

Policy CS42 – Development Management

Summary of Comments Received	Recommended Response
Point 3 of Policy CS42 needs to be strengthened to reduce "uncertain" impacts to read: " <u>Protect existing biodiversity and geodiversity assets and contribute towards...</u> "	Accepted. It is recommended that point 3 of Policy CS42 is amended to read: " <u>protect biodiversity and geodiversity and contribute towards the provision of appropriate green infrastructure and the protection of land needed for recreation subject to Policies CS30 to CS33</u> ".
Policy CS42 should be broadened to also address the detailed approach to proposals affecting archaeological remains of less than national importance and issues relating to development and demolition in conservation areas.	Accepted but it is recommended to address these comments by including them within the definition of heritage assets within the Glossary.
Policy CS42 is not necessary as there is no need to refer back to a generic gateway policy if a proposal is already specifically considered against an appropriate individual policy, such as Policy CS2.	No change is recommended because it is reasonable to provide links to relevant policies that cover matters that will need to be considered to deliver sustainable development through the development management process and the inclusion of Policy CS42 prevents the unnecessary duplication of criteria within the topic-specific policies contained throughout the Core Strategy.
Point 11 of Policy CS42 should be amended to read: " <u>Will not have an unacceptable impact on</u> the operation of Liverpool Airport..." rather than "take full account of notified airport safety zones for..." to ensure that inappropriate development is resisted.	Accepted. It is recommended that point 11 of Policy CS42 is amended to read: " <u>not have an unacceptable impact on</u> the operation of Liverpool John Lennon Airport, Hawarden Aerodrome and the Wallasey Beacon, <u>utilities, pipelines, important electrical equipment or instrumentation or their safeguarding zones;</u> "
Private developers should also be required to meet standards for Lifetime Homes and the Code for Sustainable Homes and the HCA's DQ8 standards.	No change is recommended to Policy CS42 as these matters are dealt with under criteria within Policy CS43 – Design, Heritage and Amenity.
Paragraph 26.1 should be amended to read: "Policy CS42 <u>sets out key development control criteria which will be used in the determination of</u> planning applications and making other decisions under the Town and Country Planning Acts..." as it is inappropriate to refer to Policy CS42 as "a gateway policy that will be used as a starting point".	Accepted but an alternative wording is recommended to amend paragraph 26.1 to read: "Policy CS42 <u>brings together all the main requirements of the Core Strategy</u> for determining planning applications and making other decisions under the Town and Country Planning Acts..."

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<p>There is no policy to support borough-wide community facilities. Although these items are included in policies for specific areas, there is not enough detail to reflect national policy and the Core Strategy Sustainability Appraisal. A development management policy should be included to protect existing and provide for new community facilities on a Borough-wide basis along the lines of 'The Council will protect existing community and cultural facilities by resisting their loss or change of use unless replacement facilities are provided on site or within the vicinity which meets the need of the local community, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision, and it has been demonstrated that there is no demand for another similar use on site.. A description for the term 'community facilities' should also be included in the Glossary or accompanying text to read: 'Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.'</p>	<p>No change is recommended as provision for community facilities is made within Policy CS26 – Criteria for Development Within Existing Centres and as part of safeguarding and enhancing the vitality and viability of town, district and local centres as the focus for services and community facilities under the local priorities identified within Policies CS4 to CS11.</p>