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Warrington Local Plan Sustainability Appraisal (SA)

SA Report Addendum: Appraisal of Modifications

March, 2023

Quality information

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Non-Technical Summary

Introduction

AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the Warrington Local Plan. SA is a mechanism for considering and communicating the likely effects of the plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Local Plan is a legal requirement.

This is a Non-Technical Summary (NTS) of this SA Report Addendum, which is an Addendum to the full SA Report published in August 2021 [Exam ref: SP3].

The aim of the SA Report Addendum is essentially to present information on the proposed Main Modifications, and alternatives where appropriate, with a view to informing the forthcoming consultation and subsequent plan finalisation.

Scope

The scope of the SA work, with respect to the Warrington Local Plan, is first introduced within the Scoping Report, and later included within the full SA Report. Essentially, the scope is reflected in a list of sustainability objectives and guiding questions, which collectively provide a methodological 'framework' for appraisal. The SA objectives are listed in Table 1 below.

Table 1: *Sustainability Objectives and Corresponding Themes*

Sustainability Objectives	Corresponding Themes
1. Strengthen the local economy and ensure sustainable economic growth	Economy and Regeneration
2. Improve the education and skills of the population overall	Economy and Regeneration
3. Reduce poverty, deprivation and social exclusion and secure economic inclusion	Economy and Regeneration
4. Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes	Accessibility
5. Improve physical and mental health and reduce health inequalities	Health and Wellbeing
6. Ensure access to good quality, sustainable, affordable housing	Housing
7. Reduce crime, disorder and the fear of crime	Health and Wellbeing
8. Enable groups to contribute to decision making and encourage a sense of community identity and welfare.	Health and Wellbeing
9. Protect and enhance accessibility for all the essential services and facilities.	Accessibility
10. Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside	Health and Wellbeing
11. Protect and where possible enhance the significance of historic assets and their setting.	Built and natural heritage

Sustainability Objectives	Corresponding Themes
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.	Built and natural heritage
13. Protect, maintain and enhance biodiversity and geodiversity.	Biodiversity and Geodiversity
14. Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.	Natural resources
15. Limit, mitigate and adapt to the impacts of climate change.	Climate change and resource use
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	Natural resources
17. Increase energy efficiency and production of renewable energy.	Climate change and resource use
18. Minimise waste and maximise reuse, recovery and recycling.	Climate change and resource use
19. Ensure high quality and sustainable design for buildings, spaces and the public realm that is appropriate to the locality.	Built and natural heritage

Screening of Proposed Modifications

The Inspectors have proposed a number of Main Modifications to the submitted Local Plan as a result of the examination hearing sessions and representations received. It is necessary to screen the modifications to determine if they significantly affect the findings of the main SA Report [Exam ref: SP3] and if further appraisal work is therefore required.

All of the proposed Main Modifications have been screened to determine if further SA work is required or if they can be screened out from further appraisal work. The proposed changes and detailed findings of the screening including the rationale for why a Main Modification was screened in or out are provided in Appendix 1 of this SA Report Addendum.

The majority of modifications involve minor edits to the Plan text for clarification, factual correction, to enhance readability or other minor reasons and have therefore been screened out as not being significant in terms of the SA (i.e. they would be inherently unlikely to give rise to significant effects or affect the overall conclusions).

The screening of the proposed Main Modifications (Appendix A) found that several modifications would not be likely to have a significant effect on the findings of the previous SA work presented in the main SA Report [Exam ref: SP3]. This is because the changes do not fundamentally alter the thrust of the policies.

Only the following Modifications were identified that required further consideration in the SA at this stage. These are as follows:

HRA and environmental improvement related amendments (MM023 – MM30)

Several modifications involve clarifications relating to the need to provide contributions towards mitigation measures at Holcroft Moss. There is also increased clarity provided for site specific policies in relation to nature improvements and the preference for on site or near-site enhancement.

Reduction of the amount of employment land requirement and subsequent removal of South East Warrington Employment Area (MM002, MM005, MM007, MM024)

The overall amount of employment land is reduced, resulting in the removal of the SEWEA as an allocation (and therefore is no longer being proposed for Green belt release).

Reduction of housing delivery at Fiddlers Ferry (MM002, MM003, MM007, MM021)

The southern (phase 2) housing allocation at Fiddlers Ferry will be removed, reducing the amount of housing in this location (and for the plan overall) by 900 dwellings. This has the potential to have significant effects.

Changes relating to the Waterfront (MM019)

Given current uncertainties around funding of the Western Link, the allocation should not count towards the housing trajectory in the Plan Period. Whilst the Council is confident that funding for the Western Link will be secured at some point in the future and the Waterfront has the potential to make a significant contribution to future housing provision, any associated effects (both positive and negative) are therefore more uncertain.

Consideration of alternatives

The Council explored whether there were any reasonable alternatives in relation to the proposed Main Modifications. It was considered that no alternatives were reasonable or needed to be appraised through further SA work.

Appraisal of Modifications

The appraisal identified that the main modifications would lead to limited changes to the sustainability appraisal findings when considering the overall effects of the Plan 'as a whole'. The key differences are summarised below:

- The positive effects upon the economy and employment SA Objective are less certain. This relates to a reduced employment land requirement and removal of the South East Warrington Employment Area. Nevertheless, the Plan will still provide sufficient employment land to meet identified needs, and so significant positive effects remain.
- The major positive effects associated with housing become more uncertain given that the overall amount of housing (including affordable housing) is reduced. However, there is still sufficient housing identified to meet identified needs, including an amount for flexibility. As such, it is unlikely that the effects would be significantly different to those in the SA Report
- Landscape effects are less negative, changing from a moderate negative to a minor negative effect. This is related to the removal of the South East Warrington Employment Area and part of the Fiddlers Ferry sites, which are both Green Belt land in relatively sensitive locations.

Mitigation and enhancement

No further mitigation or enhancement measures were identified at this stage.

Monitoring

An SA monitoring framework was set out within the SA Report. There have been no significant changes to the SA findings to suggest that the monitoring indicators need to be amended at this time. The monitoring framework will be finalised following adoption, in-line with regulations.

Next Steps

Following consultation, the Inspector will consider all representations received, before deciding how to report on the Plan's soundness. Assuming that the Inspector is ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

1. Introduction

Background

1.1 Warrington Borough Council is preparing a new Local Plan. The Plan is at an advanced stage, having gone through various rounds of consultation and is currently at public examination.

1.2 A number of Main Modifications are being proposed to the Plan. It is important to explore whether these changes will affect sustainability appraisal findings.

Sustainability Appraisal (SA)

1.3 AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the Warrington Local Plan. SA is a legally required process that aims to ensure that the significant effects of an emerging draft plan (and alternatives) are systematically considered and communicated. It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') 2004.

Purpose and Structure of this SA Report Addendum

1.4 The aim of this SA Report Addendum is to present information on the proposed main modifications with a view to informing further consultation and subsequent plan finalisation.

1.5 This report is known as an SA Report 'Addendum' on the basis that it is an Addendum to the SA Report published in August 2021 [Exam ref: SP3]. This SA Report Addendum is structured as follows:

- **Section 2** - presents the scope of the SA;
- **Section 3** - explains the method and presents the findings of the screening of proposed modifications;
- **Section 4** - sets out consideration of alternatives;
- **Section 5** – sets out an appraisal of the screened in Modifications;
- **Section 6** – considers mitigation and enhancement; and
- **Section 7** – discusses the next steps.

2. What's the scope of the SA?

The SA Framework

2.1 The scope of the SA work, with respect to the Warrington Local Plan, is introduced within the SA Report. The scope is reflected in a list of sustainability objectives and supporting 'guiding criteria', which collectively provide a methodological 'framework' for appraisal.

2.2 The SA Objectives and guiding criteria are listed below in Table 2.1. It has not been necessary to update or revise the SA framework for the purposes of appraisal work at this stage.

Table 2.1: *The SA Framework*

Theme	SA Objective	Sub criteria
Economy and regeneration	1. Strengthen the local economy and ensure sustainable economic growth	Will the level and distribution of housing support the local workforce? Will the development provide a range of jobs appropriate to the skills present in local communities to help ensure those communities derive maximum economic benefit. Will new employment be supported by a workforce in a wider travel to work area? Will the infrastructure support sustainable modes of travel to new employment sites Will development support small local businesses as well as larger businesses
Economy and regeneration	2. Improve the education and skills of the population overall	Will local schools be able to cope with the proposed level and distribution of housing? Will new employment growth and types help to support skills development and aspirations for local population, particularly those in areas of greatest need? Will access to education be equitable for different social groups?
Economy and regeneration	3. Reduce poverty, deprivation and social exclusion and secure economic inclusion	To what extent will the level and distribution of housing help to regenerate deprived areas and meet the needs of minority groups? To what extent will new employment growth benefit deprived communities and minority groups? Will new employment provide an appropriate balance to utilise local skill sets
Health and Wellbeing	5. Improve physical and mental health and reduce health inequalities	Will new housing and employment have good access to open space and active transport options? Will local health services be able to cope with proposed levels of housing? Will new development have good access to a range of services; including community facilities, shops and local amenities.
Health and Wellbeing	7. Reduce crime, disorder and the fear of crime	Will development be designed to reduce crime and the fear of crime?
Health and Wellbeing	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	Will new housing have good access to open space, sport and recreational facilities on foot and by public transport? Will there be opportunities for local communities to be involved in the planning and design of developments? How will the levels and distribution of housing and employment affect community cohesion? Will the development encourage mixed use of buildings and space in order to stimulate the creation of social networks and interaction between different social groups? How will development help to protect and enhance a network of multi-functional green infrastructure that encourages active travel and recreation? Will the development include provision for adequate usable open space including areas for equipped play.
Accessibility	4. Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes	Will new housing and employment be close to public transport links, or be capable of supporting / delivering new services?

Theme	SA Objective	Sub criteria
Accessibility	9. Protect and enhance accessibility for all the essential services and facilities.	Will new housing development be within walking distance of essential services such as schools and health facilities? Do these essential services have capacity? Are buildings fit for purpose and able to accommodate increased population? Will the new development support or facilitate the integration of a range of services in a single location (neighbourhood hub) to increase accessibility and reduce the need to travel? Will new housing and employment be in areas that are likely to encourage car usage? Will new development increase congestion on key routes? Is the infrastructure in place/planned to minimise impact of increased population on traffic issues? Will the future use of footpaths and cycleways be maximised by ensuring connectivity and useability?
Housing	6. Ensure access to good quality, sustainable, affordable housing	Is new housing likely to be affordable given the viability of available land? Will there be enough homes of the right size, type and tenure to meet identified needs of all social groups? Does the new housing meet likely future needs in terms of occupants, given the ageing population? Will homes be accessible and easily adaptable in order to enable current and future occupants to remain in their homes as their needs change? Is housing likely to be of a high quality design? Will housing be designed in a way to help reduce noise pollution, energy waste, fuel poverty and flood damage risk? Will construction allow passive cooling and adequate air exchange to reduce overheating risk and promote good indoor air quality?
Natural resources	14. Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.	Will new development contribute to air quality problems, particularly within Warrington's two AQMAs? Could there be a loss of Grade 1, 2 or 3 agricultural land? What effect will the level of development proposed have on surface water run-off? Could development need to be allocated in areas at risk of flooding?
Natural resources	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	Can waste water treatment plants cope with proposed levels of housing and employment growth? Could development sterilise potential or known reserves of minerals?
Built and natural heritage	11. Protect and where possible enhance the significance of historic assets and their setting.	How will new development affect designated and locally important heritage assets and their settings? How will development affect the historic environment?
Built and natural heritage	12. Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst	Will development alter the character of landscapes and the countryside? Will development affect the tranquillity of areas? Will new development affect the function of the Green Belt and strategic green infrastructure networks?

Theme	SA Objective	Sub criteria
	maintaining and strengthening local distinctiveness and sense of place.	
Built and natural heritage	19. Ensure high quality and sustainable design for buildings, spaces - and the public realm that is appropriate to the locality.	Is development likely to be of a high quality design?
Biodiversity and Geodiversity	13. Protect, maintain and enhance biodiversity and geodiversity.	To what extent are different levels of housing and employment development likely to affect biodiversity? To what extent does new development provide opportunities to enhance green infrastructure (including benefits for wildlife)? To what extent can potential effects on wildlife be mitigated at strategic sites? Will there be a net gain in biodiversity? What effect will development have upon 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.	To what extent can household waste be managed locally? Does development present opportunities to establish decentralised energy networks? Could development ‘sterilise’ areas that are suitable for wind energy? Are there opportunities to enhance green infrastructure networks?
	18. Minimise waste and maximise reuse, recovery and recycling.	

3. Screening of Proposed Modifications

Introduction

3.1 A number of Main Modifications to the submitted Local Plan are proposed as a result of the examination hearing sessions and representations received. It is necessary to screen these modifications to determine if they could significantly affect previous SA findings and if further appraisal work is therefore required.

Method

3.2 All of the proposed Main Modifications were screened to determine if further SA work was required or if they could be screened out from appraisal. The findings of the screening exercise, including the rationale for why a modification was screened in or out, are provided in Appendix 1.

3.3 Some modifications involve minor edits to the Plan text for clarification, factual correction, to enhance readability or other minor reasons and have therefore been screened out as not being significant in terms of requiring further exploration through the SA (i.e. they would be inherently unlikely to give rise to significant effects).

3.4 Where modifications are identified as potentially giving rise to significant effects, then additional appraisal work has been undertaken.

Screening Findings

3.5 The screening of the proposed Main Modifications (**Appendix 1**) found that the majority of modifications would not be likely to have a significant effect on the findings of the previous SA work presented in the SA Report [Exam ref: SP3]. This is because the changes do not fundamentally alter the thrust of the policies when considering the Plan 'as a whole'.

3.6 Several modifications have been identified as requiring further consideration through the SA process. These are as follows:

HRA and environmental improvement related amendments (MM023 – MM30)

3.7 Several modifications involve clarifications relating to the need to provide contributions towards mitigation measures at Holcroft Moss. There is also increased clarity provided for site specific policies in relation to nature improvements and the preference for on site or near-site enhancement.

Reduction of the amount of employment land requirement and subsequent removal of South East Warrington Employment Area (MM002, MM005, MM007, MM024)

3.8 The Inspectors have recommended that the employment land requirement is reduced, and subsequently, this site has been removed as an allocation, and therefore is no longer being proposed for Green belt release (and reduces the overall amount of employment land being allocated).

Reduction of housing delivery at Fiddlers Ferry (MM002, MM003, MM007, MM021)

3.9 The southern (phase 2) housing allocation at Fiddlers Ferry will be removed, reducing the amount of housing in this location (and for the plan overall) by 900 dwellings. This has the potential to have significant effects.

Changes relating to the Waterfront (MM019)

3.10 Given current uncertainties around funding of the Western Link, and therefore the allocation should not count towards the housing trajectory in the Plan Period. Whilst the Council is confident that funding for the Western Link will be secured at some point in the future and the Waterfront has the potential to make a significant contribution to future housing provision. any associated effects (both positive and negative) are therefore more uncertain.

Appraising modifications

3.11 Each of the modifications that have been 'screened-in' have been considered in further detail; covering the following elements:

- Consideration of reasonable alternative approaches
- Appraisal against the SA framework
- Potential for mitigation / enhancement
- Monitoring

4. Consideration of alternatives

4.1 For each modification that has been screened-in, the potential for alternative approaches has been considered. This is discussed below.

HRA and environmental improvement related amendments (MM023 – MM30)

4.2 The proposed modifications are for clarity in relation to mitigation and enhancement relating to environmental improvements. There are no strategic alternative to consider through the SA process.

Reduction of the amount of employment land requirement and subsequent removal of South East Warrington Employment Area (MM002, MM005, MM007, MM024)

4.3 The Inspectors have recommended that the employment land requirement is reduced, and subsequently, the South East Warrington Employment Area site has been removed as an allocation (and therefore is no longer being proposed for Green belt release). With regards to the overall scale of employment land, the SA has already assessed higher and lower levels of land supply, and it is considered unnecessary to undertake further alternatives.

4.4 With regards to specific site allocations, the alternative of including the SEWEAA has already been considered as part of the submission version of the Plan (alongside a range of other site options). There are no other reasonable alternatives with regards to employment land that have not already been explored. Furthermore, the Fiddlers Ferry employment land was prioritised given it's brownfield status and that it performed better than other alternative site allocations assessed.

Reduction of housing delivery at Fiddlers Ferry (MM002, MM003, MM007, MM021)

4.5 An alternative considered would be to allocate an additional site to compensate for the loss of 900 dwellings. Another alternative would be to allocate a different site altogether instead of retaining the (amended) Fiddlers Ferry allocation. The Council consider it unnecessary to undertake further appraisal work at this stage for the following reasons.

4.6 Alternative site allocations have already been tested through the SA process both individually and as part of a range of different spatial strategies. It is considered unnecessary to undertake further appraisal work in this respect.

4.7 The housing site that is retained at the Fiddlers Ferry allocation is important to cross-subsidise the development of the employment land component of the allocation and ensure the regeneration of the former power station, the largest brownfield site in the Borough. Furthermore, sufficient land is allocated the meet the Plan's housing requirement with some additional flexibility.

Changes relating to the Waterfront (MM019)

4.8 An alternative would be to remove this allocation and to allocate a different site. However, alternative site allocations have already been tested through the SA process both individually and as part of arrange of different spatial strategies. It is considered unnecessary to undertake further appraisal work in this respect. Furthermore, the site allocation will remain in the Plan, there is just more uncertainty about delivery (and this is reflected in the housing trajectory).

5. Appraisal of the modifications

5.1 The Main Modifications that are 'screened-in' have been appraised in further detail against the full SA Framework. The results are presented below under each modification and then cumulatively.

HRA and environmental improvement related amendments (MM023 – MM30)

5.2 Several site specific policies are more explicit in the need to provide contributions towards improvements to Holcroft Moss. This increases the certainty that mitigation efforts will be directed to addressing impacts on the mosses and limit the potential for significant negative effects arising. With regards to biodiversity, this is positive, but does not change the overall conclusions in the SA Report. Minor negative effects identified in the SA Report will still remain, as these relate to disturbances and loss of greenfield land across the borough, rather than just associated with the mosses. The SA also already predicts major positive effects in terms of enhancement and net gain.

5.3 The changes also make it clear that there will be a preference for environmental enhancement on site or near site, which is likely to be positive for new communities and surrounding existing communities. This is positive with regards to health and wellbeing as it reduces the potential effects on amenity for communities close to new developments, whilst also ensuring that new communities have good access to green and blue infrastructure. Though this is an improvement with regards to health and wellbeing, the overall SA findings do not change in terms of predicted significance.

Reduction of the amount of employment land requirement and subsequent removal of South East Warrington Employment Area (MM002, MM005, MM007, MM024)

5.4 This reduces the certainty of major positive effects arising for the economy and employment SA theme. The amount of employment land being planned for is significantly less, and reduces some of the synergies between the proposed south east urban extension and an enhanced employment hub at the M56/M6 junction. This is less positive than the submitted version of the local plan in terms of employment and economy. However, the inspectors have concluded that the level of employment need is lower than was being planned for, and so the effects remain significantly positive.

5.5 Conversely, the removal of this site means that less Green Belt will be released, and there will be lesser effects on several environmental factors.

5.6 The Plan is still predicted to have major negative effects with regards to soil, as a lot of land will be lost. However, the total amount will be lower with the removal of the south east employment area, which is a positive change.

5.7 In terms of water quality, the reduction in employment land will reduce pressures in terms of waste water and pollution, but this is not anticipated to change the overall findings within the SA Report.

5.8 A lower level of transport movements might be anticipated as a result of reduced employment land allocations at the south east Warrington employment area. This could have some minor benefits in terms of SA Objectives relating to climate change and air quality at M62 junctions. However, this would not likely be to the extent that the overall effects would change.

5.9 In terms of health and wellbeing, mixed effects are likely as a result of this modification. In one respect, a decrease in development in this location could reduce potential negative effects in terms of amenity, whilst on the other it reduces the potential employment opportunities. Overall, the overall SA findings are unlikely to be significantly changed though.

5.10 With regards to landscape, the areas proposed for allocation involved some parcels of land that contributed strongly towards Green Belt function. Though there is already significant industrial land in this location, further development could have led to significant negative effects upon landscape. As such the removal of this allocation will avoid the Plan having negative effects in this location.

5.11 The proposed allocation also overlapped with the Bradley Hall Moated Site Ancient Monument. Though there were measures in place to mitigate potential negative effects, it was likely that residual impacts would still have arisen, with the inclusion of this employment location. Its removal is therefore likely to lead to reduced negative effects in terms of the historic environment.

5.12 The effects associated with the employment allocation in the SA Report were predicted to be largely neutral. Therefore, the effects upon biodiversity are unlikely to be significantly different as a result of this allocation being removed.

Reduction of housing delivery at Fiddlers Ferry (MM002, MM003, MM007, MM021)

5.13 The southern phase 2 element of the allocation at Fiddlers Ferry is to be removed. This reduces the contribution towards housing in this location and across the borough by 900 dwellings. This is less positive than the position within the Pre-Submission Local Plan in terms of the housing SA objective.

5.14 A reduced amount of housing here would also mean that contributions towards social infrastructure are lower, which could dampen some of the positive effects that would otherwise arise in this location with regards to health and wellbeing.

5.15 Conversely, a range of other effects are likely to be avoided in relation to landscape and biodiversity in particular.

5.16 The area of land earmarked for the phase 2 of residential development fell within Flood Zone 1. Though it was adjacent to significant areas falling within zones 2 and 3 (including areas proposed for open space), there would have been no significant effects on flooding given the site characteristics and surrounding topography. Therefore, the removal of the allocation is unlikely to significantly change the SA findings in terms of flooding.

5.17 In terms of soil, much of this area is non-agricultural, and the effects remain neutral.

5.18 The effects on landscape are likely to be less negative in respect of Green Belt land being retained. However, the potential for enhancements would not arise. In terms of the historic environment, no significant effects were anticipated even with the inclusion of the allocation and so this remains the case.

5.19 In terms of accessibility and air quality, a reduced level of growth will mean that there are less car trips in this location. Whilst this is likely to lead to slightly less negative effects in this respect, it also reduces the likelihood of additional local services being secured in this area. As such, the SA findings are considered unlikely to be significantly different.

5.20 For Biodiversity, the southern part of the allocation falls within a local wildlife site, and may also support functionally linked land for the Mersey Estuary Special Protection Area.

5.21 Development of part of this area for residential development could potentially lead to negative effects upon biodiversity, though it should be noted that development involved enhancement in terms of new open space and biodiversity features.

5.22 Removal of this allocation therefore avoids negative effects, but perhaps lessens the potential for enhancement to be secured.

Changes relating to the Waterfront (MM019)

5.23 Though the allocation remains in the Plan, there is uncertainty as to whether the scheme will come forward in the Plan Period until funding for the Western Link Road is secured. As a result, the effects predicted in the SA report associated with this development location are also less certain (both positive and negative). Having said this, these uncertainties were identified in the SA Report, and reflected in the findings.

5.24 For housing, the delivery issues are noted in the SA and hence, the overall effects are not likely to be changed significantly as a result of the changes made.

5.25 The SA identifies that support for the Western Link could help to have positive effects with regards to air quality in the longer term. With greater uncertainty, the potential for these benefits are also less clear. Having said this, the allocation still remains within the Plan and the Council is committed to supporting this scheme.

Cumulative effects of the Modifications

Economy and regeneration

5.26 The reduction in the amount of employment land, coupled with a lower amount of housing land provision at Fiddlers Ferry is likely to reduce the extent of positive effects with regards to the economy. Nevertheless, the Inspectors have concluded that the Plan will still provide sufficient employment land to meet identified needs, and so significant positive effects remain (albeit with a greater degree of uncertainty).

Health and wellbeing

5.27 The modifications have mixed effects for health and wellbeing. A reduction in employment land development and fewer homes across the Plan period will result in a slightly less positive picture with regards to health and wellbeing. This is due to fewer jobs being created and a slight reduction in housing provision. This is unlikely to lead to a significant change in the plan effects though.

5.28 To the contrary, several modifications are likely to improve the likelihood that environmental improvements will be secured close to new development sites, whilst a reduction in Green Belt release ought to reduce potential negative effects on amenity for nearby communities. Whilst an improvement, major positive effects are already predicted in the SA Report, and this is unlikely to change.

Accessibility

5.29 The modifications in combination are likely to have mainly positive effects. There, ought to be a reduction in car trips overall, given that there will be less development at Fiddlers Ferry and less employment growth near a motorway junction. Development at both locations would likely have increased car trips.

5.30 Prioritising environmental enhancements close to strategic sites is also beneficial in terms of supporting access to natural greenspace without having to travel. On the other hand, a reduction of new housing at Fiddlers Ferry will reduce the likelihood of a wider range of local services and facilities being secured in this area. On balance, the overall SA findings are predicted to be the same with regards of significance.

Housing

5.31 The amount of land identified for housing within the Plan trajectory is lower as a result of several modifications (namely the reduction of delivery at Fiddlers Ferry, and no longer counting residential development in the Waterfront). This reduces the positive effects with regards to housing delivery overall (including the amount of affordable housing), which adds some uncertainty to major positive effects arising. However, there is still sufficient housing identified to meet identified needs, including an amount for flexibility. As such, it is unlikely that the effects would be significantly different to those in the SA Report.

Natural resources: Soil

5.32 There has been a reduction in the amount of agricultural land that will be affected by proposed allocations, which is less negative than the pre-submission Plan. However, the significance of effects remains unchanged as there is still a significant amount of development proposed that will lead to a loss of best and most versatile agricultural land.

Natural resources: Flooding

5.33 Neither the Fiddlers Ferry (Phase 2) allocation, nor the South East Warrington Employment Area allocation were at significant risk of flooding. Therefore, the modifications are predicted to have no significant change upon this SA objective.

Water quality

5.34 The modifications are not likely to have any significant implications with regards to water quality, and therefore the SA findings remain the same.

Air quality

5.35 A reduction in the amount of employment growth and housing growth in two ‘peripheral’ locations is likely to reduce the number of additional car trips and HGV trips (which is particularly beneficial at junctions of the M56 and M6 which are declared as AQMAs). This is positive with regards to air quality, but negative effects are still likely to arise overall as a result of the Plan given the scale of growth being planned. Hence, there is no change with regards to the overall findings.

Historic environment

5.36 The removal of the South East Warrington Employment Area will lead to reduced negative effects with regards to the historic environment. No other modifications are likely to have a notable effect on the historic environment either individually or in combination.

Landscape

5.37 Reduced development in two locations (South East Warrington Employment Area and the southern part of Fiddlers Ferry) will both lead to a reduction in negative effects upon landscape character. Together, this alters the overall effects from moderate negative to minor negative effects.

Biodiversity and geodiversity

5.38 With regards to Biodiversity, the modifications make subtle changes that should help to achieve biodiversity enhancement close or on new strategic sites. There is also greater clarity that negative effects will be avoided on European Sites and that mitigation and enhancement is achieved for Holcroft Moss in particular.

5.39 Removal of the southern parcel of the Fiddlers Ferry allocation, will also help to avoid negative effects that could arise on a local wildlife site and functionally linked land. Together, these modifications all contribute towards positive effects upon biodiversity. However, the potential for enhancement at Fiddlers Ferry is reduced. Overall, these changes do not alter the major positive effects that are predicted in the SA Report.

5.40 Though these changes are all positive in respect of biodiversity, it is considered that minor negative effects will still remain (as there will still be disturbance to biodiversity and a loss of greenfield land).

Resource use and efficiency

5.41 The modifications are not likely to have any significant implications with regards to resource use and efficiency, and therefore the SA findings remain the same.

Climate change and resource use

5.42 The modifications are not likely to have any significant implications with regards to climate change mitigation, and therefore the SA findings remain the same.

Climate change adaptation

5.43 The modifications are not likely to have any significant implications with regards to climate change adaptation, and therefore the SA findings remain the same.

Table 5.1: *Summary of SA findings*

Topic	Overall Findings in the SA Report	Main Modifications	Overall findings including Modifications
Economy and regeneration	**Major positive effects**	Less positive	**Major positive effects?**
Health and Wellbeing	**Minor negative effects** **Major positive effects**	Mixed	**Minor negative effects** **Major positive effects**
Accessibility	**Minor negative effects** **Major positive effects?**	Less negative	**Minor negative effects** **Major positive effects?**
Housing	**Major positive effects**	Less positive	**Major positive effects?**
Natural resources: Soil	**Moderate negative effects**	Less negative	**Moderate negative effects**
Natural resources: Flooding	**Moderate positive effects**	No change	**Moderate positive effects**
Water quality	**Minor negative effects** **Minor positive effects**	No change	**Minor negative effects** **Minor positive effects**
Air quality	**Minor negative effects**	Improvement	**Minor negative effects**
Historic Environment	**Minor negative effects** **Minor positive effects**	Improvement	**Minor negative effects?** **Minor positive effects**
Landscape	**Moderate negative effects** **Minor positive effects**	Improvement	**Minor negative effects** **Minor positive effects**
Biodiversity and Geodiversity	**Minor negative effects** **Major positive effects**	Improvement	**Minor negative effects** **Major positive effects**
Resource use and efficiency	**Minor negative effects** **Minor positive effects**	No change	**Minor negative effects** **Minor positive effects**
Climate change and resource use	**Minor negative effects** **Minor positive effects**	No change	**Minor negative effects** **Minor positive effects**
Climate change adaptation	**Moderate positive effects**	No change	**Moderate positive effects**

6. Mitigation and enhancement

6.1 No additional development is proposed where effects would need to be explored and potential mitigation/enhancement measures proposed.

6.2 The modifications have not led to any additional negative effects, and so in this respect no mitigation measures have been identified.

6.3 Some changes have led to the extent of positive effects reducing, such as in relation to economy and employment. However, the effects still remain significantly positive, and the additional positives were simply related to the higher amount of jobs growth and economic activity that would otherwise have been generated.

6.4 In terms of enhancement, no further measures have been identified, as the modifications have already led to minor improvements to a range of sustainability topics.

7. Next steps

Plan Finalisation

7.1 This section explains the next steps in the plan-making/SA process.

7.2 Following consultation on the Modifications, the Inspectors will consider all representations received, before deciding how to report on the Plan's soundness.

7.3 Assuming that the Inspectors are ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

Monitoring

7.4 The SA Report [Exam ref: SP3] submitted alongside the Local Plan presented a range of 'measures envisaged concerning monitoring' in Table 11.1. These measures remain valid, as the significance of effects has not changed as a result of the modifications.

7.5 A final list of monitoring measures will be presented within the SA Statement produced once the Local Plan is adopted.

APPENDIX A: SCREENING THE MAIN MODIFICATIONS

Warrington Borough Council

Updated Proposed Submission Version Local Plan 2021/22-2038/39

Schedule of Proposed Main Modifications

March 2023

Introduction

The Main Modifications are set out below in the form of ~~strikethrough~~ for deletions and **underlining in bold** for additions of text, or by specifying the modification in words.

Updates to Figures/diagrams within the Local Plan are provided in Appendix 1 to this schedule.

The updated Housing Trajectory is provided in Appendix 2 to this schedule.

The Updated Proposed Submission Version Local Plan (UPSVLP 2021) policy, paragraph, figure and table numbers have been referenced in this schedule. These will be updated after the Main Modifications consultation has been undertaken, along with all necessary policy/paragraph number references throughout the document, in the final version of the Local Plan, to reflect the omission and addition of policies/paragraphs as a result of Main Modifications.

The Local Plan Policies Map is not a Development Plan Document and therefore the Inspectors do not have the power to recommend Main Modifications to it. However, a number of the published Main Modifications to the Plan's policies require further corresponding changes to be made to the Policies Map. As changes to the Policies Map do not comprise Main Modifications, modifications to the Policies Map are set out in a separate document.

Modification Reference Number	**UPSVLP Policy or Paragraph Number**	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	**SA Screening**
MM 001	Para 1.1.1 Introduction 1.2.12	1.1.1 Warrington's Local Plan provides the statutory planning framework for the entire Borough for the period 2021**/22** to 2038**/39**.NB all other references in the Plan to the Plan Period will be amended as above. 1.2.12 The amount of land proposed to be removed from the Green Belt is ~~580~~ **390** hectares, equating to ~~5~~% **3.4%** of the total amount of Green Belt land in the borough. This is significantly lower than the 1,210 hectares proposed to be removed from the	Though this text relates to a lower amount of Green Belt release, this is to reflect a change in policy. No implications for the

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	**SA Screening**
		Green Belt in the previous Proposed Submission Version Local Plan which equated to 11% of the total amount of Green Belt in the borough.	SA findings from subsequent changes to Plan text.
MM 002	Vision and Spatial Strategy Para 3.2.3 Figure 3 Para 3.3.5	**W1** To enable the sustainable growth of Warrington through the ongoing regeneration of Inner Warrington, the delivery of strategic and local infrastructure, the strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods whilst: • delivering a minimum of 14,688 new homes (equating to 816 per year) between 2021**/22** and 2038**/39**, and • supporting Warrington's ongoing economic success by ensuring provision is made to meet the need for **168** ~~316.26~~ hectares of employment land between 2021/**22** and 2038**/39**. Fig. 3 Amend the Local Plan Key Diagram to reflect the removal of the South East Warrington Employment Area, the reduction of the Fiddlers Ferry allocation and the change in status of the Peel Hall site to a commitment (See Appendix 1 for revised diagram). 3.3.5 The Plan's main priority remains to optimise the development potential of the existing urban area. As such a number of key elements of the previous Plan's spatial strategy therefore remain. These include intensifying development in the Town Centre~~,~~ **and** the Inner area of Warrington ~~and opening up the Waterfront as a new urban quarter facilitated by the new Western Link~~.	Removal of South East Warrington Employment Area likely to have implications for the SA findings. Reduced dwellings at Fiddlers Ferry needs consideration in the SA.

Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		Opening up the Waterfront as a new urban quarter also remains a key element of the spatial strategy, but given current uncertainties around funding of the Western Link, ~~its delivery during the plan period cannot be relied on~~ the delivery of the Waterfront cannot be relied upon during the plan period.	
	Para 3.3.7	3.3.7 The existing urban area can accommodate around ~~11,800~~ **10,700** new homes **in the Plan Period**. This means there is the requirement to release Green Belt land for around ~~4,500~~ **4,400** homes in order for the Council to meet its housing requirement. ~~The detailed land requirement calculation is set out in Policy DEV1.~~	
	Para 3.3.8	3.3.8 The Council has considered a range of options for the distribution of homes requiring Green Belt release. The chosen spatial strategy is for: • an urban extension to the south east of the main urban area, which will deliver around 2,400 homes in the Plan period up to 2038**/39**, with a potential for a further 1,800 homes beyond the Plan period; • development of Fiddlers Ferry opportunity site for **860** ~~1,300~~ homes in the Plan period up to 2038**/39**, ~~with a potential for a further 450 homes beyond the Plan period;~~ • development at Thelwall Heys of around 310 homes; and • 'incremental growth' across the outlying settlements of around 800 homes. Spatial Strategy for meeting our Employment Land needs	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
	Para 3.3.19	3.3.19 The Council has ~~updated it Economic Development Needs Assessment (EDNA 2021), which has~~ identified a total need of **168** ~~316.26~~ hectares of employment land up to 2038**/39**.	
	Para 3.3.21	3.3.21 The Council has agreed in principle with St Helens Council that a 31.2~~2~~ hectare extension to the west of the established Omega employment development, located in the Borough of St Helens, will count towards Warrington's employment development needs. Comparing future need against existing supply and the proposed Omega west extension leaves a shortfall of **97.94** ~~246.17~~ hectares to be met through the updated draft Local Plan (2021).	
	Para 3.3.23	3.3.23 The main employment site~~s~~ ~~have~~ **has** been allocated at: • Fiddlers Ferry Power Station (101.0 ha Gross) – Redevelopment of the former brownfield Power Station site to the west of the borough, to provide for a mix of industrial and distribution uses. • ~~South East Warrington Employment Area (136.92 ha Gross) – this is located at the junction of the M6 and M56 and will meet a large proportion of the Borough's identified B8 requirement.~~	
	Para 3.3.24	3.3.24 The proposed site~~s~~ at Fiddlers Ferry ~~and South East Warrington~~ provide**s** a total of **101.0** ~~237.92~~ ha, which is marginally **above** ~~below~~ the required need by around **3** ~~8~~ ha. The Council considers that there is a strong likelihood the balance of employment land need will be met from windfall sites in locations such as Appleton Thorn, Warrington Town Centre and the wider urban area, meeting ongoing needs during, and after the Plan period.	

Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
	Para 3.3.25	Delete paragraph 3.3.25	
	Para 3.3.26	3.3.26 ~~Given these constraints, the Council is not proposing to make any further allocations to come forward later in the Plan Period or to provide safeguarded sites.~~ The Council is ~~however~~ committed to undertaking a review into Warrington's employment land needs before the end of the Plan period to ensure the long term supply of employment land. At this stage, it is likely that key infrastructure improvements, including ~~the Western Link and~~ motorway junction improvements, will have been delivered and the impacts of any further required employment allocations can be fully appraised.	
	Para 3.3.30	3.3.30 The Western Link is the largest transport infrastructure scheme and ~~is fundamental to the delivery of the spatial strategy of the Local Plan. The Western Link~~ will provide a new road connection between the A56 Chester Road and the A57 Sankey Way, crossing the Manchester Ship Canal, the West Coast Mainline and the River Mersey. It will directly enable the development of the Waterfront area and through reducing traffic levels on the existing road network, it will facilitate a greater level of development within the Town Centre and across Inner Warrington. **However, given current uncertainties around funding, its delivery during the plan period cannot be relied on. Nonetheless, the Council is confident that funding for the Western Link will be secured ~~at some point in the future~~ and that will be taken into account in any review of the Plan.**	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **<u>underlined and bold</u>**)	SA Screening
	Para 3.3.31	3.3.31 A key priority for the Local Plan is to ensure the phasing of development is related to the delivery of infrastructure. In particular, the large allocation sites, including the Waterfront~~, Peel Hall~~, the South East Warrington Urban Extension and Fiddlers Ferry Opportunity site, require extensive new infrastructure and improvements to existing infrastructure to support new development.	
	Para 3.4.7	<u>Warrington's Exceptional Circumstances</u> 3.4.7 The starting point for Warrington's Exceptional Circumstances is the requirement to ensure that sufficient land is provided to meet Warrington's development needs. The Plan's proposed housing requirement will ensure that issues of affordability are addressed and that that sufficient homes are provided to support the planned level of economic growth, but this can only be achieved with the release of Green Belt. ~~Similarly if Warrington is to provide sufficient employment land to meet its future needs then this can only be achieved with the release of Green Belt land.~~	
	Para 3.4.10	3.4.10 Exceptional Circumstances can also be demonstrated for each area of Green Belt release: • The South East Warrington Urban Extension will ensure that a major proportion of Warrington's need for housing can be met sustainably through comprehensive planning and infrastructure delivery. The scale of the urban extension will also provide capacity for growth well beyond the Plan period, ensuring the permanence of the revised Green Belt boundaries. • The exceptional circumstances for the removal of Green Belt land as part of the Fiddlers Ferry Opportunity Site relate to enabling the redevelopment of	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		the largest brownfield site in the Borough, whilst providing a new sustainable residential community and a major ecological and recreational resource. • Land at Thelwall Heys will provide much needed homes in a sustainable location early in the Plan period and without having a material impact on the functioning of Warrington's Green Belt in this area. • Green Belt release in the outlying Settlements will increase housing choice and support the vitality and viability of local services. • ~~The South East Warrington Employment Area will make a significant and sustainable contribution towards meeting Warrington's current and long term employment development needs.~~	
MM 003	DEV1 Part 1 Part 2 Part 3b	1. Over the 18 year plan period from 2021**/22** to 2038**/39**, a minimum of 14,688 new homes will be delivered to meet Warrington's housing needs. This equates to an average of 816 homes per annum. 2. The majority of new homes will be delivered within the existing main urban area of Warrington, the existing inset settlements and other sites identified in the Council's Strategic Housing Land Availability Assessment (SHLAA), which together have identified deliverable capacity for a minimum of ~~11,785~~ **10,564** new homes. 3b. Land at Fiddlers Ferry – minimum of ~~1,760~~ **860** homes ~~of which 1,310~~ will be delivered in the plan period as part of a wider mixed use development.	Reduced dwellings at Fiddlers Ferry needs consideration in the SA.

Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
	Part 5c	5c. At least 30dph on **all** other sites ~~that are within an existing urban area~~ **across the Borough.**	
	Part 6	6. Densities ~~of~~ less than **those specified in part 5 above** ~~30dph~~ will only be appropriate where they are necessary to achieve a clear planning objective, such as avoiding harm to the character or appearance of an area.	
	Para 4.1.10 to 4.1.14	Delete paragraphs 4.1.10 to 4.1.14, including Table 1.	
	4.1.23a (new paragraph)	**4.1.23 Land at Peel Hall was allocated in the Updated Proposed Submission Version Local Plan but has subsequently received outline planning consent. Development at Peel Hall will make an important contribution to the overall Spatial Strategy of the Local Plan and the supply of housing. Subsequent applications for reserved matters will be considered in the context of the outline consent and the conditions attached to it along with a range of relevant Local Plan policies. The site is now shown as a commitment on the Policies Map.**	
	Para 4.1.23	4.1.23 To ensure that land is used efficiently, Policy DEV1 encourages the use of high densities in appropriate locations, for example on sites that are close to town or district centres or to public transport facilities. **Sites that are considered to be well served by frequent bus or train services are those within 200m of a bus stop which has at least 3 bus services per hour or are within 1,200m of Warrington Central, Bank Quay or Birchwood railway stations**. Densities of less than 30 dwellings per hectare (dph) are discouraged except where there is a legitimate planning reason for them, for example to ensure that development integrates successfully with the prevailing built form of the	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
	Para 4.1.24 to 4.1.33	area or to protect the historic environment. The density of development on the allocation sites should be at or above the minimum figures specified in the allocation policies. Delete paragraphs 4.1.24 to 4.1.33, including Table 2 and replace with: **4.1.24 Housing needs beyond 2038/39 are not yet known, however the Local Plan will be reviewed before this time and delivery of housing beyond 2038/39 is expected to continue. This will include development within the South East Warrington Urban Extension, with a further 1,800 homes, the Waterfront, with around 1,300 homes depending on whether development is able to commence within the Plan Period, and from additional urban capacity and brownfield sites.**	
MM 004	DEV2 Part 1 Part 11 (Housing Type and Tenure) Part 16	1. In residential development of 10 dwellings or more **or where the site has an area of 0.5 hectares or more,** ~~or with a gross floor area greater than 1,000sqm~~, affordable housing will be required on the following basis: Amended to become Part 12 (previously two Part 11s). **12.**Residential development should provide a mix of different housing sizes and types and should be informed by the Borough-wide housing mix monitoring target **as set out in** ~~the table below; the sub-area assessment contained in~~ the Council's most up to date Local Housing Needs Assessment; and any local target set by a Neighbourhood Plan, taking into account site specific considerations. 16. The Council will seek that 10% of new housing meets Building Regulation requirement M4(3)' Wheelchair user dwellings' i.e. designed to be wheelchair	Clarity is provided in term of the scale of site where requirements would apply. However, the principle and scope of the policy remains similar and is unlikely to have implications for the SA findings.

Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		accessible, or easily adaptable for residents who are wheelchair users on sites **over 0.5 of a hectare or of 10 dwellings or more.**	
	Part 17	17. In cases where the above requirements are genuinely not viable or technically feasible, the Council will expect to see ~~an open book assessment to~~ evidence **of** this before any lower level of provision is permitted.	
	Part 18	~~18. In residential development of 10 dwellings or more housing for older people should be provided~~.	
	Part 21a	~~a. retain a suitable mix of housing types to meet needs in the area;~~	
	Para 4.1.53	4.1.53 The LHNA **(2021)** has made an assessment of housing need by both tenure and type of housing. This is broken down by dwelling size and also market housing, low cost home ownership and affordable rent. In summary demand identified in the Borough is as follows:	
	Para 4.1.55	4.1.55 It should be noted that the breakdown of housing mix identified is a Borough wide monitoring target. The precise mix should be determined on a site by site basis, taking in account the sub-borough analysis which is contained in the Council's most up to date Local Housing Needs Assessment. **In the case of small sites, again these will be considered on a site by site basis and may contribute to some of the needs identified rather than all of them. Evidence underpinning this requirement will be kept under review with the most up-to-date evidence applied to decision making.** The Council is also aware that Neighbourhood Planning Groups may prepare their own local housing needs	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		assessments to inform the local policies in Neighbourhood Plans. ~~**Evidence underpinning this requirement will be kept under review with the most up-to-date evidence applied to decision making.**~~	
	4.1.56	4.1.56 To help ensure that new dwellings are appropriately sized and arranged to create well designed, the Council is adopting the Nationally Described Space Standards. The Council has recently published its Town Centre SPD which sets out standards in relation to dwelling size, design and layout which are in accordance with the National Space Standards. **Standards for outdoor amenity space will be set out in the updated Design Guide SPD which the Council anticipates will be adopted in 2024.**	
MM005	DEV4 Part 1 Part 4 Part 8	1. Over the 18 year Plan period from 2021**/22** to 2038**/39** provision will be made to meet he need for ~~316.26~~ **168** hectares of employment land to support both local and wider strategic employment needs. 4. The following site~~s~~ will be allocated as **a** new Employment Area~~s~~ in order to provide sufficient land to meet Warrington's Employment Land Requirements: ~~a. South East Warrington Employment Area – 136.92 hectares~~ b. Fiddlers Ferry Power Station – 101.0 hectares 8. Proposals for E class (office) development **outside of existing employment Office areas as set out in Part 3 of Policy DEV4** will need to be justified by reference to sequential testing and market appraisal to determine that the development could not	Removal of South East Warrington Employment Area likely to have implications for the SA findings.

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		be appropriately located on a more accessible central site within or close to the Town Centre in accordance with the Overall Spatial Strategy.	
	Part 11	11. Subject to assessment of local transport impacts, major warehousing and distribution developments will be primarily directed towards preferred locations at: a. Appleton & Stretton Trading Estates b. Omega c. Woolston Grange ~~d. South East Warrington Employment Area~~ e. Fiddlers Ferry Power Station	
	New Part 17	**Supporting Colleges and Higher Education** **17. The Council and its partners will support the operational needs of and the expansion of the Borough's Colleges and Higher Education establishments.**	
	Figure 4	Fig. 4 Amend the "Existing and Proposed Employment Sites" diagram, to remove the South East Warrington Employment Area (See Appendix 1 for revised diagram).	
	Para 4.2.13	~~4.2.13 In determining the amount of employment land needed for the Plan period, the Economic Development Needs Assessment (2021) concluded that the preferred forecasting method for establishing need, is a projection forward of past take-up rates that considers both strategic and local needs, resulting in a need of 316.26 hectares of employment land up to 2038~~.	

Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		4.2.13 In determining the amount of employment land needed for the Plan period, an exercise was undertaken to broadly align jobs growth with the planned level of housing provision. Between 1996 and 2020, 341.29 ha of employment land was actually taken up, and 48,350 new net jobs created. A simple calculation shows that for every 1 ha of land taken up, 142 jobs were created. The delivery of 816 new homes per annum could support an additional 18,300 jobs in the Borough. Using the 18,300 figure and the 142 jobs per hectare figure gives an employment land figure of 129 ha over the Plan period. Adding a 3 year buffer (21.5 ha) and allowing for business displacement (17.64 ha), results in a need of 168 hectares of employment land to 2038.	
	Para 4.2.14	4.2.14 Confirmation of how the Council is proposing to meet this need is summarised in the Table below:	
	Table 6	Table 6 – Employment Land Needs **Total Requirement** — ~~**316.26 ha**~~ **168 ha** Existing Supply — 38.86 ha St Helens Omega Extension — ~~31.80~~ **31.2 ha** Fiddlers Ferry Brownfield Site — 101.0 ha ~~South East Warrington Employment Area~~ — ~~136.92 ha~~ **Total Supply** — ~~308.58 ha~~ **171.06 ha**	
	Para 4.2.18	4.2.18 Following this process, the Council is proposing to allocate the following ~~2~~ additional Employment Area~~s~~ (as identified in Figure 4):	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		• Fiddlers Ferry Power Station (101.0 ha gross) – Redevelopment of a former Brownfield Power Station site to provide for a mix of industrial and distribution uses. ~~• South East Warrington Employment Area (136.92ha ha gross) – this is located at the junction of the M6 and M56 and will meet a large proportion of the Borough's identified B8 requirement.~~	
	Para 4.2.19	4.2.19 The proposed ~~sites~~ site at Fiddlers Ferry ~~and South East Warrington provide a total of approximately 237.92 ha~~, **the existing supply and the St Helens Omega extension, provide a total of approximately 171.06 ha of employment land which is marginally** ~~below~~ **above** the required need by around ~~8~~ **3** ha.	
	Para 4.2.22	4.2.22 ~~The Council has considered a number of other options for employment land allocations, but at present these have a range of significant constraints. Given these constraints, the Council is not proposing to make any further allocations to come forward later in the Plan Period or to provide safeguarded sites.~~ The Council is however committed to undertaking a review into Warrington's employment land needs before the end of the Plan period to ensure the long term supply of employment land. At this stage, it is likely that key infrastructure improvements, including the Western Link and motorway junction improvements, will have been delivered and the impacts of any further required employment allocations can be fully appraised.	
	Para 4.2.26	**4.2.26 The Council has established links with local Colleges and Higher Education establishments within the Borough and seeks to connect local businesses with these institutions to maximise future job and training opportunities.**	

Modification Reference Number	**UPSVLP Policy or Paragraph Number**	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	**SA Screening**
MM 006	DEV5 Para 4.3.6	**4.3.6 Warrington Town Centre is the principal retail and service destination in the Borough. The town centre serves the whole of the Borough and surrounding area, provides the main hub of retail and service uses in the Borough and is clearly the highest order centre in the administrative area. Warrington Town Centre is supported by the three district centres of Birchwood, Stockton Heath and Westbrook. Although each of the district centres has its own characteristics, each centre performs an important role in serving the day to day needs of their location catchment. It is considered that the district centres are well distributed in order to serve the needs of the Borough's population. The Town and District Centres are supported by a network of Neighbourhood centres and local centres. Neighbourhood Centres are smaller than district centres but still contain a variety of uses to meet the day to day retail and leisure needs of the neighbourhoods they service. Local Centres are the smallest in the hierarchy and are often based around a small parade of shops.**	No implications for the SA findings.
	Part 1	1. Amend 'Bruche Hea~~l~~th Gardens' under list of Local Centres.	
	Part 5	5. Where retail or leisure uses are proposed outside of a defined centre, the applicant will be required to**:** **a.** demonstrate that no suitable sites are available within the centre or in edge of centre locations through applying a sequential approach**;** **b. demonstrate that there are no significant adverse impacts on existing centres; and** **c. where development is over 500 square metres gross, provide justification in the form of an impact assessment proportionate to the scale of the proposal.**	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
	Part 6 Part 7 Part 8a	6. ~~Where there are no suitable, available or viable sites within a defined centre, the proposal must demonstrate that there are no significant adverse impacts on that centre(s).~~ 7. ~~Proposals for retail, leisure and office uses over 500 square metres gross will need to provide justification in the form of an impact test proportionate to the scale of the proposal.~~ **a. plan positively for the provision and use of shared spaces, community facilities and other local services within defined centres and** avoid the loss or change of use of viable convenience shops, cultural facilities, post offices and public houses where the loss would impact on the diversity of local services in communities;	
MM 007	GB1 Part 3	3. The following land has been removed from the Green Belt and the amended Green Belt boundaries are shown in Figure 6: a. South East Warrington Urban Extension ~~b. South East Warrington Employment Area~~ c. Land to the east ~~and south~~ of Fiddlers Ferry Power Station d. Thelwall Heys e. Land at Warrington Waterfront f. Land at Croft g. Land at Culcheth h. Land at Hollins Green i. Land at Lymm	Less Green Belt land proposed for amendment. Implications for the SA in relation to South East Warrington Employment Area and South of Fiddlers Ferry.

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **<u>underlined and bold</u>**)	SA Screening
		j. Land at Winwick	
	Figure 6	Fig 6.Amend the "Amended Green Belt Boundaries" diagram to reflect deletion of South East Warrington Employment Area allocation and reduction of Fiddlers Ferry Power Station allocation (See Appendix 1 for revised diagram).	
	Para 5.1.5	5.1.5 As set out in Chapter 3, there are significant identified needs for market and affordable housing, ~~as well as land for new employment provision~~, that cannot be met in full within the existing urban areas of the Borough.	
	Para 5.1.9	5.1.9 As set out in Chapter 3, the starting point for Warrington's 'Exceptional Circumstances' is the requirement to ensure that sufficient land is provided to meet the Council's housing ~~and employment development~~ needs.	
	Para 5.1.19	5.1.19 The Council recognises that there are uncertainties over Warrington's longer term employment land supply, beyond the end of the Plan Period. As such, the Council is committed to undertaking a review into Warrington's employment land needs before the end of the Plan period to ensure the long term supply of employment land. At this stage, it is likely that key infrastructure improvements, including ~~the Western Link and~~ motorway junction improvements, will have been delivered and the impacts of any further required employment allocations can be fully appraised.	
MM 008	INF4 Part 4	4. If a new site is the NHS Trust's preferred option, ~~the Council will seek to allocate a site for a new hospital in a future review of the Local Plan.~~ **<u>this could be accommodated within the policy framework of this Local Plan or alternatively through</u>**	Clarifications. No implications for SA findings.

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		a site allocation made in a future review of the Local Plan. The new site must be in a location that provides ease of access for residents from across the Borough and be well served by public transport.	
	Para 7.4.9	7.4.9 The health and social care system in Warrington, Warrington Together, has confirmed the requirement for a new Hospital for Warrington. The current hospital is outdated and is not able to meet the future needs of Warrington's growing and aging population. It is currently reviewing the business plan for the hospital in the context of wider NHS service delivery across the North West region ~~and in terms of its relationship with the Warrington CCG~~. The Council is committed to working with the NHS Hospital Trust to deliver the new hospital either through redevelopment of the existing Lovely Lane Site or on a new site. ~~This will be confirmed through a future review of the Local Plan.~~ **Policy INF4 makes provision for a new hospital site to be identified within the policy framework of this Local Plan or, alternatively, allows for a site to be identified through a future review of the Plan.**	
MM 009	INF5 Part 5 Part 6	5. Addition to list of examples within Part 5: **Emergency Services** 6. The Council will only consider the viability of development proposals at the planning applications stage where: **it can clearly be demonstrated, through a robust site-specific Financial Viability Assessment, that development would not be financially viable if full planning obligations were sought.** ~~a. required planning obligations are in addition to those considered as part of the Local Plan's viability appraisal; or~~	Additional clarity and detail, but no implications for SA findings.

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		~~b. where there are exceptional site specific viability issues not considered as part of the Local Plan's viability appraisal; or~~ ~~c. where it can be clearly demonstrated, through a robust site-specific Financial Viability Assessment, that development would not be financially viable if full planning obligations were sought.~~ In these cases, applicants should provide viability evidence through an 'open book' approach to allow for the proper review of evidence submitted and for reasons of transparency. The Council will then be able to balance the benefits of the proposals against any harm arising from not securing the full planning obligation requirements.	
	Para 7.5.9	Delete Paragraph 7.5.9. ~~In accordance with national policy and guidance, infrastructure and viability considerations must be assessed in detail during the preparation of the Local Plan. As such the Council will only consider the viability of development at planning application stage in exceptional circumstances.~~	
MM 010	INF6 Part 1	1. Development **within the safeguarding zone as shown on the Policies Map** that would adversely affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.	Clarity on the area provided, but this has no notable implications for the SA findings.
MM 011	DC1 Part 8	Delete part 8 of Policy.	No implications for SA findings. The effects of Green Belt release are

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	Part 9.	9. Appropriate and sustainable development will be directed to the settlements on varying scales reflecting existing services and infrastructure. ~~Outside of the existing settlement boundaries, some new development will be accommodated through release of Green Belt.~~	covered in the appraisal of the Plan.
MM 012	DC2 Part 2 Part 4	2. Particular consideration will be given to ensure that the significance of those elements of the historic environment, **including both designated and non-designated heritage assets,** which contribute most to the Borough's distinctive identity and sense of place are ~~not harmed~~ **conserved and where appropriate enhanced**. These include, but not exclusively: 4.~~Proposals affecting a designated heritage asset, or an archaeological site of national importance, should conserve those elements which contribute to its significance.~~ **Development proposals that would lead to substantial harm to (or total loss of significance of) a designated heritage asset (including an archaeological site of national importance) will be refused permission unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or total loss, or other circumstances as set out in the NPPF. Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm will be weighed against the public benefits of the proposal and permission will only be granted where the benefits outweigh the harm.** ~~Harm to such elements will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances.~~	Widens the scope of the policy to ensure non-designated heritage assets are mentioned. Whilst positive, it is unlikely to lead to a significant change to the overall SA findings from minor positive effects.

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	Part 5	**5.** Where permission is granted for a development which would result in the partial or total loss of a designated heritage asset, approval will be conditional upon the asset being fully recorded and the information deposited with the Historic Environment Record (HER).	
MM 013	DC3 Part 4	4. The Council will work with partners to ~~strengthen~~ **restore, enhance** and expand the network of **core** ecological sites, **wildlife** corridors,~~ and~~ stepping stone habitats **and restoration areas in order** to: a. secure a **measurable** net gain in biodiversity **in accordance with national legislation and its supporting best practice guidance**; b. to expand tree cover in appropriate locations across the Borough; c. to improve landscape character, water and air quality; d. to help adapt to flood risk and mitigate the impacts of climate change; e. to contribute to the development of the Mersey Forest; f. to contribute to the **delivery of the Local Nature Recovery Strategy and the** wider ~~regional~~ nature recovery network;	Policy wording has been rearranged / updated to more closely align with national policy and emerging legislative requirements. However, the principles, intention and scope of the policy remains broadly the same, so there are no implications for the SA findings.

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		~~g.~~ ~~of wetland sites by~~ **to** enhanc**e**~~ing~~ the wetlands **and other important irreplaceable and semi-natural habitats** across Warrington; and **h**~~g~~. to support the retention of underused farmland for habitat creation and management.	
	Part 5	Development Proposals affecting Green Infrastructure 5. All development proposals should, as appropriate to their nature and scale: a. protect existing green infrastructure and the functions it performs, especially where this helps to mitigate the causes of and addresses the impacts of climate change **and contributes to natures recovery**; b. increase the functionality of existing and planned green infrastructure especially where this helps to mitigate the causes of and addresses the impacts of climate change **and contributes to natures recovery**; c. improve the quality of existing green infrastructure, 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**, where these two functions do not adversely affect each other**;	
	Part 6	~~6.~~ ~~Where a loss of, or negative impact on green infrastructure functionality or ecological system/network is unavoidable, development proposals should demonstrate what mitigation measures are proposed and/or, replacement green infrastructure will be provided. Any replacement or mitigation measures should seek to secure a net gain in biodiversity assessed against the latest version of the DEFRA Metric and be deployed as closely as possible to the affected green infrastructure asset.~~	

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	Figure XX	Fig. XX Amend 'Key Green Infrastructure Links and Opportunities' diagram to more closely reflect the provisions of Policy DC3. The map has been amend to include all of the GI opportunities listed in Part 2 and Part 3 of Policy DC3 (See Appendix 1 for revised diagram).	
	Para 8.3.14	8.3.14 The built up areas **of the borough** contain a variety of types of urban green spaces. In particularly the main urban area of Warrington contains a significant amount of green space as a legacy of its former New Town status. A unique feature of this network is a framework of linked open spaces that form a necklace around the Town Centre and the masterplanning areas (Warrington's "Circular Parklands").	
	Para 8.3.16	8.3.16 In exceptional circumstances where it is not possible to avoid some loss in the functionality of the network it is expected that replacement provision will be provided in order to satisfy national policy. Any replacement provision or ~~mitigation~~ **compensation** measures should be in close proximity to the site so as to maintain the integrity of the network.	
	Para 8.3.17	8.3.17 The NPPF indicates that Local Plans should seek to secure measurable net gains in biodiversity (Paragraph 179b). **This policy encourages opportunities to secure measurable net gains in biodiversity across the Plan area as a whole.** The ~~proposed updated~~ DEFRA Biodiversity Metric is designed to provide ecologists, developers, planners and other interested parties with a means of assessing changes in biodiversity value (losses or gains) brought about by development or changes in land management. The metric is a habitat based approach to determining a proxy biodiversity value. ~~An updated~~ **The latest** version of the **DEFRA** ~~tool that was introduced in 2012 is currently~~	

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		~~out for consultation~~ metric, together with a metric for assessing small sites, is due to be published in ~~early~~ 2023.	
	Para 8.3.19	8.3.19 ……The Council will continue to work with Natural England to identify a full ecological network; ~~and~~ **with the Local Nature Partnership to produce a Local Nature Recovery Strategy;** and give consideration for the need for the preparation of an SPD that will map out the ecological network and set out the Council's considerations and expectations when such sites are proposed for development or impacted by proposed development nearby..	
	New para 8.3.20	**8.3.20 The NPPF indicates that when determining planning applications local planning authorities should apply the avoidance, mitigation, compensation hierarchy, as outlined in paragraph 180(a). This indicates that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.**	
	New para 8.3.21	**8.3.21 Securing net gains in biodiversity should follow the most up to date good practice guidance. This includes securing the best outcomes for biodiversity that demonstrably exceed existing obligations (i.e., do not deliver something that would occur anyway). The Council will set out the detail of how BNG measures will operate and it could be delivered in a future SPD.**	
MM 014	DC4 Figure 13	Fig. 13 Amend diagram to ensure that its title accurately reflects what is depicted and that all designated sites are included.	Changes proposed to align with national policy and emerging legislative

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		Amend the title to read "~~Warrington's Designated Green Infrastructure~~ Assets" "Warrington's Designated Sites of Nature Conservation and Geological Value" Amend the diagram to remove the PROW's and to amend the Risley Moss SAC boundary to reflect the new boundary designation on MAGIC MAP (See Appendix 1 for revised diagram).	requirements more closely. However, the principles, intention and scope of the policy remains broadly the same, so there are no implications for the SA findings.
	Part 1	1. The Council will work with partners to **protect,** conserve**, and** restore ~~and enhance~~ biodiversity~~, and~~ secure a ~~**substantial and**~~ measurable net gain for biodiversity and enhance public access to nature across the Plan area. These efforts will be guided by ~~the principles set out in the N~~**n**ational ~~P~~**p**lanning ~~P~~**p**olicy**,** ~~Framework and those which~~ ~~underpin~~ the strategic approach to the care and management of the Borough's Green Infrastructure ~~in its widest sense~~ contained in Policy DC3 **and the Local Nature Recovery Strategy**.	
	Part 2	2. **Designated** ~~S~~**s**ites and areas that make up the Borough's ecological network and are recognised for their nature and geological value are shown on the Policies Map and include: a. European Sites of International Importance b. Sites of Special Scientific Interest c. Regionally Important Geological Sites d. Local Nature Reserves e. Local Wildlife Sites f. Wildlife Corridors/Natur**e**~~al~~ Improvement Areas	

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	Part 3	**Other elements that make up the Borough's ecological network and are recognised for their nature and geological value include:** **g. irreplaceable, protected and priority habitats** **h. ecological stepping stones and restoration areas, and** **i. other areas identified in the Borough's Local Nature Recovery Strategy** The specific **designated** sites ~~covered by the above designations~~ at the time of publication are detailed in Appendix 4. Development affecting Sites of International Importance 3. Proposals for development which may affect European Sites of Internationa Importance will be subject to the most rigorous examination in accordance with the ~~Habitats Directive~~ **Conservation of Habitats and Species Regulations 2017 (as amended)**. Development or land use change not directly connected with or necessary to the management of the site and which is likely to have significant effects on the site (either individually or in combination with other plans or projects) and which would affect the integrity of the site, will not be permitted unless the Council is satisfied that; a. there is no alternative solution; and b. there are imperative reasons of over-riding public interest for the development or land use change and where **the biodiversity harm avoidance, mitigation and compensation hierarchy (set out in Part 8 of Policy DC4) has been followed**~~. suitable mitigation or compensatory provision has been made~~. Any mitigation or compensatory provision must be assessed in a project–related Habitats Regulations Assessment and be fully functional before any likely adverse effect arises.	

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	Part 4	Development affecting Sites of National Importance 4. Proposals for development in or likely to affect Sites of Special Scientific Interest (SSSI) will be subject to special scrutiny. Where such development may have an adverse effect, directly or indirectly, on the SSSI it will not be permitted unless the reasons for the development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard the national network of such sites and the **biodiversity harm avoidance, mitigation and compensation hierarchy (set out in Part 8 of this Policy) has been followed.** ~~loss can be mitigated through off-site habitat creation to achieve a measurable net gain in biodiversity/geodiversity assessed against the latest version of the DEFRA metric~~.	
	Part 5	Development affecting Sites of Regional and Local Importance 5. Proposals for development likely to have an adverse effect on regionally and locally designated sites will not be permitted unless it can be clearly demonstrated that there are reasons for the development which outweigh the need to safeguard the substantive nature conservation value of the site or feature and the **biodiversity harm avoidance, mitigation and compensation hierarchy (set out in Part 8 of this Policy) has been followed.** ~~loss can be mitigated through off-site habitat creation to achieve a measurable net gain in biodiversity/geodiversity assessed against the latest version of the DEFRA metric~~.	
	Part 6	Development affecting Protected and/or Priority Species and Priority Habitats 6. Proposals for development which may adversely affect the integrity or continuity of UK priority habitats, irreplaceable habitats, or other habitats of local importance, or adversely affect EU Protected Species, UK Priority Species or other	

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		species of local importance, or which are the subject of Local Biodiversity Action Plans will only be permitted if it can be shown that the reasons for the development clearly outweigh the need to retain the habitats or species affected and that **the biodiversity harm avoidance, mitigation and compensation hierarchy (set out in Part 8 of this Policy) has been followed**. ~~mitigating measures can be provided which would reinstate the habitats or provide equally viable alternative refuge sites for the species affected.~~	
	Part 7	7.All development proposals affecting protected sites, wildlife corridors, priority habitats, irreplaceable habitats, EU Protected Species or priority species (as identified in Local Biodiversity Action Plans) should be accompanied by information proportionate to their nature conservation value ~~including;~~ **as outlined in Part 5 of Policy DC3. Proposals must also be supported by a Preliminary Ecological Appraisal or, where potential significant effects to important ecological features are identified, an Ecological Impact Assessment.** ~~a. a site survey carried out by suitably qualified or experienced person to establish the presence, extent and density of these species and identify features of nature and geological conservation importance; an assessment of the likely impacts of the development proposals for the protection and management of features identified for retention;~~ ~~b. an assessment of whether the reasons for the development clearly outweigh the nature conservation value of the site, area or species; and~~ ~~c. proposals for compensating for features damaged or destroyed during the development process, including mitigation through habitat creation to achieve a measurable net gain in biodiversity/geodiversity assessed against the DEFRA metric.~~	

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		~~d. proposals for compensating for any negative impacts on species during the development process, including mitigation through off-site habitat creation.~~	
	New Part 8	**8. Where a loss of, or harm to biodiversity, an ecological network and/or green infrastructure functionality is considered to be unavoidable, development proposals must include mitigation or, as a last resort, compensation measures. Following the application of the mitigation hierarchy, a measurable net gain in biodiversity assessed against the latest version of the DEFRA Metric must be secured. All proposals for off-site compensatory net gain/green infrastructure must be deployed strategically and as closely as possible to the affected ecological/GI asset and following good practice guidance.**	
	Part 9	**9**~~8~~. Where development is permitted, the Council will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation interest and/or to provide appropriate compensatory measures.	
	Para 8.4.9	Biodiversity and Geodiversity 8.4.9 Section 40 of the Natural Environment and Rural Communities Act 2006[1] places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving **and enhancing** biodiversity. Local planning authorities should take a pragmatic approach, with the aim of fulfilling statutory obligations in a way that minimises delays and burdens, whilst protecting the environment.	

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	New Para 8.4.17	**Footnote 1: As amended by paragraph 102 (Part 6) of the Environment Act 2021.** **8.4.17 Part 8 of Policy DC4 sets out the approach to avoidance, mitigation, and as a last resort, compensation. Compensation means compensatory provision and may include a financial contribution towards delivery of compensatory measures where appropriate. It is crucial to the priority of 'biodiversity net gain' that appropriate mitigation or, as a last resort, compensatory provision is made. It is important that the location of appropriate mitigation, replacement or other compensatory provision follows the sequential approach set out in the Policy. This seeks to target measures as closely as possible to the development site. In some instances, the immediate locality may include nearby sites outside the Borough.**	
MM 015	DC6 Part 1 b. Part 1g. Part 3c. Part 4b.	1. Design and Layout b. Contribute positively to the public realm and avoid~~ing~~ unnecessary street clutter; g. Not result in unacceptable conditions for future users and occupiers of the development in accordance with Policy ENV8; ~~and~~ 3. Movement and Accessibility c. Be inclusive and accessible to all and promote permeability by creating places that connect with each other and with existing services and are easy to move through~~.~~**; and** 4. Energy Efficiency	No implications for SA findings.

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		b. Reduce energy and water use through appropriate design; **and**	
MM 016	ENV5 Part 7	7. The Borough's peat resources will be protected. In line with national policy planning permission for new or extended sites for peat extraction will not be approved **and peat deposits will be protected from harmful development**.	No implications for SA findings.
MM 017	ENV7 Part 4 Part 5	4. Major development in all locations outside of the strategic allocations will be required to meet at least 10% of their energy needs from renewable and/or other low carbon energy source(s). ~~or to reduce their carbon emissions by at least 10% when measured against the Building Regulation (Part L) requirements at the time that the application is submitted.~~ 5. In the strategic housing and employment allocations as defined in Polices MD1 to MD6 and OS1 to OS6 and identified on the Key Diagram/Polices Map development should seek to reduce carbon emissions and maximise opportunities for the use of decentralised energy systems that would use or generate renewable or other forms of low carbon energy. In these locations all development will be required to establish, or connect to an existing, decentralised energy network unless this is shown not to be feasible or viable, in which case development will be required to; a. make provision to enable future connectively in terms of site layout, heating design and site-wide infrastructure design; and b. ensure that at least 10% of their energy needs can be met from renewable and/or other low carbon energy source(s)~~; or~~ ~~c. to reduce their carbon emissions by at least 10% when measured against the Building Regulation (Part L) requirements at the time that the application is submitted~~.	Less flexible approach in terms of achieving a reduction in carbon emissions. However, emissions reductions will be addressed through national carbon reduction measures. Whilst less positive, the Plan is still likely to achieve minor positive effects overall in relation to climate change mitigation. As such, the overall SA

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	Para 9.7.14	9.7.14 For this reason Policy ENV7 encourages use of renewable and low carbon energy as appropriate in all new major development proposals. It requires that at least 10% of energy needs in major schemes in all locations should be met from renewable and/or other low carbon energy source(s). ~~However, major development also has the option reduce their carbon emission rates by at least 10% above the requirements of Part L of the Building Regulations at the time that an application is submitted. This is in recognition of the fact that many commercial/employment schemes have low electricity demands but often have higher heating and cooling demands that are often better met by improved energy efficiency measures in the building fabric.~~	findings remain unchanged.
MM 018	ENV8 Part 4	4. The main allocations (Policies MD1 to **MD4** ~~MD6~~) and the smaller settlement allocations, which line the M62 corridor (Policies OS1, OS2 and OS6) **must make a proportionate contribution towards restoration measures at Holcroft Moss and devise a scheme-specific range of measures to reduce reliance on cars, reduce trip generation and promote ultra-low emission vehicles. In addition,** ~~and~~ all other new development that exceeds the thresholds for requiring a Transport Assessment, as specified in the Council's Transport SPD, will be required to consider air quality impacts on the Manchester Mosses Special Area of Conservation (SAC). Any proposals that would result in increased traffic flows on the M62 past the Manchester Mosses SAC of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day must **make a proportionate contribution towards restoration measures at Holcroft Moss and** devise a scheme-specific range of measures to reduce reliance on cars, reduce trip generation and promote ultra-low emission vehicles.	Detail added in relation to requirements for restoration.

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	Para 9.8.6	9.8.6 The Manchester Mosses Special Area of Conservation (SAC) has been identified as being at risk of harm from increased air pollution caused by traffic. **Through the Habitats Regulation Assessment process the need for a Habitat Management Plan to ensure the delivery of long-term ecological resilience works involving hydrological restoration measures to benefit the Holcroft Moss, has been established. The Holcroft Moss Habitat Mitigation Plan will be produced by Warrington Borough Council in collaboration with all parties involved in the site restoration, including Natural England and GMCA.** For this reason, **the main allocations (Policies MD1 to MD4) and the smaller settlement allocations, which line the M62 corridor (Policies OS1, OS2 and OS6) must devise a scheme-specific range of measures to reduce reliance on cars, reduce trip generation and promote ultra-low emission vehicles and provide a contribution towards restoration measures in accordance with the Holcroft Moss Habitat Mitigation Plan. In addition,** all proposals for development that would cause an increase in traffic levels that would exceed one or both of the thresholds in ~~clause~~ **Part** 4 of Policy ENV8 must **also provide the same level of mitigation.** ~~be accompanied by sufficient evidence to enable the effects upon the SAC to be assessed. Any significant effects would need to be addressed in line with Policy DC4.~~ **The Council will work with the other partners to ensure the delivery of the Holcroft Moss Habitat Management Plan by the end of 2023. Where a contribution is required towards restoration works at Holcroft Moss, the basis for defining the level of contribution will be confirmed through an update to the Council's Planning Obligations SPD.**	
MM 019	MD1 Para 10.1.1	10.1.1 Warrington Waterfront, extending from the south west of the Town Centre to the Manchester Ship Canal, will be developed as a new urban quarter of Warrington, taking advantage of its waterside setting. Development cannot come forward until the funding and the programme for the delivery of the	Waterfront not included within the housing trajectory

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		Western Link have been confirmed. **Given current uncertainties around funding, the delivery of homes within the plan period cannot be relied on. Nonetheless, the Council is confident that funding for the Western Link will be secured at some point in the future and the Waterfront has the potential to make a significant contribution to future housing provision.** ~~It will provide around 1,335 new homes of which 1,070 will be delivered in the Plan Period.~~	
	Para 10.1.2	10.1.2 **The Waterfront has the potential to provide around 1,335 homes.** The new residential community will be supported by a new primary school and a local centre comprising local shops, a new health facility and other community facilities.	
	Para 10.1.7	10.1.7 The final form of development will be determined through the preparation of a comprehensive Development Framework to include a more detailed masterplan for the allocation and a strategy to ensure the timely delivery of supporting infrastructure. **Community infrastructure will be required early on to ensure new resident s have access to essential local services.** ~~10.1.7 Development cannot come forward until the funding and the programme for the delivery of the Western Link have been confirmed. This means the first homes are anticipated to be completed in 2027/28.~~	

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	Para 10.1.8	~~10.1.8 The Waterfront will be delivered in two phases. The first phase will comprise the western part of the site and will be completed in full by the end of the Plan period in 2038. The second phase to the east will not be completed until beyond the plan period. Community infrastructure will be required early in the plan period to ensure new residents have access to essential local services.~~	
	Part 1	1. Warrington Waterfront will be allocated as a new urban quarter to deliver around 1,335 new homes ~~of which 1,070 will be delivered in the plan period~~.	
	Part 4	4. ~~Prior to the commencement of any development t~~**T**he Council will require the preparation of a Development Framework for the entire site including a delivery strategy and phasing plan in order to ensure comprehensive and coordinated development.	
	Part 5	5. **The agreed Development Framework should reflect the requirements of this Policy, be subject to consultation with statutory consultees and the local community and be in place at the point at which first planning applications are determined.** ~~The Development Framework must conform to the requirements of this policy and be subject to consultation with statutory consultees and the local community.~~	
	Part 41	41. The development will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4) **including providing a financial contribution towards appropriate mitigation measures at Holcroft Moss**.	

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	Part 42.	42. Development will be required to preserve ~~and~~ **or** enhance the historic environment, heritage assets and their setting.	
	Para 10.1.15	**10.1.15 The basis for defining the level of contribution towards restoration works at Holcroft Moss, will be confirmed through an update to the Council's Planning Obligations SPD.**	
		10.1.1~~5~~**6** The proposed residential areas within the allocation site do not currently have suitable vehicle access and some are also constrained by the River Mersey and the West Coast mainline. This means it is essential that development is coordinated with the delivery of the Western Link. **Given current uncertainties around the funding of the Western Link, the allocation cannot be relied upon to deliver homes within the plan period.**	
	Para 10.1.16	10.1.1~~6~~**7** The Council who are promoting the allocation are ~~commitment~~ **committed** to ensuring a comprehensive form of development and are supportive of the preparation of a Development Framework for the Waterfront.	
	Para 10.1.17	~~10.1.17 The Council is confident that the programme for the Western Link will enable the first homes in the urban extension to be completed in 2027/28. The first phase of the new urban quarter will be completed in full by the end of the Plan period in 2038 with the second phase commencing towards the end of the 6-10 year period but not being completed until beyond the plan period.~~	

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MM 020	MD2 Part 1 Part 3	1. Land to the south east of Warrington, extending from Grappenhall Heys in the north, to the M56 in the south, as defined on the ~~Proposals~~ **Policies** Map, will be removed from the Green Belt and allocated as the South East Warrington Urban Extension. 3. The Urban Extension will be supported by a wide range of infrastructure as follows: a. A range of housing tenures, types and sizes, including affordable homes, custom and self-build plots and supported and extra care housing. b. Two 2 form entry primary schools, capable of expansion to 3 forms of entry c. A new secondary school to provide a minimum of 4 forms of entry. d. A new leisure facility incorporating health provision. **e. Contribution to expansion of proposed Appleton Cross GP facility.** ~~e~~ **f**. Local shops and other community facilities of an appropriate scale. ~~f~~ **g.** An extensive green infrastructure network. ~~g~~ **h**. Playing pitches. ~~h~~ **i.** A range of smaller areas of open space within the residential development to serve the new community. ~~i~~ **j.** A Community Recycling Centre. ~~j~~ **k.** A comprehensive package of transport improvements, for both on-site and off-site works. ~~k~~ **l.** Compensatory green belt improvements and ecological mitigation and enhancement. ~~l~~ **m.** Flood mitigation and drainage including exemplary sustainable drainage systems (SuDS).	Confirms the need for a contribution to health facilities. Amendments provide additional detail about environmental improvements, with specific reference to Holcroft Moss.

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	Part 5	5. The Development Framework will be agreed with the Council in advance of planning applications being submitted. The Development Framework will be a material consideration in the determination of planning applications across the Urban Extension~~; planning permissions will only be granted where they are consistent with the Development Framework~~.	
	Part 8	8. Any development adjacent to the allocation boundary must not undermine ~~the integrity or~~ the delivery of the South East Warrington Urban Extension.	
	Part 16	16. The Urban Extension should also include local shops, a supermarket, and other appropriate local services and community facilities **in accordance with Policy DEV5**. ~~Any proposal for retail development above 2,500 sq.m. will require a retail needs assessment and be subject to the sequential assessment set out in Policy DEV5.~~	
	Part 26	26. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** ~~The improvements should be made in the immediate vicinity of the Urban Extension where possible.~~ Financial contributions will **only** be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location.	

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	Part 27b Part 27c Part 40 Para 10.2.25 Para 10.2.28	b. Improved cycling and walking routes well related to the green infrastructure network; connecting the new and existing residential areas ~~and the South East Warrington Employment Area~~. c. Providing public transport enhancements to connect the new community with ~~the South East Warrington Employment Area;~~ Stockton Heath; Warrington Town Centre and employment opportunities within the wider Warrington area. 40. Development within the Urban Extension will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4)~~.~~ **including providing a financial contribution towards appropriate mitigation measures at Holcroft Moss**. 10.2.25 The allocation Policy, together with the Council's Infrastructure Delivery Plan, set out the key infrastructure requirements to support the ~~South East Warrington Urban~~ ~~Extension~~ **SEWUE**. **The IDP will be kept under review and any changes to the policy requirements will be confirmed through future reviews of the plan.** **10.2.28 The basis for defining the level of contribution towards restoration works at Holcroft Moss, will be confirmed through an update to the Council's Planning Obligations SPD.**	
MM 021	MD3 Para 10.3.3	10.3.3 Land at Fiddlers Ferry will deliver **a minimum of 860** ~~around 1,800~~ homes~~, of which around 1,300 will be delivered in the plan period,~~ and approximately 101 ha of employment land **in the plan period**.	Lower amount of housing delivery in the Plan period. Potential for

Modification Reference Number	**UPSVLP Policy or Paragraph Number**	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	**SA Screening**
	Para 10.3.5 Para 10.3.6 Para 10.3.10	10.3.5 To the east of the former power station is an area of land proposed to be removed from the Green Belt for a minimum of 860 homes. This will create ~~the first phase of~~ a new residential community and is also important in enabling the remediation of the former power station site itself. 10.3.6 The land to the south of the railway line and canal comprises a number of large lagoons which were associated with the cooling operation of the power station and for storage **and extraction** of fly ash deposits. **The extraction of ash from the lagoons remains ongoing as part of the restoration of the land to the south of the railway line and canal.** ~~This land provides for a second phase of development that will start later in the plan period. The western section of this area will be removed from the Green Belt for a minimum of 900 homes~~, **This land has been included within the allocation site boundary to allow for a comprehensive approach to the regeneration and restoration of all of the operational land associated with the Power Station and in particular to facilitate the enhancement of** ~~whilst~~ the ~~remaining~~ lagoons and their setting ~~will be enhanced~~ to provide an ecological and ~~major new~~ recreational resource. 10.3.10 The development concept diagram has been informed by a masterplanning exercise, working with the landowner. It provides: • a definitive boundary of the Fiddlers Ferry development site • a definitive new Green Belt boundary • the boundary of the employment allocation • **the** location~~s~~ of the ~~two~~ **new** residential neighbourhood~~s~~	implications for the SA findings. The lagoons are no longer included as part of the development, which means planned restoration activities may not occur. However, the policy still mentions the need for a scheme of improvements in the land remaining in Green Belt.

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **<u>underlined and bold</u>**)	SA Screening
		• illustrative leisure and green infrastructure network including parklands and green links	
	Para 10.3.14	10.3.14 The Development Framework, including infrastructure requirements, will be kept under review throughout the duration of the build out of the Fiddlers Ferry development site. ~~The detailed infrastructure requirements for the second phase of development will be confirmed through future formal reviews of the Local Plan.~~	
	Part 1	1. Land at the former Fiddlers Ferry Power Station site will be allocated to deliver a mixed- use development comprising approximately 101ha of employment land and a minimum of ~~1,760~~ **<u>860</u>** new homes~~, of which 1,310 homes will be delivered~~ in the plan period.	
	Part 2	2. The allocation will include the removal of ~~82~~ **<u>29</u>** ha of land from the Green Belt to accommodate a minimum of 860 new homes ~~on land to the north of the railway line and a further 900 homes to the south of the railway line (450 homes in the plan period)~~.	
	Part 3	3. The allocation will be supported by the following range of infrastructure: a. A range of housing tenures, types and sizes, including affordable homes, custom and self-build plots and supported and extra care housing. b. A new 1 form entry primary school~~, with room for expansion to 2 forms of entry.~~ c. Local shops and other community facilities of an appropriate scale. d. Space within the development for a potential branch GP surgery. e. A contribution towards additional secondary school places. f. A contribution towards built leisure facilities.	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		g. ~~Three n~~New parks and an extensive green infrastructure network. h. A range of smaller areas of open space within the residential development to serve the new community. i. Playing pitches. j. A comprehensive package of transport improvements. k. Compensatory green belt improvements and ecological mitigation and enhancement. l. Flood mitigation and drainage including exemplary sustainable drainage systems (SuDS).	
	MDA3.2 (Heading)	MD~~A~~3.2 Delivery and Phasing	
	Part 4	~~4. The first phase of development at Fiddlers Ferry will include the employment site and the northern residential parcel to the north of the railway line. Development to the south of the railway line will fall into the second phase of development in the latter part of the plan period and beyond.~~	
	Part 5	5. The **principal** landowner**s and developers** will be required to prepare a comprehensive Development Framework for the Fiddlers Ferry development site. The Development Framework will accord with the site-specific requirements of this policy and wider Local Plan requirements. The Framework will be subject to consultation with statutory consultees, **adjacent landowners** and the local community before being finalised.	
	Part 6	6. The Development Framework will be agreed with the Council in advance of **the determination of the application for the first part of the employment site and before**	

Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		any further planning applications ~~being~~ **are** submitted. The Development Framework will be a material consideration in the determination of planning applications across the allocation site~~; planning permissions will only be granted where they are consistent with the Development Framework~~.	
	Part 8	~~8. The Development Framework will be reviewed and updated alongside future reviews of the Local Plan. This process will confirm the infrastructure requirements for the second phase of development.~~	
	Part 9	9. The residential development parcels will provide ~~two~~ **a** new neighbourhood~~s, each~~ comprising an appropriate mix of housing in accordance with Policy DEV2, including a minimum of 30% provision of affordable housing.	
	Part 15	15. The development will be required to deliver a new 1 form entry primary school~~, capable of expansion to 2 forms of entry. The primary school~~ which should be located ~~within the northern residential parcel~~ immediately adjacent to the local centre.	
	Part 17	17. The new local centre ~~within Phase 1 of the development~~ should provide a focal point for the new community and should include local shops and other appropriate local services. ~~A small local centre will also be provided within the residential development within Phase 2.~~ Any proposal for retail development above 500 sq.m. **gross** will require a retail needs assessment and be subject to the sequential assessment set out in Policy DEV5.	
	Part 26	26. The Green Belt boundary to the north~~ern development parcel~~ will be formed by Widnes Road and an area of new parkland. To the east the Green Belt Boundary	

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		currently consists of Marsh Lane and the limits of existing development and would require strengthening to ensure permanence of the Green Belt in the long term.	
	Part 27	~~27. The southern development parcel will further create a new Green Belt boundary to the east along the line of the Vyrnwy Aqueduct which also represents a recognisable and permanent boundary. The St Helens Canal and the railway further provide a robust partial boundary to the north of the southern parcel.~~	
	Part 28	~~28~~ **27**. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** ~~These will form part of the comprehensive range of ecological and recreational enhancements proposed on land that will remain in the Green Belt~~. ~~The improvements should be made in the immediate vicinity of the Urban Extension where possible.~~ **Financial contributions will only be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in a more appropriate location.**	
	Part 37	37. Development at Fiddlers Ferry must not impact on the operation of ~~the~~ existing infrastructure services **or other operations** which cross or run close to the site including The Vyrnwy Aqueduct, the Grangemouth/Stanlow pipeline ~~(and its associated COMAH zones)~~, **all other COMAH sites** and any overhead power lines.	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
	Part 41	41. Development within the allocation site will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4)~~.~~ **including providing a financial contribution towards appropriate mitigation measures at Holcroft Moss**.	
	Figure 19	Fig. 19 Amended to reflect change in Green Belt boundary (See Appendix 1 for revised diagram).	
	Para 10.3.19	**10.3.19 The Development Framework will be subject to consultation with statutory consultees, adjacent landowners and the local community before being finalised. In particular it is recognised that new development must not prejudice or conflict with the continued operation of the adjacent Emerald Kalama Chemicals site.**	
	Para 10.3.20	**10.3.20 It is recognised that the first part of the employment site, on the area of the power station's former coal yard, needs to come forward early in the Plan Period to support the deliverability of the wider allocation. The application for this part of the employment site must demonstrate how it integrates with and contributes to delivery of the infrastructure requirements of the wider allocation and will only be determined after the Development Framework has been approved.**	
	Para 10.3.21	10.3.21 The programme for demolition of the power station and wider site clearance will enable the first homes to be completed on site in 2025/26, with employment development and ~~1,310~~ **860** homes being delivered by the end of the plan period in 2038**/39**.	

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	Para 10.3.22	10.3.22 The allocation Policy, together with the Council's Infrastructure Delivery Plan, set out the key infrastructure requirements to support the Fiddlers Ferry allocation. **The IDP will be kept under review and any changes to the policy requirements will be confirmed through future reviews of the plan.**	
	Para 10.3.24	10.3.24 To demonstrate this, a survey will be required to determine habitats and current use of the site to support a significant population[2] of qualifying birds associated with the protected site. Where habitats are considered functionally linked to the SPA, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting functionally linked land (FLL). Surveys will be required to be undertaken during autumn, winter and spring. If habitat within the site or adjacent land are considered FLL and identified to support significant populations of qualifying bird species avoidance measures and mitigation will be required and the planning application will need to be assessed through a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity of the Mersey Estuary SPA. **The mechanism for establishing the level of any required contributions from individual developments and how they would be used to undertake mitigation will be set out in the Council's updated Planning Obligations SPD.**	
	10.3.27	**10.3.27 The basis for defining the level of contribution towards restoration works at Holcroft Moss, will be confirmed through an update to the Council's Planning Obligations SPD.**	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
MM 022	MD4	Delete the whole of Policy MD4, paragraphs 10.4.1 to 10.4.14, Figure 20 and the Key evidence, Council Wide strategies and Delivery partner text.	No implications for the SA findings.
MM 023	~~MD5~~ **MD4** Part 15 Part 17 Part 22 Part 23	**Policy MD~~5~~ 4 - Thelwall Heys** 15. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** Financial contributions will **only** be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location. 17. The development will be required to make a contribution towards the delivery of improved cycle links to employment opportunities in the Town Centre ~~and the South East Warrington Employment Area~~ and across wider south Warrington. 22. Development within the allocation site will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4) **including providing a financial contribution towards appropriate mitigation measures at Holcroft Moss**. 23. Development will be required to preserve ~~and~~ **or** enhance the historic environment, heritage assets and their settings.	Provides clarity that on site / nearby enhancements are the preferred mechanism for achieving environmental improvements. This has potential implications when considered alongside other sites (where the same principle is now applied).

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
	Para 10.5.8	**10.5.8 The basis for defining the level of contribution towards restoration works at Holcroft Moss, will be confirmed through an update to the Council's Planning Obligations SPD.**	
MM 024	MD6	Delete the whole of Policy MD6, paragraphs 10.6.1 through to 10.6.10, Figure 22 and the key evidence, Council Wide strategies and delivery partner text.	
MM 025	OS1 Part 13 Part 18 Para 10.6.7	13. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be vicinity of the site or where this will provide greater benefits.** Financial contributions will **only** be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location. 18. The development will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4) **including providing a financial contribution towards appropriate mitigation measures at Holcroft Moss**. **10.6.7 The basis for defining the level of contribution towards restoration works at Holcroft Moss, will be confirmed through an update to the Council's Planning Obligations SPD.**	Provides clarity that on site / nearby enhancements are the preferred mechanism for achieving environmental improvements. This has potential implications when considered alongside other sites (where the same principle is now applied).

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
MM 026	OS2 Part 13 Part 19 Para 10.7.8	13. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** Financial contributions will **only** be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location. 19. The development will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4), **including providing a financial contribution towards appropriate mitigation measures at Holcroft Moss**. **10.7.8 The basis for defining the level of contribution towards restoration works at Holcroft Moss, will be confirmed through an update to the Council's Planning Obligations SPD.**	Provides clarity that on site / nearby enhancements are the preferred mechanism for achieving environmental improvements. This has potential implications when considered alongside other sites (where the same principle is now applied).
MM 027	OS3 Part 13	13. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** Financial contributions will **only** be considered where this would help to ensure that the benefits	Provides clarity that on site / nearby enhancements are the preferred mechanism for achieving environmental improvements. This

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location.	has potential implications when considered alongside other sites (where the same principle is now applied).
MM 028	OS4 Part 14 Part 22	14. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** Financial contributions will **only** be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location. Historic Environment 22. Development will be required to preserve ~~and~~ **or** enhance the historic environment, heritage assets and their setting.	Provides clarity that on site / nearby enhancements are the preferred mechanism for achieving environmental improvements. This has potential implications when considered alongside other sites (where the same principle is now applied).
MM 029	OS5 Part 14	14. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider**	Provides clarity that on site / nearby enhancements are the preferred mechanism for

Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits. Financial contributions will **only** be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location. Historic Environment	achieving environmental improvements. This has potential implications when considered alongside other sites (where the same principle is now applied).
	Part 23	23. Development will be required to preserve ~~and~~ **or** enhance the historic environment, heritage assets and their setting.	
	Figure 27	Fig. 27 Amend 'Rushgreen Road Site Boundary' diagram to show site boundary including 78 Rushgreen Road as in examination document CD51 (See Appendix 1 for revised diagram).	
MM 030	OS6 Part 12	12. The western, northern and eastern boundaries of the site define the Green Belt boundary. A landscape scheme will be required that reinforces these Green Belt boundaries**.**~~, particularly the hedgerow along the northern boundary~~.	Provides clarity that on site / nearby enhancements are the preferred mechanism for achieving environmental improvements. This has potential implications when considered alongside other sites (where
	Part 13	13. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required to be provided. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** Financial contributions will **only** be considered where this would help to ensure that the benefits	

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		of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location.	the same principle is now applied).
	Part 18	18. Development proposals will be required to assess the impact on the **public water supply**, groundwater environment and the operational asset in close proximity to the site and incorporate appropriate mitigation measures in accordance with Policies INF3 (Parts 5 to 7) and ENV8 (Parts 10 to 13).	
	Part 19	19. The development will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4), **including providing a financial contribution towards appropriate mitigation measures at Holcroft Moss**.	
	Part 24	24. Development proposals will be expected to ~~conserve~~ **preserve** ~~and~~ **or** enhance the historic significance, appearance and integrity of and the ability to understand and appreciate the setting of the Battle of Winwick. **Additionally there will be a further requirement to undertake both desk-based assessment and field evaluation to explore the archaeological potential of the site.**	
	Para 10.11.10	**10.11.10 The basis for defining the level of contribution towards restoration works at Holcroft Moss, will be confirmed through an update to the Council's Planning Obligations SPD.**	
MM 031	M1 & Monitoring Framework Part 3	3. Where total delivery of housing is less than 75% of the annual requirement for three consecutive monitoring years, **or where jobs growth exceeds that of the forecasts used to inform the Plan's housing requirement for three consecutive years**,	No implications for SA Findings.

<table>
<tr><th>Modification Reference Number</th><th>UPSVLP Policy or Paragraph Number</th><th>Change (deleted text in ~~strikethrough~~; new text <u>underlined and bold</u>)</th><th>SA Screening</th></tr>
<tr><td></td><td>Appendix 2</td><td>this will trigger the need for the consideration of a review or partial review of the Local Plan.

Appendix 2: Monitoring Framework
<table>
<tr><th>Policy</th><th>Target(s)</th><th>Indicator</th><th>Which SA objective this policy meets</th></tr>
<tr><td>DEV4</td><td>• Delivery of a minimum of ~~316.26~~ <u>168</u> hectares of employment land (B2, B8 and E Class office uses)
• No net loss of employment land in defined employment areas</td><td>• Employment Land completions analysis

• Hectares of existing employment land lost to none employment uses

• <u>Annual increase in jobs from ONS Business Register and Employment Survey (BRES) data</u></td><td>All</td></tr>
</table></td><td></td></tr>
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Modification Reference Number	UPSVLP Policy or Paragraph Number	Change (deleted text in ~~strikethrough~~; new text **underlined and bold**)				SA Screening
		MD1	• To deliver a new urban quarter of around 1,335 new homes ~~(1,070 within the Plan period).~~ **(NB No completions currently projected within Plan Period)**	• Housing completions analysis. • Strategic Housing Land Availability Assessment (rolling 5, 10 and 15 year).	All	
		MD3	• To deliver a sustainable urban extension mixed–use development of around **860** ~~1,800~~ new homes ~~(1,300 within the Plan period)~~ and 101 hectares of employment land.	• Housing completions analysis. • Strategic Housing Land Availability Assessment (rolling 5, 10 and 15 year).	All	
		~~MD4~~	~~• To deliver a new sub-urban quarter of up to 1,200 new homes within the Plan period.~~	~~• Housing completions analysis.~~ ~~• Strategic Housing Land Availability Assessment (rolling 5, 10 and 15 year).~~	~~All~~	

Modification Reference Number	UPSVLP Policy or Paragraph Number	**Change** (deleted text in ~~strikethrough~~; new text **underlined and bold**)	SA Screening
		~~MD6~~ ~~• To deliver a major new employment location of around 137 hectares of employment land.~~ ~~• Employment land completions analysis.~~ ~~1, 2, 3, 4, 5, 11, 13, 15, 17, 19~~	
MM 032	Appendix 1	Amend housing trajectory table as in CD53 subject to Amended reference to Peel Hall from "Policy MD4" to "committed site". Amended supply from MD1 to 0 in plan period. Deletion of line for southern parcel for MD3 and reducing total for site to 860. Increase to Small Site Allowance for sites under 0.25ha to 100 per annum from 2022/23 onwards (i.e. to include estimate of additional amount from small sites with >5 units of 19 per annum). Amend totals accordingly. Do not include additional detailed information on small sites >5units. Amend bar chart accordingly. Updated Trajectory provided in Appendix 2.	No implications for SA Findings.