

Economy and Growth Committee

Date of Meeting:	15 th November 2022
Report Title:	Proposed disposal of Public Open Space land off Talke Road, Alsager
Report of:	Jayne Traverse - Executive Director – Place
Report Reference No:	EG/10/22-23
Ward(s) Affected:	Alsager Ward

Addendum

This addendum relates to the proposed disposal of Public Open Space land off Talke Road, Alsager. The matter was originally considered by the Economy and Growth Committee on the 31st May 2022, where the Committee deferred making a decision to a later date as they had insufficient information upon which to make a decision. The Committee questioned (a) if the land was not disposed of what impact would it have on the Local Plan and the 5 year housing supply (b) could alternative sites be allocated for development (c) what are the alternative uses of the land.

This document considers the questions asked of officers by the Committee and includes copies of the various alternatives considered.

a) If the land was not disposed of, what impact would it have on the Local Plan and the 5 year housing supply.

The local plan is a strategic document which enables sustainable development over the plan period including supporting the maintenance of a five year supply of deliverable housing land. In this specific instance the land in question would potentially contribute c30 units of housing to the Council's overall housing supply. In isolation, the loss of 30 houses in supply, set against the scale of housing provision in the local plan, would not have a significant impact.

b) Could alternative sites be allocated for development.

An alternative site cannot be readily allocated. The only means by which land is formally allocated for development is through the Local Plan. Members may be aware that an update to the Local Plan Strategy is to be taken forward but it will be several years before it is adopted.

c) What are the alternative uses of the land?

The Council has considered a number of alternatives. As part of the process the Officers have considered all of the alternative options for the use of the land and have outlined the advantages and disadvantages for all options. The options are as follows (further information in respect of the options is detailed within the appendices).

Option 1

The Public Open Space Land to remain as it is (see appendix I).

Option 2

To retain and improve the Public Open Space (see appendix II).

Option 3

To retain the land as Public Open Space and transfer it to a local community group or Town Council (see appendix III).

Option 4 (recommended option)

Dispose of the Public Open Space land to the adjacent owner (see appendix IV).

Option 5

Dispose of the Public Open Space land on the open market (see appendix V).

Option 6

Dispose of the land on the open market for industrial/ commercial use (see appendix VI).

Option 7

The Council to develop the land itself as a residential development (see appendix VII).

Option 8

To include the land in the Councils Housing Development framework (see appendix VIII).

Option 9

To sell as a self-build opportunity (see appendix IX)

Recommended Option

The recommended option is a direct disposal to the controlling party of the adjoining land. It is considered that this recommendation will provide Special Value (an amount that reflects particular attributes of an asset that are only of value to a special purchaser, for example, an adjacent landowner) and such the Council will receive best price for its land. In addition, the land will deliver its contribution to the Local Plan; site LPS 21 and will contribute towards the development of 550 houses on LPS 21. It will also ensure that a comprehensive scheme on the Council and Adjoining land would be delivered, which would impact of loss of open space as it can be considered comprehensively in the wider scheme as part of the planning process. A Brownfield development will progress at developers' risk (subject to the agreed terms) and any remediation of the land will be dealt with as part of the development in a holistic way over both sites with mobilisation cost spread over both sites making a more viable scheme. This means a brownfield site within the settlement boundary will be developed.