

Talke Road, Alsager

Option 3: To retain the land as POS and transfer it to a Local Community Group or Town Council.

Advantages:

1. The land would not be retained by the Council and the land would not be developed on.
2. Potential for improvements to the POS to make it a better experience for users of the POS.
3. The site is designated in the Cheshire East Local Plan Strategy as 'Protected Area of Open Space Recreational Facility'.

Disadvantages:

1. A comprehensive and cohesive development in a plan-led way will not be delivered.
2. The options for delivering the Local Plan policy requirements for site LPS 21 would be limited or not met.
3. The site would not be remediated, and risks and liabilities associated with the site would be remain. Any purchaser would need to understand these risks and liabilities.
4. A prospective purchaser would need the finance in place to improve the POS. Revenue costs would be required for annual maintenance.
5. Improvements may trigger remediation.
6. Potential impact on the Local Plan in respect of the loss of houses.

Financial return:

No capital receipt obtained.

Financial costs short term

- Investment would be required to make the POS a better experience for its users. Funding is not identified within the current Medium Term Financial Strategy (MTFS) therefore the Community Group or Town Council would need to identify funding.
- Safeguarding against unauthorised encampments and use.
- Clearing paths vs leaving to grow wild.
- Clearing rubbish / Fly tipping

Estimated: Costs are unknown given the proposed improvement works are not known at this stage.

Funding sources: The land is currently managed under the ANSA contract. If the land was transferred to another party, then they will need to source funding to manage the land.

Financial Costs longer term

Future regulation on treatment on Contaminated Land.

Funding sources: None

Estimated: Unknown.

Considered as a Disposal of Public Open Space under legislation:

Yes