

Policy CS43 – Design Heritage and Amenity

Summary of Comments Received	Recommended Response
Point 5 of Policy CS43 needs to be strengthened to reduce "uncertain" impacts to add a reference to mature trees and hedges, which are just as important as fences to the streetscene.	No change is recommended, as point 5 of Policy CS43 already refers to landscaping, which includes trees and hedgerows.
The second half of paragraph 26.6 should be replaced to say: " <u>Developers will be required to take into account current best practice set out in guidance such as the Code for Sustainable Homes, BREEAM, Lifetime Homes Standard, NAHA Housing Quality Indicators and their equivalents. Normally applications will have to meet CSH4 from 2014 and CSH 6 from 2016, BREEAM Very Good, or equivalent, to help implement the required reduction in output of greenhouse gases from Wirral</u> ", so that developers will have to explain why they do not intend to build to these standards. As these standards have already been applied to Wirral Waters they should also apply to other developments.	No change is recommended, at this stage, to the proposal for higher voluntary standards to be imposed through Policy CS43. The Government advises that additional voluntary requirements should not be confused with statutory requirements under the Building Regulations. 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. The impact of additional requirements on development viability will be tested in the forthcoming Core Strategy Viability Study. Paragraph 26.6 already indicates that developers will have "to justify why any appropriate measures have not been included", with reference to BREEAM, Code for Sustainable Homes, Lifetime Homes, national Affordable Homes Agency Housing Quality Indicators and their equivalents. It is, however, recommended that paragraph 26.6 is amended to read: "In complying with Policy CS43, developers will, therefore, be encouraged to take account of <u>current best practice...</u> "
While the reference to telecommunications in Policy CS43 is supported the wording of the last paragraph with regard to safety is ambiguous and needs to be brought into line with paragraph 45 of the National Planning Policy Framework.	Accepted. It is recommended that Policy CS43 is amended to read: "Applications for radio and telecommunications <u>development</u> must also demonstrate that the apparatus proposed <u>cannot be located on an existing building...</u> " and that an additional sentence is added to read: " <u>Telecommunications operators must also demonstrate that the apparatus proposed will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation of national interest and that cumulative exposure to telecommunications development would not exceed the International Commission on Non-Ionising Radiation Protection Guidelines.</u> "
Point 2 of Policy CS43 should be amended to cross-refer to Policy CS30 – Requirements for Green Infrastructure.	Accepted. It is recommended that point 2 of Policy CS43 is amended to read: "address the need for appropriate green infrastructure <u>in line with Policy CS30;</u> "