

Policy CS1 – Presumption in Favour of Sustainable Development

Summary of Comments Received	Recommended Response
Cannot support a definition of Sustainable Development that would allow the loss of agricultural land or land that could be put to agricultural production, as the UK is heavily dependant on competing for food on the international market.	No change is recommended, as Policy CS1 is a reproduction of the model policy produced by the Planning Inspectorate to meet the expectations of national policy, that must now be included in all local plans (NPPF paragraph 122 refers). Policy CS2 – Broad Spatial Strategy, supports “the beneficial use of the best and most versatile agricultural land” and “providing for local food production and food security” and Policy CS11 – Priorities for the Rural Areas, identifies “the beneficial and productive use of best and most versatile agricultural land for food production” as a priority within the rural areas.
Concerned at any move to cheaper 'green field' development over existing brown field sites in developed areas with associated infrastructure and facilities. The Council must 'level the playing field' to make renovation and re-use as attractive as green field development.	No change is recommended, as the National Planning Policy Framework referred to in Policy CS1 already encourages “the effective use of previously developed (brown field) land” and to “prefer land of lesser environmental value” (NPPF paragraph 17 refers). Elsewhere within the Core Strategy, Policy CS2 – Broad Spatial Strategy seeks “to ensure that full and effective use is made of land within the urban areas” and that “neglected, unused or derelict land or buildings are brought into use” and Policy CS19 – Housing Implementation Plan seeks to prioritise the use of previously developed sites for new housing.
Sustainable development should be defined in the text.	No change is recommended, as the UN definition of sustainable development, the UK's five 'guiding principles' and the three dimensions of sustainable development are set out in the National Planning Policy Framework, referred to Policy CS1 (NPPF, paragraph 6-10) and national policy does not require local plans to repeat this definition. Paragraph 5.2 of the Core Strategy indicates that the remaining policies in the Core Strategy set out the Council's view of what a sustainable pattern of development should look like in Wirral and a series of local sustainability objectives are also set out in Section 30 of the Core Strategy.
Paragraph 5.2 refers to "positive growth" without further definition. Growth in resource use and waste production, including greenhouse gases, is not sustainable. It would be better to delete the words "...about positive growth and..."	No change is recommended, as the ministerial forward to the National Planning Policy Framework specifically states that ‘sustainable development is about positive growth’.
National Policy is too influenced by conditions in South East England and is doubtfully "sound" when applied to Wirral.	No change is recommended, as the Council is under a legal duty to have regard to national policy and the Core Strategy will need to be tested for its consistency with national policy at public examination.