

APPLICATION NO: 21/4382N

PROPOSAL: Demolition of existing buildings and erection of a residential development (Use Class C3) alongside a care home (Use Class C2) with associated access, parking, landscaping and infrastructure

ADDRESS: HUNTERS LODGE HOTEL, 296, SYDNEY ROAD, CREWE, CW1 5LU

APPLICANT: Seddon Homes Ltd

CONSULTATION RESPONSES

ECOLOGY – No objections subject to an additional condition for Habitat Creation Method Statement and 30 year habitat management plan

NHS – confirm that 6 bed care unit should be included in financial figure. Therefore, an additional £504 x6 = £3,024 should be added to the contribution required to mitigate this development.

ADDITIONAL INFORMATION FROM APPLICANT

The applicant has submitted an updated Biodiversity Metric, updated House Type pack and Landscaping scheme. A table has also been submitted showing the updated house types in relation to the Nationally Described Spacing Standards.

The applicant notes that the amendments to the house types have been submitted to address some of the concerns raised by the Design Officer. These include more gabled plots to strengthen the streetscene, Gardens at plots 16 and 42 have been amended to bring the garden boundaries back inline with the buildings to increase the amount of space for street greening. The scrub land is retained in the northern boundary as requested by the Ecologist and the Biodiversity Net-Gain metric has been submitted which shows that in a worse case scenario of the land post-development being 'poor' the scheme can still deliver a net-gain and as such no off-site contribution is required.

The applicant has agreed that the detailed Landscape scheme, LEAP equipment provision, boundary treatment and hard and soft landscaping can be conditioned, and they consider this will further elevate the streetscene in the final built development.

OFFICER COMMENT

Housing Mix

The following table has been submitted which sets out the dwelling sizes and whether they comply with the National Described Spacing Standards a set out in emerging Policy HOU6 of the SADPD.

The table shows that 75% of the units (41no.) are compliant with the NDSS and, 10 of the units are only 1sqm below the NDSS, with 2 apartments which are 4sqm below and 2no dwellings which are 6sqm below. Given there is a 6 month transitional period referred to by the SADPD Inspector in the adoption of this policy, this is considered to represent an acceptable proposal.

	Ref	House Type	Bed spaces	sqm	NDSS size in sqm	./- NDSS (sqm)	no. units
Elt GF	Elton GF	Apartment	2B3P	57	61	-4	2
Elt FF	Elton FF	Apartment	2B3P	64	61	3	2
Bri	Brierfield	Semi	2B3P	64	70	-6	2
Bow	Bowland	Semi	3B4P	84.5	84	0.5	6
Ast	Astbury	Semi	3B4P	83	84	-1	7
Wyn SA Spe	Wynbury SA	Semi	3B4P	88	84	4	5
Mea	Mearley SA	Detached	3B6P	110	102	8	1
Den	Denholme	Detached	3B5P	96	93	3	4
Den	Denholme Bay	Detached	3B5P	97	93	4	3
Che	Chelford	Detached	4B5P	96	97	-1	3
Cap	Capenhurst	Detached	4B7P	120	115	5	5
Har	Hartford	Detached	4B7P	138	115	23	2
Mar	Marsden	Detached	4B7P	139	115	24	1
Ap	1 Bed Step Down Apartment	Apartment	1B1P	61	39	22	12
							55

Health

Email correspondence from the NHS has confirmed that 6 bed care unit should also be included in financial figure required to mitigate this development. Therefore, an additional $\text{£}504 \times 6 = \text{£}3,024$ should be added to the contribution required to mitigate this development. Therefore, a mitigation payment of $\text{£}52,452$ is required to mitigate this development. As set out in the main officers report this payment is directly related to the development and is considered to be fairly and reasonably related in scale and kind in terms of the CIL regulations.

Design

As noted above the applicant has submitted a pack of amended house types and slightly amended layout/landscape scheme to address some of the outstanding concerns raised by the Design Officer and Ecologist. The Ecologist has raised no objections subject to conditions in relation to the

amendments made to the landscape scheme to retain the scrub land on the northern area of the site.

The amended house types show the Marsden and Higham house types amended from hipped roof to gable roofed and Plots 16 and 42 having their garden boundaries amended to allow additional green scaping of the frontages. It is considered that these amendments are acceptable and have addressed some of the amendments suggested by the Design Officer in their comments.

The design of the dwellings reflects similar new and old developments along Sydney Road, and therefore it is considered by the Planning Officer to be an acceptable form of development.

Ecology

The council Ecologist has made the following updated comments based on the revised plans and Biodiversity Metric submitted in support of this application.

Statutory Designated Sites

The application site falls within natural England's SSSI impact risk zones for residential developments. Natural England have been consulted on this application and raised no concerns.

Bats

No evidence of roosting bats was recorded during the surveys of the buildings on site and it is advised that roosting bats are not reasonable likely to be affected by the proposed demolition. A number of trees with bat roost potential were also recorded on site, however the trees that are reasonable likely to support bat roosts are retained as part of the proposals.

To avoid any adverse impacts on bats resulting from any lighting associated with the development, the ecologist has recommended that if planning permission is granted a condition should be attached requiring any additional lighting to be agreed with the LPA. This is already proposed in the main officer report.

Water vole, Otter and Great Crested Newt

It is advised that these species are not reasonable likely to be present or affected by the proposed development.

Reptiles

The risk of reptiles being present at this site is low. Grass snakes are the only species likely to occur in this locality, but the majority of habitats on site are unsuitable for this species. The potentially most suitable habitat is the area of scrub on the northern boundary. This area is now retained under the revised landscape layout.

Hedgerows

Native species hedgerows are a priority habitat and hence a material consideration. Two native species hedgerows are present on site.

A second hedgerows (identified as TN8 on the Phase One Habitat plan and hedgerow H4 on the tree report) would be lost as a result of the proposed development. It is recommended that in order to avoid a loss of biodiversity this hedgerow must be retained. If the loss of the hedgerow is considered unavoidable then the submitted landscape plan includes sufficient compensatory hedgerow planting to address its loss. A revised detailed landscape scheme has been proposed as a condition on the main officer's report.

Nesting Birds

If planning consent is granted a condition for safeguarding nesting birds is suggested.

Biodiversity Net Gain

In accordance with Local Plan policy SE3(5) all development proposals must seek to lead to an overall enhancement for biodiversity. In order to assess the overall loss/gains of biodiversity an assessment undertaken in accordance with the Defra Biodiversity 'Metric' version 3 has been submitted in support of the application.

The metric as submitted shows that the proposed development would result in a net gain for biodiversity as required by policy SE3 (5). A condition is therefore proposed for a Habitat Creation Method Statement and 30 year habitat management plan to be supplied to ensure the scheme provided the net gain proposed.

This planning application also provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with Local Plan Policy SE 3.

It is therefore recommended that the applicant submits an ecological enhancement strategy. If planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy. This is already proposed in the main officer's report.

RECOMMENDATION – Approve subject to subject to S106 Agreement and Conditions as set out in the main officer's report with the following amendments;

Amended Heads of Terms

S106	Amount	Triggers
NHS	Contribution of £52,452	Contribution – Prior to commencement

Additional Conditions

29. Habitat Creation Method Statement and 30 year habitat management plan

In order to give proper effect to the Southern Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	30% affordable housing provision (16 dwellings) 4 dwellings intermediate provision 12 affordable rental dwellings Contribution of half a two bedroom unit	Contributions – Prior to commencement Affordable Housing – All development to accord with Affordable Housing Statement
Public Open Space	Contribution of £40,000 towards outdoor sports provision Provision of LEAP and Management scheme	Contribution – prior to occupation of the 25 th Unit Open Space Provided and available for use prior to occupation of 25 th dwelling
Education	£75,924.03 (Primary) £45,500 (SEN) Total education contribution: £121,424.03	Primary contribution – prior to commencement

		SEN contribution – Prior to occupation of 25th Unit
NHS	Contribution of £52,452	Contribution – Prior to commencement