, protect and enhance the natural and historic environment, and ensure prudent use of natural finite resources.
Strat 9	Green Belt and Countryside	Restricts development to that which requires a countryside location and cannot be accommodated within identified settlements. In the Green Belt, additional restrictions apply in line with the NPPF.

Policy Number	Policy Title	Summary of Policy
Strat 10	Transport and Accessibility	In order to minimise the need for travel, proposals for new development should be located so as they are accessible to local services and facilities by a range of transport modes. Also, developments that would generate significant amounts of movement should be accompanied by a Transport Assessment and Travel Plan, in accordance with Council guidance.
Strat 11	Infrastructure	Aims to secure the delivery of infrastructure improvements, to secure the future of sustainable communities throughout Cheshire West and Chester, and meet the wider sustainability objectives of the borough. Supports the provision of appropriate new infrastructure, including schemes intended to mitigate and adapt to climate change and any cross-boundary schemes necessary to deliver the priorities of the Local Plan where this will have no adverse effect upon recognised environmental assets.
SOC 6	Open space, sport and recreation	The Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces.
ENV1	Flood Risk and Water Management	Seeks to reduce flood risk, promote water efficiency measures, and protect and enhance water quality through various mechanisms.
ENV2	Landscape	The Local Plan will protect and enhance landscape character and local distinctiveness; take full account of the site's characteristics, views and relationship with surroundings.
ENV3	Green Infrastructure	Supports the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure, by requiring development to incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size or contributing to alternative provision elsewhere, and increased planting of trees and woodlands, particularly in urban areas and urban fringe.
ENV4	Biodiversity and Geodiversity	Sites will be protected from loss or damage taking account of hierarchy of designations, the irreplaceability of habitats, sites and/or features

Policy Number	Policy Title	Summary of Policy
		and contribution to the borough's ecological network of sites and features, and Impact on priority habitats and protected/priority species. Development should not result in any net loss of natural assets and should seek to provide net gains. Mitigation and compensation will be required to ensure there is no net loss of environmental value.
ENV5	Historic Environment	Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted.
ENV6	High Quality Design and Sustainable Construction	Development must be sympathetic to heritage, environmental and landscape assets; incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures; and mitigate and adapt to the predicted effects of climate change.
ENV7	Alternative Energy Supplies	Support is given to renewable and low carbon energy proposals where there are no unacceptable impacts on landscape, visual or residential amenity; noise, air, water, highways or health; biodiversity, the natural or historic environment; and radar, telecommunications or the safety of aircraft operations. Proposals should be accompanied by appropriate arrangements for decommissioning and reinstatement of the site when its operational lifespan has ended. Development proposals that could feasibly supply or connect into a district heating network will be encouraged to do so. Proposals to exploit the Borough's alternative hydrocarbon resources will be supported in

Policy Number	Policy Title	Summary of Policy
		accordance with the above criteria and all other policies within the Local Plan.
ENV 8	Managing waste	Waste management needs are met in the borough by being more about minimising waste and managing waste as a resource. Ensuring proposals for waste management are consistent with the principles of national policy and local waste strategies, including net self-sufficiency, allowing for cross boundary flows, and managing waste at one of the most appropriate installations.
ENV9	Minerals Supply and Safeguarding	Makes provision for supply of sand, gravel, salt and brine, contributing to the sub-national guidelines for aggregate land-won sand and gravel, whilst ensuring the prudent use of our important natural finite resources. This includes ensuring the sustainable and prudent use of all natural mineral resources whilst having regard to the need to contribute to the provision of nationally significant gas storage capacity.
Part 2		
GBC2	Protection of Landscape	The borough's countryside will be protected in line with Local Plan (Part One) policy STRAT 9. Where development requires a countryside location, it must satisfy Local Plan (Part One) policy ENV 2 and: 1. protect and, wherever possible, enhance landscape character and distinctiveness; 2. integrate into the landscape character of the area; and 3. be designed to take account of guidance in the Landscape Strategy.
T4	Rail Corridors	Disused rail corridors and railway lines are safeguarded from development to protect them for possible future transport use. Development proposals will only be supported if it would not prejudice: 1. the future reopening of the line for rail services;

Policy Number	Policy Title	Summary of Policy
		- the use of the route of the line as a cycleway, footpath and/or bridleway; - the use of the route as a linear park; and - the line's role as a wildlife corridor.
M1	Future sand and Gravel working	In line with Local Plan (Part One) policy ENV 9, the Council will maintain a steady and adequate supply of aggregate land-won sand and gravel throughout the plan period and a minimum seven year landbank. This will be achieved by the continued provision of sand and gravel from the permitted reserves at existing sites, the allocation of a site for sand and gravel north of the railway to extend Forest Hill Quarry, the identification of a Preferred Area at Moss Farm and north of the railway forming an extension to Forest Hill Quarry and the identification of an Area of Search for potential new sites.
M2	Minerals safeguarding areas - prior extraction of minerals	In line with Local Plan (Part One) policy ENV 9, minerals safeguarding areas (MSAs) will safeguard Cheshire West and Chester's extent of finite natural resources from incompatible development. Within a minerals safeguarding area, as identified on the policies map, non-mineral development or hydrocarbon development will only be supported if the applicant can demonstrate that: - mineral sterilisation will not occur; or - due to the quantity or quality of the mineral it is no longer of any existing or potential value; or - the mineral can be extracted satisfactorily prior to the incompatible development taking place; or - the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed and does not permanently sterilise the mineral; or - there is an overriding need for the incompatible development and the material planning benefits of the non-mineral or hydrocarbon development would outweigh

Policy Number	Policy Title	Summary of Policy
		the material planning benefits of the underlying or adjacent material; or 6. the development comprises one of the exempt types of development listed in the explanation.
M6	Salt and Brine working	In line with Local Plan (Part One) policy ENV 9, provision will be made for a steady and sustainable supply of salt and brine. To do this, salt and brine will continue to be provided from the existing operations at Winsford Rock Salt Mine (South Bostock) and controlled brine pumping at the Holford Brinefields.
DM2	Impact on residential Amenity	All proposals for new development will be expected to safeguard the quality of life for residents within the development and those living nearby. Development will only be supported where it does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the Project, including: • outlook; • privacy; • light; • noise; and • odour.
DM4	Sustainable Construction	all development proposals (including changes of use) will be expected to achieve the highest levels of energy and water efficiency that is practical and viable, and to maximise opportunities to incorporate sustainable design features where feasible. The Council will encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials, maximise opportunities for the recycling and composting of waste on all new development proposals (residential and non-residential) and reduce CO2 emissions. Where the Council considers it likely that the proposal will result in significant adverse environmental effects during the construction

Policy Number	Policy Title	Summary of Policy
		phase a Construction Environmental Management Plan (CEMP) will be required.
DM30	Noise	development must not give rise to significant adverse impacts on health and quality of life, from noise. Development which generates noise or is sensitive to it will only be permitted where it accords with the development plan and does not have an unacceptable adverse impact on human health or quality of life. Unless it can be demonstrated that a significant adverse impact on residential amenity arising from construction and demolition is unlikely it is expected that demolition and construction works shall be carried out during normal working hours. The Council must be satisfied that the proposed location of any construction/demolition site compound will minimise the noise impact on neighbouring residential uses.
DM31	Air Quality	Development must not give rise to significant adverse impacts on health and quality of life, from air pollution. In particular, development proposals within or adjacent to an Air Quality Management Area will be expected to be designed to mitigate the impact of poor air quality on future occupiers. An air quality assessment will be required for development proposals that have the potential for significant air quality impacts
DM32	Land contamination and instability	development proposals on land known or suspected to be unstable or contaminated must demonstrate that they will not give rise to significant adverse impacts on health, controlled waters, ecological receptors, property and quality of life.
DM33	New or extension to hazardous installations	Hazardous substances consent or development proposals which either creates new hazardous installations or extends existing hazardous installations, including pipelines will be supported where:

Policy Number	Policy Title	Summary of Policy
		1. the development does not create or increase risk to the general public or environmental sensitive areas and retains an appropriate distance from the hazard; 2. it does not significantly restrict the type of development on the surrounding land. Applications for underground hazardous waste storage or containment facility will be supported providing it is demonstrated this is the most sustainable option and the methods and technologies used would be the most appropriate, that ground stability would not be affected and that mineral reserves, which are both workable and economically viable, would not be sterilised.
DM38	Waterways and mooring facilities	Development proposals adjacent to waterways in the defined settlements of Chester, Ellesmere Port, Northwich and Winsford will be supported where they provide positive regeneration benefits.
DM40	Flood Risk	In line with Local Plan (Part One) policy ENV 1, flood risk must be avoided or reduced by: 1. locating development within areas of lower flood risk through the application of a borough-wide sequential test and then, where required, applying the exception test in line with the National Planning Policy Framework; and 2. ensuring development proposals in flood risk areas are actively managed and reduce flood risk by applying the sequential approach at site level. Where a site-specific Flood Risk Assessment is required in line with the National Planning Policy Framework (NPPF) (vi), this will be expected to demonstrate whether a proposed development is likely to be affected by current or future flooding (including effects of climate change) from any source.
DM41	Sustainable Drainage Systems	In line with Local Plan (Part One) policy ENV 1, proposals for major development will be required to incorporate Sustainable Drainage Systems (SuDS). On greenfield sites, restrictions on

Policy Number	Policy Title	Summary of Policy
		surface water runoff from new development should be incorporated into the development at the planning stage and must mimic or improve upon greenfield rates.
DM42	Flood Water Storage	In line with Local Plan (Part One) policies ENV 1 and ENV 3, development within or adjacent to a flood water storage area, as defined on the policies map, which would have a negative impact on its function will not be supported.
DM43	Water quality, supply and treatment	development proposals will be supported where it can be demonstrated that the proposal will not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water supplies) or wastewater infrastructure capacity.
DM44	Protecting and enhancing the natural environment	In line with Local Plan (Part One) policy ENV 4, development will be supported where there is no net loss of natural assets and, wherever possible, it delivers net gains within the borough. Development likely to have an impact on protected sites (statutory and non-statutory), protected/priority species, priority habitats or geological sites must be accompanied by an Ecological Assessment that complies with industry best practice and guidance,
DM45	Trees, woodland and hedgerows	In line with Local Plan (Part One) policies ENV 3 and ENV 4, development will be supported where it conserves, manages and, wherever possible, enhances existing trees, woodlands, traditional orchards, and hedgerows. All significant healthy trees, woodlands, traditional orchards, and hedgerows should be integrated into the development scheme. Where possible, existing significant trees should be incorporated within public open space.
DM46	Development in conservation areas	In line with Local Plan (Part One) policy ENV 5, development within or affecting the setting of conservation areas, as identified on the policies map, will be expected to pay special attention to the desirability of preserving or enhancing the

Policy Number	Policy Title	Summary of Policy
		character or appearance of that area, taking account of the significance of heritage assets. Applicants will be expected to submit a Heritage Impact Assessment for all applications which affect heritage assets, including as a minimum, a description of their significance and the impact which proposals may have upon this.
DM47	Listed Buildings	In line with Local Plan (Part One) policy ENV 5, development proposals or works, shall have special regard to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.
DM48	Non-designated heritage assets	In line with Local Plan (Part Two) policy ENV 5, development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets. Development which would remove, harm or undermine the significance of such non-designated heritage assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the non-designated heritage asset. Prior to the loss of the non-designated heritage asset, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.
DM50	Archaeology	Development proposals will need to take into account the significance of the heritage asset and their setting, and the scale of any loss or harm. For sites of known or potential archaeological interest, applications must be accompanied by an appropriate archaeological assessment of the archaeological impact of the development. A field evaluation prior to determination of the planning

Policy Number	Policy Title	Summary of Policy
		application may also be required. Where remains are of national significance e.g. within a Primary Archaeological Zone as defined by the Chester Archaeological Plan, detailed agreement on ground impacts should be secured before planning permission is granted. Where necessary to secure the protection of the heritage asset or a programme of archaeological mitigation, conditions will be attached to permissions. These may include requirements for detailed agreement on ground impacts and programmes of archaeological investigation, building recording, reporting and archiving.
DM53	Energy generation, storage and district heat networks	Proposals will be supported that: 1. make maximum use of renewable energy sources as set out in Local Plan (Part One) policy ENV 7; 2. provide for electricity storage which assist with balancing the grid and support the use of intermittent renewable energy sources (such as wind and solar); 3. enable the establishment or expansion of district heat networks. Proposals for energy related development must demonstrate how they meet the following criteria that is set out in the policy in addition to other relevant development plan policies

Other relevant local policy

Supplementary Planning Documents (SPDs)

- 1.3.3 Cheshire West and Chester has a number of adopted SPDs which may provide guidance applicable to the Project. These include:
- Oil and Gas Exploration, Production and Distribution.

Neighbourhood Plans

- 1.3.4 The Project passes through land within the following Neighbourhood plans:

- Cuddington, which has a policy section that looks at the environment and landscape and contains policies seeking to protect and enhance the environmental assets in the plan area.
- Davenham and Whatcroft, which has relevant policies on wildlife protection and 'no net loss'.
- Hartford, which has relevant policies on the protection of open countryside, ancient woodland and public rights of way.
- Helsby, which has relevant policies on protecting the Green Belt, public rights of way and natural assets such as local wildlife site and local nature reserves.
- Moulton, which has an objective to protect and preserve the natural environment surrounding Moulton village.

1.3.5 An emerging Neighbourhood Plan is being prepared in Ince Parish, although the Project only has access routes through this parish area, not any pipeline of built development.

Emerging Policy

1.3.6 Cheshire West and Chester undertook public consultation in 2021 on whether the adopted local plan needed to be updated. At a cabinet meeting in April 2022 it was agreed that the Local Plan should be reviewed but to date there has not been a Local Development Scheme published which will confirm the scope and timetable for these works.

1.4 Halton

1.4.1 Halton's Development Plan consists of two documents: the Delivery and Allocations Local Plan (incorporating remaining policies from the Core Strategy Local Plan), and the Joint Merseyside and Halton Waste Local Plan.

1.4.2 The Delivery and Allocations Local Plan was adopted on 2 March 2022 and sets out the long-term spatial vision and strategic policies for development to 2037, including new homes, employment provision, shops, services, infrastructure, climate change, conservation and enhancement of the natural and historic environment.

1.4.3 A summary of the local plan policies which are relevant to the Project are set out in **Table 1.3**.

Table 1.3 Halton Core Strategy policies

Policy Number	Policy Title	Summary of Policy
CS(R)2	Presumption in favour of Sustainable Development	States that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National

Policy Number	Policy Title	Summary of Policy
		Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
CS(R)6	Green Belt	States planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.
CS(R)7	Infrastructure Provision	Supports applications for new infrastructure where they are required to help deliver national priorities or locally identified requirements and where their contribution to agreed objectives outweigh the potential for adverse impacts.
CS(R)19	Sustainable Development and Climate Change	Requires development to be sustainable and be designed to have regard to the predicted effects of climate change including reducing carbon dioxide (CO ₂) emissions and adapting to climatic conditions. Support is given to proposals for decentralised renewable and low carbon energy schemes provided that they do not result in unacceptable harm to the local environment which cannot be successfully mitigated.
CS(R)20	Natural and Historic Environment	Sets out in detail how Halton's natural heritage assets and landscape character will contribute to the Borough's sense of place, and states that replacement or compensatory measures will be employed where appropriate to ensure that there is no net loss of natural or heritage assets, or landscape character as a result of development.
CS(R)21	Green Infrastructure	Seeks to protect, enhance and expand Halton's green infrastructure network by ensuring new development maximises opportunity, resisting the loss of green infrastructure, protecting, enhancing and creating linkages, improving accessibility to the green infrastructure network, maximising its contribution to broader sustainability objectives, protecting important sites, and using developer contributions to facilitate improvements and support delivery.

Policy Number	Policy Title	Summary of Policy
CS(R)23	Managing Pollution and Risk	Aims to control development which may give rise to pollution, reduce risk from hazards, minimise risk to public safety and property wherever practicable, ensure that the maximum level of acceptable individual risk does not exceed 10 chances per million and that the population exposed to risk is not increased. Also aims to ensure that any proposals for new or expanded hazardous installations are carefully considered in terms of environmental, social and economic factors and manage flood risk.
CS(R)25	Minerals	Seeks to minimise the need for minerals extraction, encouraging the use of recycled and secondary aggregates across the Borough. Minerals Safeguarding Areas and Minerals Areas of Search for sand and gravel resources are identified and protected to prevent their sterilisation.
HE1	Natural Environment and Nature Conservation	Sets out a hierarchy for consideration of development which may affect a designated asset, of avoidance, minimisation, mitigation and compensation. Development which may adversely affect the integrity of internationally important sites will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest. The policy sets out when and how development which may cause significant harm will be permitted for Sites of Local Importance, Sites of National Importance, Priority habitats, Priority Species and Protected Species. Mitigation, replacement or compensatory measures may be required. The policy also considers non-designated sites and habitats, ecological networks, and high-quality agricultural land.
HE2	Heritage Assets and the Historic Environment	Requires development that is considered to affect a heritage asset to include assessment of the significance of the asset affected, to conserve or enhance an asset or its setting, ensure its significance is not compromised, protect historic fabric. The policy sets out guidance in relation to designated heritage assets, Listed Buildings,

Policy Number	Policy Title	Summary of Policy
		Historic Environment, Conservation Areas, Archaeology and non-designated heritage assets.
HE3	Waterways and Waterfronts	Seeks to protect and enhance the natural habitat and setting of waterways and associated banks, extending and maintaining public access. The policy sets out guidance in relation to waterside development, Runcorn Locks and the Coastal Change Management Area.
HE4	Green Infrastructure and Greenspace	Requires all development to incorporate high quality green infrastructure and sets out detailed requirements.
HE5	Trees and Landscaping	Sets out guidance in relation to the protection, management and mitigation measures in relation to woodland, trees and hedgerows, and landscaping
HE7	Pollution and Nuisance	Requires development that could negatively impact on the quality of the environment to be accompanied by the appropriate risk assessment, and provide mitigation measures.
HE8	Land Contamination	Development on or near a site where contamination may potentially exist, should carry out sufficient investigation, so as to establish the nature, extent and significance of the contamination, and remedial measures are required.
HE9	Water Management and Flood Risk	Development will only be permitted where it would not be subject to unacceptable risk of flooding from all sources; and would not unacceptably exacerbate risk of flooding elsewhere. Where it is practicable existing flood risks should be reduced. The policy sets out requirements for development in each flood zone.
HE10	Minerals Safeguarding Areas	Safeguarding Areas and areas of search are identified on the Proposals Map. The policy seeks to protect these areas from sterilisation by other forms of development.
GR5	Renewable and Low Carbon Energy	Requires development proposals for renewable energy developments to take into account and minimise the potential effects of development on Residential/workplace amenity; The visual amenity

Policy Number	Policy Title	Summary of Policy
		of the local area, including landscape character; Local nature resources, including air and water quality; The natural and built environments; Any heritage assets and their settings; Biodiversity; The openness and visual amenity of the Green Belt; The amenities of sensitive neighbouring uses (including by virtue of noise, dust, odour or traffic); and Other site constraints. Applications for all major renewable and low carbon energy proposals will need to be accompanied by an Energy Statement which includes environmental effects of the development, a landscape and visual assessment, an ecological assessment, benefits in terms of the amount of energy it is expected to generate and unavoidable damage that would be caused during installation, operation or decommissioning, and how this will be minimised and mitigated, or compensated for. Individual and Cumulative impacts will be considered. The incorporation of renewable and low carbon energy into developments will be encouraged,. Proposals for decentralised energy networks will be supported and other opportunities for renewable and low carbon energy within Energy Priority Zones will be supported.
GB1	Control of Development in the Green Belt	The construction of buildings in the Green Belt is inappropriate. Certain other forms of development are not inappropriate, providing they preserve the openness of the Green Belt.

Other relevant local policy

Supplementary Planning Documents (SPDs)

- 1.4.4 Halton has a number of adopted SPDs which may provide guidance applicable to the Project. These include:
- Planning for Risk SPD.
 - Design of New Commercial and Industrial Development SPD (February 2006).

Neighbourhood Plans

- 1.4.5 There are currently no neighbourhood Plans adopted or emerging within the Halton area.

Emerging Plans

- 1.4.6 With the Delivery and Allocations plan having been adopted in 2022, there are no emerging plans for Halton Borough Council.

1.5 St Helens

- 1.5.1 The St Helens Borough Local Plan 2037 was adopted in July 2022. The Local Plan allocates new sites for residential and employment developments, continues to afford protection to the natural and historic assets of the area (including their character and setting) and continues to place important on the Green Belt not being compromised by development
- 1.5.2 A summary of the local plan policies which are relevant to the Project are set out in **Table 1.4** below.

Table 1.4 St Helens Local Plan up to 2037

Policy Number	Policy Title	Summary of Policy
Strategic Aim 2	Ensuring Development Quality	The aim is paired with Strategic Objectives to promote the creation of a well-designed environment, mitigate the effects and minimise the impacts on climate change and contribution to the development of stronger, safer communities.
LPA01	Spatial Strategy	Core policy which supports the sustainable regeneration and growth of St Helens Borough directing development in sustainable locations, promoting quality of life and the quality of the natural environment.
LPA02	Development Principles	Established the principles which development will be required to support which include improving the economic well-being of the Borough's residents and lowering the carbon footprint.
LPA03	A Strong and Sustainable Economy	Committing the Council to work with partner organisations to support economic growth and delivering land for economic development.
LPA05	Safeguarded Land	Removing land from the Green Belt in order to meet the longer-term development needs, beyond the Plan period.
LPA06	Transport and Travel	Setting strategic priorities for the transport network seeking to facilitate economic growth, promote accessibility, improve air quality and minimise carbon emissions.

Policy Number	Policy Title	Summary of Policy
LPA07	Infrastructure Delivery and Funding	Seeking to ensure the satisfactory provision of all forms of infrastructure required to serve the needs of the local community, including, where compliant with legislation and policy, developer contributions.
LPB01	St Helens Town Centre and central Spatial Area	Seeking the regeneration of the Town centre and central Spatial Area.
LPC05	Open Space	Managing and protecting the Borough's network of open space, enhancing and expanding where appropriate. Development leading to the loss of open space will only be permitted if it is surplus or if new provision or alternative provision is provided.
LPC06	Biodiversity and Geological Conservation	Protecting and enhancing the biodiversity and geological assets of the Borough. Including reference to the sequential approach to BNG provision.
LPC07	Greenways	Protecting and enhancing the strategic network of greenways seeking a continuous off-road network of footpaths, cycle and bridleway routes and additional protection to wildlife corridors, refusing development that would affect a greenway in certain circumstances.
LPC08	Ecological Network	Working with other organisations on the elements of the Liverpool City region Ecological Network that falls within the Borough.
LPC09	Landscape Protection and Enhancement	Requiring new development to have appropriate regard to their scale and nature and to protect the landscape with mitigation provided where harm to the landscape or visual character is identified.
LPC10	Trees and Woodland	Working where necessary with the Mersey Forest and other partner organisations to extend the tree cover across the Borough and requiring new development as appropriate to include for the planting of new trees, hedgerows or provide financial contributions to off-site provision.
LPC11	Historic Environment	Promoting the conservation and enhancement of the Borough's heritage assets and refusing development that would give rise to substantial harm unless it can be demonstrated that this is outweighed by substantial public benefit.

Policy Number	Policy Title	Summary of Policy
LPC12	Flood Risk and Water Management	Requiring consideration of the effects arising from development upon flood risk and water management and ensuring that measures to manage or mitigate are in themselves appropriate. Any major development proposals abutting or alongside watercourses must include measures to attenuate and filter flood water. Safeguarding for Flood Water Storage Safeguarding Areas as defined on the Policies Map.
LPC13	Renewable and Low Carbon Energy Development	Permitting such development providing it does not cause unacceptable harm to the appearance or character of the surrounding landscape and other defined elements of the environment. When assessed, regard to be had to the environmental, social and/or economic benefits of the Project.
LPA14	Minerals	Seeking to ensure a steady and adequate supply of minerals, promoting substitute, secondary or recycled sources and defined Minerals Safeguarding Area within which other types of development will be permitted subject to a number of criteria.
LPC15	Waste	Promoting the sustainable management of waste in accordance with the waste hierarchy.
LPD01	Ensuring Quality Development	All proposals for development to meet or exceed certain requirements with reference to the quality of the built environment, environmental quality and resource management.

Other relevant local policy

Supplementary Planning Documents (SPDs)

1.5.3 St Helens Council has a number of adopted SPDs which may provide guidance applicable to the Project. these include:

- Biodiversity.
- Design Guidance.
- List of Locally Important Buildings.
- Trees and Development.

Neighbourhood Plans

- 1.5.4 There are currently no Neighbourhood Plans or Neighbourhood Areas within the St Helens area.
- 1.5.5 The proposed route passes through areas of land designated as Open Space (policy LPC05), Local Wildlife Sites (policy LPC06) and for minerals safeguarding (LPC14).

1.6 Trafford

- 1.6.1 The Trafford Local Plan Core Strategy was adopted in January 2012. It sets out an overarching strategy and development principles for Trafford to guide development until at least 2026.
- 1.6.2 Places for Everyone is a collaborative policy document between nine councils in Greater Manchester. The document was approved by Trafford Council in July 2021 and the document was submitted for consultation in October 2021 and it has now been submitted to the Secretary of State for examination. Trafford Council is proposing two, large scale allocations of New Carrington and Timperley Wedge, both of which would provide residential and employment land. The Project intersects with the land allocated in the New Carrington allocation.
- 1.6.3 A summary of the local plan policies which are relevant to the Project are set out in **Table 1.5** below.

Table 1.5 Trafford Local Plan Core Strategy policies

Policy Number	Policy Title	Summary of Policy
SO7	Secure Sustainable Development	Requires new developments to maximise the reuse of resources and be constructed in-line with the principles of sustainable construction.
L5 , L5.12	Climate Change	Requires new development to mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation. L5.12 recognises the role that commercial and community low carbon, renewable and decentralised energy generation and distribution facilities can play in reducing CO ₂ emissions and providing viable energy supply options to serve new and existing developments. The impact of such infrastructure and any suitable mitigation measures will be assessed in line with the policies within this Plan, in particular Policy L7.

Policy Number	Policy Title	Summary of Policy
L7	Design	Design sets out criteria which development must meet in relation to design quality, functionality, protecting amenity, security and accessibility.
R2	Natural Environment	Requires developers to demonstrate through a supporting statement how their proposal will protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets, and protect the natural environment throughout the construction process. Where the council considers it necessary developers will be required to provide an appropriate ecological assessment report.
R3	Green Infrastructure	Seeks to protect and connect existing and potential sites of nature conservation value and historic landscape features and to create new wildlife habitats as recommended in the GM Ecological Framework; and to maximise the potential climate change benefits of the network and deliver, where appropriate, opportunities and requirements set out in Policy L5.
R4	Green Belt, Countryside and other protected open land	New development, including buildings or uses for a temporary period will only be permitted within these areas where it is for one of the appropriate purposes specified in national guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.

Other relevant local policy

Supplementary Planning Documents (SPDs)

- 1.6.4 Trafford Council has a number of adopted SPDs which may provide guidance applicable to the Project. These include:
- Revised SPD1: Planning Obligations 2014.
 - SPD5: Conservation Areas.

Neighbourhood Plans

- 1.6.5 The only Neighbourhood Area that intersects with the Project is Warburton Parish, which was designated as a Neighbourhood Area in March 2019. Warburton Parish has yet to produce a Neighbourhood Plan.

Emerging Policy

- 1.6.6 Trafford Council is currently in the process of producing a new local plan. A Regulation 18 Draft Local Plan was produced and consulted upon during the months of February and March 2021. Trafford Council is currently in the process of reviewing any consultation responses received and updating the Draft Local Plan. Trafford Council currently anticipate having a publication version of the new Local Plan by Summer 2022, which would be a version of the plan sufficiently advanced as to provide a steer on the future planning policy of the area.

1.7 Warrington

- 1.7.1 The Warrington Local Plan Core Strategy was adopted in July 2014. It sets out an overarching strategy and development principles for Warrington to guide development until at least 2027.
- 1.7.2 A summary of the local plan policies which are relevant to the Project are set out in **Table 1.6**.

Table 1.6 Warrington Local Plan Core Strategy policies

Policy Number	Policy Title	Summary of Policy
CS1	Delivering Sustainable Development	Welcomes sustainable development proposals without delay, having regard to the need to address the causes of, and be resilient to the effects of climate change, and the need to sustain and enhance built heritage, biodiversity and geodiversity,
CS5	Green Belt	The Council will maintain the general extent of the Green Belt at least until 2032... development proposals within the Green Belt will be approved where they accord with relevant national policy.
CS6	Overall Spatial Strategy – Strategic Green Links	The Council will work with partners to develop and adopt a strategic approach to the care and management of the borough's Green Infrastructure. A key focus of these efforts will be on reinforcing, and maximising the environmental and socio-economic benefits from, those Strategic Green Links which connect the borough to the wider sub-region such as:

Policy Number	Policy Title	Summary of Policy
		• The Bridgewater Canal; • The Mersey Valley; • The River Bollin; • Sankey Valley Park and St. Helens Canal; • The Transpennine Trail; and • Bold Forest Park.
CS7	Strategic Location – The Town Centre	The Council is supportive of developments within the Town Centre where they support the viability and vitality of it alongside: • generating job growth; • improving its attractiveness; • supporting existing committed investment; • increasing the diversity of uses in the Town Centre; and • supporting the town in its role as a regional gateway.
CS10	Strategic Proposal - Waterfront & Arpley Meadows	The Waterfront/Arpley Meadows area presents a sizeable opportunity for mixed development including housing, in a central and sustainable location. The Council will work with partners to unlock the area and provide appropriate infrastructure necessary to bring forward development, including the Arpley Chord. In implementing the Infrastructure Delivery Plan throughout the Local Plan Core Strategy period, the requirement for additional infrastructure in this area will be borne in mind.
QE1	Decentralised Energy Networks and Low Carbon Development	Encourages proposals that seek to maximise opportunities for the use of decentralised renewable and low carbon energy... Development proposals in all locations should seek to minimise carbon dioxide emissions and the impacts of climate change on the environment, economy and quality of life by reducing the need for energy consumption; using energy as efficiently as possible; using renewable and low carbon energy

Policy Number	Policy Title	Summary of Policy
		where possible; and using fossil fuels and/or nuclear power.
QE2	Grid Connected Renewable Energy	Supports proposals for grid-connected renewable or low carbon energy infrastructure and schemes, provided that they do not result in unacceptable harm to the local environment. The Council will take into account any proposed mitigation measures where adverse environmental, social and/or economic impacts have been identified.
QE3	Green Infrastructure	The Council will work with partners to develop and adopt an integrated approach to the provision, care and management of the borough's Green Infrastructure. Joint working and the assessment of applications will be focussed on: • protecting existing provision and the functions this performs; • increasing the functionality of existing and planned provision especially where this helps to mitigate the causes of and addresses the impacts of climate change; • improving the quality of existing provision, including local networks and corridors, specifically to increase its attractiveness as a sport, leisure and recreation opportunity and its value as a habitat for biodiversity; • protecting and improving access to and connectivity between existing and planned provision to develop a continuous right of way and greenway network and integrated ecological system; • securing new provision in order to cater for anticipated increases in demand arising from development particularly in areas where there are existing deficiencies assessed against standards set by the Council.
QE4	Flood Risk	The Council will only support development proposals where the risk of flooding has been fully assessed and justified by an agreed Flood Risk Assessment. A site-specific Flood Risk Assessment is required for:

Policy Number	Policy Title	Summary of Policy
		- 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 in Flood Risk Zones 2 and 3, and - proposed minor development or change of use in Flood Risk Zones 2 and 3 where a more vulnerable use may be susceptible to other sources of flooding.
QE5	Biodiversity and Geodiversity	Development adversely effecting designated sites will not be permitted unless the reasons for the development outweigh the need. Proposals affecting protected sites, wildlife corridors, key habitats or priority species should be accompanied by information proportionate to their nature conservation value including: - a site survey; an assessment of the likely impacts of the Project; an assessment of whether the reasons for the development clearly outweigh the nature conservation value of the site, area or species; and - proposals for compensating for features damaged or destroyed.
QE6	Environment and Amenity Protection	Gives support for development which would not lead to an adverse impact on the environment, the amenity of occupiers of adjoining or nearby properties, or the surrounding area, taking into account a variety of factors.
QE8	Historic Environment	The Council will ensure that the fabric and setting of heritage assets, as set out below, are: Appropriately protected and enhanced in accordance with the principles set out in National Planning Policy. Development proposals which affect the character and setting of all heritage assets will be required to provide supporting information proportionate to the designation of the asset.

Policy Number	Policy Title	Summary of Policy
MP7	Transport Assessment and Travel Plans	The Council will require all development to demonstrate that it will not significantly harm highway safety and that trips generated by the development can adequately be served by Warrington's Transport Network, and identify where there are any significant effects on Warrington's Transport Network and/or the environment and ensure appropriate mitigation measures including any necessary transport infrastructure are in place before the development is used or occupied.
MP8	Waste	The Council will promote sustainable waste management in accordance with the waste hierarchy. This means that the Council will seek to manage waste at as high a level of the waste hierarchy as possible. In order to achieve this the Council will encourage waste minimisation in new developments, the use of recycled materials, the sustainable transportation of waste and the preparation of site waste management plans.
MP9	Minerals	Seeks to ensure the Council has a sufficient and continuous supply of aggregates. The Council will do this by: • creating a Minerals Local Plan; • have regard for the environmental effects from exploiting mineral resources; • encourage the use of recycled materials; and • promote/encourage the use of sustainable transport methods.
MP10	Infrastructure	Aims to support and enhance Warrington's future growth through the timely delivery of necessary transport, social and environmental infrastructure required to support strategic and site-specific proposals, in particular by supporting the delivery of carbon reduction priorities set out in the Council's Carbon Management Plan and Climate Change Strategy through allowable solutions.

Policy Number	Policy Title	Summary of Policy
CC2	Protecting the Countryside	Development proposals in the countryside which accord with Green Belt policies set out in national planning policy will be supported provided that: - the detailed siting and design of the development relates satisfactorily to its rural setting, in terms of its scale, layout and use of materials; - they respect local landscape character, both in terms of immediate impact, or from distant views; - unobtrusive provision can be made for any associated servicing and parking facilities or plant, equipment and storage; - they relate to local enterprise and farm diversification; and - it can be demonstrated that there would be no detrimental impact on agricultural interests.

Other relevant local policy

Supplementary Planning Documents (SPDs)

- 1.7.3 Warrington Council has a number of adopted SPDs which may provide guidance applicable to the Project. these include:
- Design and Construction SPD.
 - Environmental Protection SPD.
 - Planning Obligations SPD.

Neighbourhood Plans

- 1.7.4 The Appleton Thorn Neighbourhood Plan was adopted on the 19 June 2017 and intersects with the Project. This Neighbourhood Plan provides further policies regarding the protection of the natural environment/green spaces, local landscapes, the design of developments and employment opportunities.
- 1.7.5 The Lymm Neighbourhood Area was designated on the 6 December 2017 and intersects with the Project. They are currently in the process of preparing a Neighbourhood Plan.

- 1.7.6 The Stretton Neighbourhood Area was designated on the 6 December 2017 and intersects with the Project. They are currently in the process of preparing a Neighbourhood Plan.

Emerging Policy

- 1.7.7 The Warrington Updated Proposed Submission Version Local Plan 2021-2038 was submitted to the Secretary of State for independent examination on the 22 April 2022 and the examination is on-going with the examination due to begin on 06 September 2022. Due to the advanced nature of this new Local Plan, it can provide a strong indication of what the future planning policy and allocations for the Warrington area will be. This new Local Plan continues to place considerable importance on the preserving of the Green Belt and the historic & landscape assets of the area.
- 1.7.8 The following policies of the new Local Plan are identified below:
- Objective W2.
 - Objective W5.
 - Objective W6.
 - Policy DEV4 – Economic Growth and Development.
 - Policy GB1 – Green Belt.
 - Policy INF1 – Sustainable Travel and Transport.
 - Policy INF2 – Transport Safeguarding.
 - Policy INF3 – Utilities, Telecommunications and Broadband.
 - Policy INF5 – Delivering Infrastructure.
 - Policy DC1 – Warrington's Places.
 - Policy DC2 – Historic Environment.
 - Policy DC3 – Green Infrastructure.
 - Policy DC4 – Ecological Network.
 - Policy DC5 – Open Space, Sport and Recreation Provision.
 - Policy DC6 – Quality of Place.
 - Policy ENV2 – Flood Risk and Water Management.
 - Policy ENV7 – Renewable and Low Carbon Energy Development.
 - Policy ENV8 – Environmental and Amenity Protection.
- 1.7.9 As with the adopted Local Plan, the proposed route passes through areas of land designated as green infrastructure (Policy DC3), Local Wildlife Sites (DC4), Green Belt (GB1) and for minerals safeguarding (ENV3).

1.7.10 This new Local Plan also allocates large quantities of land for largescale redevelopment for housing & other uses, the following of which intersect with the Project:

- Policy MD1 – Warrington Waterfront.
- Policy MD3 - Fiddlers Ferry.

1.7.11 It also allocates land for the development of the Western Link Road between the A57 and A56, which the proposed route crosses.

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