

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Cabinet Member for Regeneration

Date: 16 May 2016

Decision in the matter of: Proposed Collaboration Agreement at South Macclesfield Development Area

Decision:

1. That approval be given to enter into a Collaboration Agreement, as detailed in Appendix A of the report, which provides a framework for Cheshire East Council/Engine of the North and the adjoining land owner TG Ltd., to deliver an Outline Planning Consent to achieve wider/comprehensive social/economic and environmental benefits for South Macclesfield.
2. That the Director of Legal Services be authorised to sign the approved Agreement and for him to approve and sign all necessary consequential legal documentation required as part of or consequential to the Collaboration Agreement including that outlined in the legal section in this report.

Background: The decision relates to Council owned land at South Macclesfield and a proposal to work collaboratively with the adjacent majority third party landowner with a view to promoting an overarching Outline Planning Application over the combined 60 ha of mixed greenfield/brownfield land known as South Macclesfield Development Area (SMDA).

Cheshire East Council (CEC) has promoted proposals, known as Phase 1, and achieved a resolution at the Strategic Planning Board in October 2015 to grant outline consent for a mixed residential/retail proposal. In addition, the Phase 1 proposals include off-site highways improvements at the Flower Pot Junction, the first section of link road and relocated/improved playing fields.

The Phase 1 application was progressed to set a clear direction of travel for the deliverability of the site with regards to the emerging Local Development Framework, however, as set out in the draft framework, there is a strong desire to see not just the Council land developed out, but also the adjoining land, which is currently held in private ownership.

In order to facilitate the comprehensive development of the whole site, where a developer led link road will be delivered, it will be necessary for CEC to enter into a collaboration agreement with the adjoining land owners TG Ltd. to submit a joint outline application.

The Collaboration agreement sets out clearly the work required to submit an Outline Application for the whole site and provide clarity on land values and ransom which are relevant to the overall commercial deal being proposed.

An independent development appraisal has been carried out which shows a robust, financially viable scheme, and confirms value for money to CEC with regards any collaboration.

Background Documents:

There are no background papers.

Approved:

Signed
Councillor Don Stockton (Cabinet Member for Regeneration)

Date:

16 May 2016

Advising Officer:

Signed
Andrew Round, Interim Executive Director Economic Growth & Prosperity