

CABINET UPDATE REPORT AGENDA ITEMS 8

AGENDA ITEM 8 - KEY DEC 76 INTERIM PLANNING POLICY ON RELEASE OF HOUSING LAND

Since preparing the report for the Cabinet, Natural England has submitted its comments on the Habitats Regulations Assessment undertaken on the interim policy. Natural England is seeking additional clarification on the mitigation measures required to ensure that the policy does not impact on European Habitats Sites, and the following revision has been proposed to the justification to the policy:

Recommendation 41: Amend paragraph 3.4 to read:

The development of any greenfield sites adjacent to the settlement boundaries will be considered as exceptional development and will be required to be of a high design standard and deliver 35% of the development as affordable housing in accordance with the Interim Affordable Housing Policy. ***New development will also incorporate open space and community facilities in accordance with the relevant saved Local Plan policy and will aim to provide access to open space in line with relevant accessibility standards outlined within the Cheshire East Open Space Assessment.*** They will also be required to contribute towards the improvements to the strategic and local transport networks and public transport in and around Crewe. ***In order to safeguard European Sites in proximity to Crewe, any highway improvements to serve the new development will not be located within 300m of a European Site and where necessary will incorporate run-off interception measures.***

Natural England has also commented that the Regulations governing European Habitats should be updated to “the Conservation of Habitats and Special Regulations 2010”

Recommendation 39 be revised to replace the “Conservation (Natural Habitats) Regulations 2007” with “Conservation of Habitats and Special Regulations 2010”

At its meeting on 8 February the Environment and Prosperity Scrutiny Committee approved the above amendments and the recommendations contained in this report.

In addition Paragraph 10.16 of the Cabinet report needs to be updated to reflect the number of representations received as follows:

- 10.16 Comments were received from **74** respondents, many setting out detailed consideration of the wording of the policy. In total **283** separate comments were made. ***189 objections and 32 comments were received, many proposing revisions to the policy.*** 62 responses supported the policy as a means of ensuring that the Council maintains a 5 year supply of housing land and is able to properly plan for the sustainable development of its settlements through the LDF. Appendix 1 sets out a summary of the points raised and recommendations for revisions to the Interim Planning Policy to address issues of concern.

The decision requested therefore now amended as follows:

That Council be recommended

1. to approve the housing requirement figure of 1150 net additional dwellings to be delivered annually, to be used pending the adoption of the Local Development Framework Core Strategy.
2. to adopt the Interim Planning Policy on the Release of Housing Land as set out in Appendix 2, [subject to the revisions and updates now reported](#), and agrees that it be used in the determination of planning applications.