

Talke Road, Alsager

Option 4: Direct disposal to the controlling party of the adjoining land (The Recommended Option).

Advantages:

1. A comprehensive scheme on the Council and the adjoining land would be delivered. Through the planning process the loss of open space would be considered comprehensively in the wider scheme. It is therefore anticipated that the overall outcome for open space would be improved through the sale.
2. A brownfield site within the settlement boundary will be developed. Brownfield development will progress at developers' risk (subject to the agreed terms). Remediation will be dealt with as part of the development.
3. The land delivers its contribution to the Local Plan; site LPS 21 and will contribute towards the development of 550 houses on LPS 21.
4. Special Value (additional value through the marriage/merger of land) would be received from the controlling party. The Council would therefore receive best price for its land.
5. Remediation would be dealt with in a holistic way over both sites with mobilisation cost spread over both sites making a more viable scheme.

Disadvantages:

1. There is a loss of open space (the subject of the decision). Although there is a loss of open space, the implications of this would be considered by planning when the proposed scheme is submitted.
2. As this is a sale the Council, as a landowner, does not have control over the outcome, but retains control through the planning process.

Financial return:

A capital receipt will be received (a sum has been provisionally agreed).

Financial costs short term

- Management costs will no longer be the responsibility of the Council following the sale of the land.

Financial Costs longer term

- No future management costs will be required in the long term.

Considered as a Disposal of Public Open Space under legislation:

Yes