

Independent Examination of the Cheshire West and Chester Council Local Plan Part Two: Land Allocations and Detailed Policies

The Darnhall Estate's Response to Matter 16:

Winsford

August 2018

Contents

1. Introduction3

2. Response to Matter 16.....3

Prepared By: Paul Nellist
Status: 1
Draft Date: August 2018

For and on behalf of HOW Planning LLP

1. Introduction

- 1.1 This hearing statement has been prepared by GVA HOW Planning ("GVA HOW") on behalf of the Darnhall Estate in relation to **Matter 11: Winsford**. This hearing statement has been prepared in the context of the Darnhall Estate's interest in land at Darnhall School Lane, Winsford.
- 1.2 Matter 16 of the Inspector's Matters, Issues and Questions ("MIQs") Discussion Note dated 20th July 2018 concerns 'Winsford' and the remainder of this hearing statement sets out the Darnhall Estate's response to the following issues contained therein:
- Issue 1: Development Management

2. Response to Matter 16

- 2.1 Policy DM4 (Sustainable construction) includes text that states (our emphasis):

*"In line with Local Plan (Part One) policy ENV 6, all development proposals (including changes of use) will be expected to achieve the highest levels of energy and water efficiency **that is practical and viable**, and to maximise opportunities to incorporate sustainable design features where feasible.*

New dwellings will be required to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day.

*Non-domestic buildings will be expected to achieve a BREEAM rating of 'Excellent', **unless it can be demonstrated that this is not technically or financially viable**. Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above Building Regulations and/or National Housing Standards will be supported."*

- 2.2 The inclusion, in the first and third paragraphs above, of wording which effectively subjects the requirements stated to viability considerations is welcomed by the Darnhall Estate. However, the second paragraph above does not include such wording and therefore may lead to confusion and inconsistency.
- 2.3 The second paragraph above should be amended to read as follows, or similar:

*"New dwellings will be required to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day **unless it can be demonstrated that this is not technically or financially viable**."*

Contact Details

Enquiries

Paul Nellist

+44 (0)161 956 4077

paul.nellist@howplanning.com

Visit us online

howplanning.com

GVA HOW Planning

40 Peter Street, Manchester, M2 5GP

GVA HOW Planning is the trading name of How Planning LLP

© 2018 HOW Planning LLP