

SOUTHERN PLANNING COMMITTEE –28th October 2020

UPDATE TO AGENDA

APPLICATION NO.

20/1872N

LOCATION

Coppenhall East, Broad Street, Crewe

UPDATE PREPARED

Updated Ecology Officer Comments

The proposal has not been supported by a Biodiversity Metric calculation to consider the full impacts of the proposal along with appropriate mitigation. As a result this has now been prepared by the Councils Ecologist.

The calculation shows that the proposed development would result in the loss of 1.81 biodiversity units. The proposed development therefore fails to deliver an overall gain for biodiversity in accordance with Local Plan Policy SE3 (5).

In order to deliver a net gain for biodiversity the development proposals should be amended to include a greater level of habitat creation on site. If this is not possible then the Council would consider a commuted sum secured by means of a legal agreement to fund the creation of additional habitat at an off-site location.

To deliver a net gain for biodiversity the Councils Ecologist suggests that 2 units of biodiversity be provided. These would be costed at £13,918 per unit. This being the cost of the creation of species rich grassland and its subsequent management and monitoring for 30 years. So 2 units x £13,918 = £27,836.00.

In addition if the Council were to deliver the required habitat creation additional funding would be required to cover staff time of delivering the required habitat this would be £5,000, so the total commuted sum would be £32,836.00.

Officer comment

The proposal has not been amended to include a greater level of habitat creation on site. Therefore the mitigation is to be sought by way of contribution for off-site provision.

Policy SE3 (5) advises that all development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.

The biodiversity loss is calculated through the metric calculation which in this instance is 1.8 units. The Council also have an adopted Environment Strategy which advises that new developments are required to achieve no 'net loss' of biodiversity and deliver a positive net gain for the borough. The NPPF also requires Measurable Net gains for Biodiversity.

Therefore the above request is deemed to be necessary in order to mitigate the impacts of the proposal as per Policy SE5, the Environment Strategy and the NPPF.

CIL Statement

In order to comply with the Community Infrastructure Regulations 2010 it is necessary for planning applications with planning obligations to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The development requires a contribution of £4,550 towards Indoor Sport in line with Policies SC1 and SC2 of the CELPS. The above development will increase the need for local indoor leisure provision and as such a financial contribution is sought towards Crewe Lifestyle Centre being the nearest provision. This is considered to be necessary and fair and reasonable in relation to the development.

The development requires a contribution of £4,550 towards biodiversity in line with Policies SE3 of the CELPS. The mitigation will off-set the ecological harm caused by this development and provide a net gain. This is considered to be necessary and fair and reasonable in relation to the development.

On this basis the S106 recommendation is compliant with the CIL Regulations 2010.

Recommendation

No change to the initial recommendation to APPROVE subject to S106 Agreement and the conditions as per the committee report but with the Ecology contribution added to the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable/Social Rent & 35% Intermediate)	In accordance with phasing plan. No more than 80% open market occupied prior to affordable provision in each phase
Indoor Sport	Contribution of £4,550 for Indoor sport to be used towards supporting Crewe	Prior to first occupation

	Lifestyle Centre	
Ecological Mitigation	<p>£27,836.00 if provided by the applicant/landowner</p> <p>£32,836.00 if provided by CEC</p>	<p>50% Prior to first occupation</p> <p>50% at occupation of 12th dwelling</p>