

Policy CS21 – Criteria for New Housing Development

Summary of Comments Received	Recommended Response
<p>Point 6 of Policy CS21 is not strong enough to ensure sustainable development in line with the National Planning Policy Framework. Cheshire West and Chester Council cites Code for Sustainable Homes and BREEAM targets. Wirral only uses these for water. These requirements should cover all environmental matters especially carbon emissions. The requirement for all new development to be "zero-carbon" from 2016 should be reflected in the Core Strategy and point 6 of Policy CS21 should read: "All new housing should meet Code for Sustainable Homes Level 4 from 2014 and CSH Level 6 from 2016. Other developments and conversions/refurbishments should meet BREEAM standards of Very Good or better," which are the levels set in the Wirral Waters planning conditions.</p>	<p>No change is recommended, at this stage. The Government advises that requirements for zero carbon under the Building Regulations should not be confused with the additional voluntary requirements under the Code for Sustainable Homes. The separate requirement for water conservation, in line with Code Level 3/4 at 105 litres per person per day, has been justified by specific research in the Wirral Water Cycle Study and by the findings of the Core Strategy Habitats Regulations Assessment with regard to the effect of water abstraction on the Dee Estuary Natura 2000 Site. As additional non-statutory requirements can often impose an additional cost on development, the Council's approach has been to negotiate but not require a higher voluntary standard of environmental performance where viable through solutions identified under Policy CS43 – Design, Heritage and Amenity, including the Code for Sustainable Homes, Lifetime Homes Standards, BREEAM and HCA Housing Quality Indicators. The impact of additional requirements on development viability will be tested in the forthcoming Core Strategy Viability Study and a further recommendation will be made once the study is complete.</p>
<p>Welcome the requirement for all new housing developments to demonstrate that water efficiency standards to Levels 3 and 4 of the Code for Sustainable Homes are achievable, which will help to reduce water consumption, energy bills and discharges to public sewers.</p>	<p>No change is recommended.</p>
<p>Policy CS21 and its Code targets are largely redundant given changes to the Building Regulations.</p>	<p>No change is recommended, at this stage. The Government advises that requirements for zero carbon under the Building Regulations should not be confused with the additional voluntary requirements under the Code for Sustainable Homes. Regulation 17K of Building Regulations 2013 currently requires potential consumption to be no greater than 125 litres per person per day.</p>
<p>It will be possible for residential schemes in the Green Belt at Heswall and Meols to demonstrate compliance with the provisions of Policy CS21.</p>	<p>No change is recommended but the indication that these criteria are deliverable is welcomed.</p>
<p>There is no need for point 6 of Policy CS21 now that Code for Sustainable Homes standards are being enforced through Building Regulations.</p>	<p>No change is recommended, at this stage. The Government advises that requirements for zero carbon under the Building Regulations should not be confused with the additional voluntary requirements under the Code for Sustainable Homes.</p>