

Economy and Growth Committee Agenda

Date:	Tuesday, 31st May, 2022
Time:	2.00 pm
Venue:	Committee Suite 1,2 & 3, Westfields, Middlewich Road, Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making are audio recorded and the recordings will be uploaded to the Council's website

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To note any apologies for absence from Members.

1. Declarations of Interest

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

1. Minutes of Previous Meeting (Pages 3 - 8)

To approve as a correct record the minutes of the meeting held on 17 March 2022.

1. Public Speaking/Open Session

In accordance with paragraph 2.24 of the Council's Committee Procedure Rules and Appendix on Public Speaking, set out in the Constitution, a total period of 15 minutes is allocated for members of the public to put questions to the committee on any matter relating to this agenda. Each member of the public will be allowed up to two minutes each to speak, and the Chair will have discretion to vary this where they consider it appropriate.

Members of the public wishing to speak are required to provide notice of this at least three clear working days' in advance of the meeting.

1. Economy and Growth Budgets 2022/23 (Pages 9 - 24)

To receive the alignment of the 2022-23 budgets for Economy and Growth and to note or approve virements and supplementary estimates as required.

1. **Work Programme** (Pages 25 - 28)

To consider the Work Programme and determine any required amendments.

1. **Disposal of Public Open Space Land off Talke Road, Alsager** (Pages 29 - 160)

To consider the disposal of Public Open Space land off Talke Road, Alsager.

1. **Exclusion of the Press and Public**

The reports relating to the remaining items on the agenda have been withheld from public circulation and deposit pursuant to Section 100(B)(2) of the Local Government Act 1972 on the grounds that the matters may be determined with the press and public excluded.

The Committee may decide that the press and public be excluded from the meeting during consideration of the following items pursuant to Section 100(A)4 of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and public interest would not be served in publishing the information.

PART 2 - MATTERS TO BE CONSIDERED WITHOUT THE PUBLIC AND PRESS PRESENT

1. **Disposal of Public Open Space Land off Talke Road, Alsager** (Pages 161 - 240)

To consider the appendix to the report.

Membership: Councillors S Brookfield, D Brown, J Clowes, M Goldsmith (Vice-Chair), P Groves, S Hogben, M Houston, D Jefferay, A Kolker, N Mannion (Chair), R Moreton, D Stockton and P Williams

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Economy and Growth Committee**
held on Thursday, 17th March, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor N Mannion (Chair)
Councillor M Goldsmith (Vice-Chair)

Councillors D Brown, J Clowes, A Critchley, P Groves, M Houston, D Jefferay,
A Kolker, C Naismith, R Moreton, D Stockton and P Williams

OFFICERS IN ATTENDANCE

Peter Skates, Director of Growth and Enterprise
Charles Jarvis, Head of Economic Development
Dave Fenton, Housing Options Manager
Ralph Kemp, Head of Environmental Services
Paul Goodwin, Head of Financial Services
Adrian Leslie, Solicitor
Rachel Graves, Democratic Services Officer

38 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Barber and S Brookfield.
Councillors A Critchley and C Naismith attended as substitutes.

39 DECLARATIONS OF INTEREST

In the interests of openness, in relation to Item 5 – Unlawful Eviction and Harassment Policy, Councillors M Goldsmith declared that he owned property in Cheshire East which was rented out.

40 MINUTES OF PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 11 January 2022 be approved as a correct record.

41 PUBLIC SPEAKING/OPEN SESSION

Councillor M Houston referred to the 'Homes for Ukraine' sponsorship scheme and the expectations on local authorities to be able to provide social care support, a system in place for safeguarding and checks on the accommodation being offered. With the numbers involved and the shortness of time, she asked if there was a disparity between what the Government was promising and what was feasible for local authorities to

actually deliver. The Director of Growth and Enterprise agreed to provide a written response

42 **UNLAWFUL EVICTION AND HARASSMENT POLICY**

The Committee considered the Unlawful Eviction and Harassment Policy.

The Unlawful Eviction and Harassment Policy had been developed to ensure that residents knew their legal rights and the support they could access if they were or were threatened with eviction. The Policy identified a prompt, clear and co-ordinated response by the Council, in partnership with its customers, landlords, and partners agencies to deal with allegations of harassment and unlawful eviction.

The Committee asked how residents would be made aware of the policy, especially vulnerable persons. In response it was stated that awareness would be through promotion and education. The Policy would be promoted on social media, copies of the Policy to be produced in various languages, through working with landlords of private rental properties and of houses of multiple occupation and their licensing, and through contact with various Council's departments.

The Committee unanimously **RESOLVED:**

1. to approve the Unlawful Eviction and Harassment Policy, as set out in appendix 1 to the report, and
2. to authorise the Director of Growth and Enterprise, in consultation with the Chair of the Economy and Growth Committee, to make further amendments to the Policy to ensure ongoing compliance with the law and guidance from the Government.

43 **NOTICE OF MOTION: STARTER UNITS**

The Committee considered a report in response to the following Notice of Motion which had been moved by Councillor A Koker and seconded by Councillor P Groves at the Council meeting on 20 October 2021 and was referred to the Economy and Growth Committee for consideration:

"This Council, in order to support the Borough's post-pandemic recovery, commits to providing a wide range of affordable rental units for small and micro business start-ups."

Councillors A Koker and P Groves spoke on the motion.

The report detailed the current and planned activity by the Council to develop an evidence base to help build a business case and secure investment for small and micro business accommodation.

The Committee unanimously **RESOLVED:**

- 1 that the Council undertake demand analysis and research to identify demand for start-up units, potential sites and to develop the business case for investment in additional start-up and innovation space.
- 2 if research shows there is sufficient demand, to develop the business case for public sector investment in new business start-up space and an incubation support offer and use this to develop up investment plans/funding bids to secure the necessary capital and revenue funding. This could be via sources such as the Levelling Up Fund or UK Shared Prosperity Fund.
- 3 in addition, to use the business case work to develop a pilot for a 'Technology and Digital Incubation Centre' in Crewe, using funding already secured through the Future High Streets Fund.
- 4 to work with private sector landowners, developers, and investors to promote the development of new start-up space, co-working and innovation spaces in key towns.

44 CARBON NEUTRAL PROGRAMME: BUILDING STANDARDS AND CARBON OFFSET

The Committee considered a report on the Carbon Neutral Programme: Building Standards and Carbon Offset.

In May 2019 Cheshire East Council committed to being a carbon neutral council by 2025 and to influence carbon reduction across the Borough and in May 2020 the Council adopted a Carbon Action Plan which set out how this would be achieved.

Among the recommendations accepted was for the Council to reduce carbon from buildings by adopting the Building Research Establishment Environmental Assessment Method (BREEAM) 'excellent' or equivalent standard for new buildings and to aim for the highest BREEAM standard achievable for refurbished council buildings.

The Committee unanimously **RESOLVED:**

- 1 to approve the adoption of a Cheshire East low carbon build standard for new build and refurbished buildings valued up to £10 million in addition to the reductions planned as part of the Council's estates transformation project and confirms the adoption of BREEAM Excellent as the standard for all building projects in excess of £10 million.
- 2 note that Council is planning to plant trees on suitable council owned agricultural land holdings as part of the Carbon Neutral

Action Plan 2020-2025 commitment to develop natural climate solutions such as tree planting and peatland management on at least 100ha of Council owned land.

- 3 note that Council is planning energy insetting projects including two solar arrays under development within the Borough and the need for land to be made available for the delivery of these projects.

45 **WORK PROGRAMME**

Consideration was given to the Committee's work programme.

It was reported that a virtual briefing meeting would be held for committee members during week commencing 28 March on two matters – Cultural Framework, and Housing Development Framework.

The item on Support Employment Strategy had been put back to January 2023 to allow for consultation and would also be considered by the Children and Families Committee and Adult and Health Committee.

RESOLVED:

That the Work Programme be noted.

46 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED:

That the press and public be excluded from the meeting during consideration of the following item pursuant to Section 100(A)4 of the Local Government Act 1972 as amended on the grounds that it involved the likely discussion of exempt information as defined in Paragraph 3, 5 and 7a of Part 1 of the Schedule 12A of the Local Government Act 1972 and the public interest would not be served in publishing the information.

47 **UPDATE ON REGENERATION PROJECT**

In accordance with Section 100B (4) (b) of the Local Government Act 1972, the Chair had agreed that this item be considered as an item of urgent business on the grounds that the matter could not wait until the next meeting.

The Committee received an information update on this matter.

RESOLVED:

That the information update be noted.

The meeting commenced at 2.00 pm and concluded at 4.13 pm

Councillor N Mannion (Chair)

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Economy and Growth Committee

Date of Meeting:	31 May 2022
Report Title:	Economy and Growth budgets 2022/23
Report of:	CLT Lead Officer: Alex Thompson, Director of Finance & Customer Services
Report Reference No:	EG/05/22-23
Ward(s) Affected:	All wards and all members will be affected and impacted by the content of the MTFS and Corporate Plan.

1. Report Summary

- 1.1. This report determines the allocation of the approved budgets for 2022/23 to the Economy and Growth Committee.
- 1.2. The report contributes to the Council's objective of being an open and enabling organisation.

2. Executive Summary

- 2.1. The Medium Term Financial Strategy (MTFS) for Cheshire East Council for the four years 2022/23 to 2025/26 was approved by full Council on 24th February 2022.
- 2.2. Cheshire East Council provides in the region of 500 local services every day. The Corporate Plan articulates a vision of how these services will make Cheshire East an Open, Fairer and Greener borough. The MTFS matches forecast resources to the costs associated with achieving the Council's vision.
- 2.3. The Finance Sub Committee meeting on the 2nd March approved the allocation of the approved capital and revenue budgets, related policy proposals and earmarked reserves to each of the service committees.

3. Recommendations

- 3.1. To note the decision of the Finance Sub-Committee to allocate the approved capital and revenue budgets, related policy proposals and

earmarked reserves to the Economy and Growth Committee, as set out in **Appendix A**.

- 3.2. To note the supplementary estimates already approved as set out in **Appendix B**, Tables A and B.
- 3.3. To approve the supplementary estimates set out in **Appendix B**, Table C.
- 3.4. To approve the capital budget virements set out in **Appendix B**, Table D.
- 3.5. To note the financial reporting timetable as set out in **Appendix C**.

4. Reasons for Recommendations

- 4.1. The Economy and Growth Committee has the responsibility for the oversight, scrutiny, reviewing of outcomes and performance, budget monitoring and risk management of the Directorate of Growth and Enterprise (with the exception of land and property functions) including: Facilities Management; Assets; Farms; Economic Development; Housing; Rural and Cultural Management; Tatton Park; Public Rights of Way; Cultural Economy; Countryside; and the Visitor Economy.
- 4.2. Finance Sub-Committee met on 2nd March and set out the budgets in accordance with the above responsibilities.

5. Other Options Considered

- 5.1. Not applicable.

6. Background

- 6.1. All councils are legally required to set a balanced budget each year. The MTFS was approved by full Council on 24th February 2022.
- 6.2. Finance Procedure Rules set limits and responsibilities for movement of funds within this balanced position, treating reserves as part of this overall position. Any movement within this balanced position is treated as a virement. To increase the overall size of the MTFS requires a supplementary estimate, which must be backed with appropriate new funding and approved in line with the Procedure Rules.
- 6.3. To support accountability and financial control the 2022/23 budget is reported across the Committees based on their associated functions. This report sets out the allocation of the revenue and capital budgets and earmarked reserves to the Economy and Growth committee in accordance with its functions.
- 6.4. Each committee Function has been associated with a Director budget. Budget holders are responsible for budget management. Where a team supports multiple Directors (most notable in Corporate Services) the budget remains with the Director and is not split, for example, Governance and Democratic Services are aligned to the Corporate Policy Committee even though the activity of the team is split across all teams.

- 6.5. The financial alignment of budgets to each Committee is set out in Table 1 with further details on the Economy and Growth Committee budgets in Appendix A.

Table 1: Revenue and Capital Budgets allocated to service committees as per the approved MTFS

Committee	Expenditure £m	Income £m	Net Budget £m	Total Capital Budget £m	Total Rev + Cap £m
Health and Adults	178.126	-57.287	120.839	-	120.839
Highways and Transport	20.673	-8.871	11.802	77.435	89.237
Children and Families	77.272	-3.495	73.777	33.793	107.570
Economy and Growth	32.654	-9.144	23.510	52.001	75.511
Environment and Communities	54.795	-10.422	44.373	10.973	55.346
Corporate Policy	94.672	-56.350	38.322	7.043	45.365
Finance Sub Committee	16.007	-0.900	15.107	4.000	19.107
			-327.730	-185.245	-512.975
Original Budget (MTFS Feb 22)	474.199	-146.469	0.000	0.000	0.000

- 6.6. The 2022-25 MTFS includes a net revenue budget of £327.7m and an approved capital programme of £185.3m for the financial year 2022/23. Further details on the schemes within the capital programme for the Economy and Growth Committee are provided in Appendix A.
- 6.7. Council wide budget control rests with the Corporate Policy Committee (and Finance Sub Committee) and Council. Budgets have been aligned with service committees to facilitate expenditure assurance but committees do not hold 'a budget'. Responsibility for budget management remains with officers but the Committee is responsible for assuring the budget is spent on delivering the objectives set out in the policy framework of the Corporate Plan.

7. Consultation and Engagement

- 7.1. The annual business planning process involves engagement with local people and organisations. Local authorities have a statutory duty to consult on their Budget with certain stakeholder groups including the Schools Forum and businesses. In addition, the Council chooses to consult with other stakeholder groups. The Council continues to carry out stakeholder analysis to identify the different groups involved in the budget setting process, what information they need from us, the information we currently provide these groups with, and where we can improve our engagement process.
- 7.2. Cheshire East Council conducted an engagement process on its Medium-Term Financial Plans through a number of stages running from November 2021 to Council in February 2022.

- 7.3. The budget consultation launched on-line on the 24th November 2021, included details of the proposals against each Corporate Plan aim. This consultation was made available to various stakeholder groups and through a number of forums.

8. Implications

8.1. Legal

- 7.1.1. The legal implications surrounding the process of setting the 2022 to 2026 Medium Term Financial Strategy were dealt with in the reports relating to that process.

7.2. Finance

- 7.2.1. Contained within the main body of the report.

7.3. Policy

- 7.3.1. The Corporate Plan sets the policy context for the MTFS and the two documents are aligned. Any policy implications that arise from activities funded by the budgets that this report deals with will be dealt within the individual reports to Members or Officer Decision Records to which they relate.

7.4. Equality

- 7.4.1. The Council needs to ensure that in taking decisions on the Medium Term Financial Strategy, the Budget and the Corporate Plan, the impacts on those with protected characteristics are considered. The Council undertakes equality impact assessments where necessary and continues to do so as proposals and projects develop across the lifetime of the Corporate Plan. The process assists us to consider what actions could mitigate any adverse impacts identified. Completed equality impact assessments form part of any detailed Business Cases.
- 7.4.2. Any equality implications that arise from activities funded by the budgets that this report deals with will be dealt within the individual reports to Members or Officer Decision Records to which they relate.

7.5. Human Resources

- 7.5.1. Any HR implications that arise from activities funded by the budgets that this report deals with will be dealt within the individual reports to Members or Officer Decision Records to which they relate.

7.6. Risk Management

- 7.6.1. Financial risks are assessed and reported on a regular basis, and remedial action taken if and when required. Risks associated with the achievement of the 2022/23 budget and the level of general reserves were factored into the 2022/23 financial scenario, budget and reserves strategy.

7.7. Rural Communities

7.7.1. The report provides details of service provision across the borough.

7.8. Children and Young People/Cared for Children

7.8.1. The report provides details of service provision across the borough.

7.9. Public Health

7.9.1. Public health implications that arise from activities that this report deals with will be dealt with as separate reports to Members or Officer Decision Records as required.

7.10. Climate Change

7.10.1. Any climate change implications that arise from activities funded by the budgets that this report deals with will be dealt within the individual reports to Members or Officer Decision Records to which they relate.

Access to Information	
Contact Officer:	Alex Thompson Director of Finance and Customer Services (Section 151 Officer) alex.thompson@cheshireeast.gov.uk
Appendices:	A - Allocation of capital and revenue budgets, earmarked reserves and policy proposals to service committees B – Supplementary Estimates C – Financial Reporting Timetable 2022-23
Background Papers:	The following are links to key background documents: Medium-Term Financial Strategy 2022-26

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Appendix A – Allocation of capital and revenue budgets, earmarked reserves and policy proposals to service committees.

2022/23 Economy & Growth Committee MTFS page 176	Exp £m	Inc £m	Revenue Budget £m	Capital Budget £m	Total Rev + Cap £m
Estates	17.956	-3.444	14.512		14.512
Economic Development	1.622	-0.502	1.120		1.120
Housing	3.459	-0.516	2.943		2.943
Rural and Cultural Economy	8.255	-4.682	3.573		3.573
Pay Inflation and NI increase	0.511		0.511		0.511
Place Directorate	0.851		0.851	52.001	52.852
Total	32.654	-9.144	23.510	52.001	75.511

Earmarked Reserves	Estimated Opening Balance as at 1 April 2022 £m
Economy and Growth Committee	
Place Directorate	0.90
Investment (Sustainability)	0.49
Legal Proceedings	0.11

CAPITAL PROGRAMME 2022/23 - 2025/26

Scheme Description	Forecast Expenditure					
	Prior	Budget	Budget	Budget	Budget	Total
	Years	2022/23	2023/24	2024/25	2025/26	Budget
	£000	£000	£000	£000	£000	£000
Economy and Growth						
Committed Schemes						
Connecting Cheshire 2020	0	4,271	1,420	1,000	0	6,691
Connecting Cheshire Phase 2	0	332	0	0	0	332
Connecting Cheshire	0	295	0	0	0	295
Countryside Vehicles	0	554	148	167	130	999
Crewe Town Centre Regeneration	12,133	797	15,206	3,883	0	32,019
Demolition of Crewe Library Site	100	2,665	0	0	0	2,765
Disabled Facilities Grant	0	3,418	2,342	2,342	2,342	10,445
Farms Strategy	0	421	420	420	420	1,682
Future High Street - Funding Economy & Growth	1,737	2,557	4,223	0	0	8,517
Green Homes Grants	0	1,000	0	0	0	1,000
Gypsy and Traveller Sites	1,230	2,320	0	0	0	3,551
Home Repairs for Vulnerable People	0	309	200	200	200	909
Leighton Green	1,499	399	198	0	0	2,096
North Cheshire Garden Village	5,957	13,187	15,673	14,073	0	48,891
Premises Capital (FM)	0	3,200	2,500	3,500	3,500	12,700
Public Rights of Way - CMM A6 MARR	2	98	0	0	0	100
Rural & Green S106 Schemes	0	31	0	0	0	31
Schools Capital Maintenance	0	846	0	0	0	846
South Macclesfield Development Area	3,850	2,150	14,430	14,200	0	34,630
Tatton Park Investment Phase 2	0	1,000	710	0	0	1,710
Temporary Accommodation	0	166	0	0	0	166

OFFICIAL

Place

CAPITAL PROGRAMME 2022/23 - 2025/26

Scheme Description	Forecast Expenditure					Total Budget £000
	Prior Years £000	Budget 2022/23 £000	Budget 2023/24 £000	Budget 2024/25 £000	Budget 2025/26 £000	
Economy and Growth						
New Schemes						
New Archive Premises		0	4,100	5,699	451	10,250
Connecting Cheshire Phase 3		1,500	1,500	2,000	3,000	8,000
Handforth Heat Network		0	9,910	2,000	1,800	13,710
Public Sector Decarbonisation Scheme - Council Buildings		3,714	0	0	0	3,714
Crewe Towns Fund		6,770	6,886	5,404	1,210	20,270
Total Schemes - Economy & Growth	26,509	52,001	79,867	54,888	13,054	226,317

Budget Policy Proposal	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000
[31] Neighbourhood Estate Review	-260			
[32] Estates Transformation - Office Accommodation	-100	-460		
[11] Transfer of Congleton Visitor Information Centre	-20	-10	-20	
[51] Asset / Service Transfer	-30	-20		
[52] Tatton Park	-6	-28	-46	
[57] Inflation in Utility costs and enhanced Carbon Management <small>*Item represents one-off spend in 2022/23. As it is not a permanent part of the budget the value of the proposal is reversed in 2023/24</small>	1,500	-1,500*		
[59] Investment in Public Rights of Way <small>*Item represents one-off spend in 2022/23. As it is not a permanent part of the budget the value of the proposal is reversed in 2023/24</small>	200	-100*		
[3 + 4] Pay inflation and NI increase	511	304	312	320
[29 part] Place directorate – Staff Travel & Related Savings	-82			
[3 + 4] Place directorate – Pay inflation and NI increase	17	10	11	11

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Appendix B – Supplementary Estimates

Table A Specific Grant Supplementary Estimates less than £1,000,000 – Already approved for noting purposes only

Finance Sub-Committee approved supplementary estimates for specific grants coded directly to services up to and including £1,000,000.

Committee	Year	Type of Grant	£000	Details
Economy and Growth	2021/22	Vulnerable Renters / Exceptional Winter Top-up	117	The Department of Levelling Up, Homes and Communities (DLUHC) has recognised that private renters may have rent arrears built up as a result of the pandemic and that vulnerable households may need additional support. The purpose of this exceptional one-off payment is to support low-income private renters with COVID-19 related rent arrears to avoid eviction or find a new home where necessary in order to prevent homelessness, with local authorities able to target funding to those who need it most and help them get back on their feet.
Economy and Growth	2021/22	Protect and Vaccinate	81	Subject to individual assessments, the purpose of this grant is to make offers of safe and appropriate accommodation and support, to people who are rough sleeping in order to facilitate vaccinations and safeguard from infection from COVID-19.
Economy and Growth	2021/22	Local Enterprise Partnership (LEP): NP (Northern Powerhouse) 11	150	To enable the 11 Northern LEPs (the NP11) to develop a more unified Northern Powerhouse economic development programme and voice. The NP11 will work together on issues where a pan-Northern approach to economic development can add value.
Economy and Growth	2021/22	New Burdens 4 Restart and the Additional	154	Local Authorities should allocate funding through business support grants or through wider business support measures. All

Committee	Year	Type of Grant	£000	Details
		Restrictions COVID-19 Grant		funding provided under this scheme should provide direct support to businesses.
Economy and Growth	2021/22	New Burdens (6) Omicron Hospitality and Leisure Grant and the Additional Restrictions Grant (3rd Top Up) COVID-19 Grant Schemes	15	New Burden grant relating to the additional costs resulting from grant delivery of the Omicron Hospitality and Leisure Grant scheme and the Additional Restrictions Grant scheme between 30 December 2021 and 31 March 2022.
Total Economy and Growth			517	

Table B – Urgent Decisions already made for noting

Committee	Year	Type of Grant	£000	Details
Economy and Growth	2021/22	Additional Restrictions Grant.	827	Approval of a Supplementary Revenue Estimate for the 2021/22 Financial Year, of £827,108.95 to be funded from the Additional Restrictions Grant. The Executive Director of Place be authorised to distribute funding from the Grant, subject to the conditions set out in the appendix to the decision record and to consultation with the Chair of the appropriate Committee. The Executive Director of Corporate Services be authorised to distribute funding from the Grant, subject to the conditions set out in the appendix to the decision record and to consultation with the Chair of the appropriate Committee.
Total Economy and Growth			827	

Table C Supplementary Capital Estimates for Approval – up to £1m

Capital Scheme	Year	£000	Details
Gypsy and Traveller Sites	2022-23	150	The grant allocation confirmed with Homes England an increased amount from that estimated in the MTFS. To incorporate the full allocation in the Capital Programme, subject to contract.
Total Economy and Growth		150	

Table D Capital Budget Virements for Approval – up to £5m

Capital Scheme	Year	£000	Details
Public Rights of Way Capital Structures	2021-22	50	To vire budget from PROW Flood Damage Investment to cover additional spend.
Public Rights of Way Flood Damage Investment	2021-22	-50	
Premises Capital (FM)	2021-22	-100	To cover the revised forecast for Nantwich Leisure Centre
Public Sector Decarbonisation Fund - Facilities	2021-22	-141	
Total Economy and Growth		-241	

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Work Programme – Economy and Growth Committee – 2022/23

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EG/01/2022-23	12 Jul 2022	Wilmslow Town Centre Business Improvement District	To see approval to vote in the Business Improvement District ballot, following consideration of the final Business Improvement District proposal.	Director of Growth and Enterprise		No	No	A thriving and sustainable place	No
EG/02/2022-23	12 Jul 2022	Town Centre Vitality Plans	To consider the outcomes of the public consultation.	Director of Growth and Enterprise		Yes	No	A thriving and sustainable place	No
EG/12/22-23	12 Jul 2022	Empty Homes - Our Approach		Director of Growth and Enterprise		TBC	No	A thriving and sustainable place	
EG/12/22-23	12 Jul 2022	Domestic Energy Efficiency and Eco Flexibility Policy Review		Director of Growth and Enterprise		TBC	No	A thriving and sustainable place	No
EG/03/2022-23	13 Sep 2022	Asset Management Plan	The report introduces the Council's Asset Management Strategy and Corporate Asset Management Plan.	Director of Growth and Enterprise		Yes	Yes	An open and enabling organisation	No

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EG/06/22-23	13 Sep 2022	First Financial Review of 2022/23	To receive an update on the financial position for 2022/23. To note or approve virements and supplementary estimates as required.	Director of Finance and Customer Services (s151 Officer)		No	Yes	An open and enabling organisation	No
EG/15/22-23	13 Sep 2022	Visitor Economy Strategy	To approve the Visitor Economy Strategy	Director of Growth and Enterprise		TBC	No	A thriving and sustainable place	No
EG/14/22-23	13 Sep 2022	Rural Action Plan	To receive an update on the Rural Action Plan.	Director of Growth and Enterprise		TBC	No	A thriving and sustainable place	No
EG/07/22-23	15 Nov 2022	Second Financial Review of 2022/23	To receive an update on the financial position for 2022/23. To note or approve virements and supplementary estimates as required.	Director of Finance and Customer Services (s151 Officer)		No	Yes	An open and enabling organisation	No
EG/11/22-23	15 Nov 2022	Mid Year Performance Review	To consider mid-year performance.	Director of Growth and Enterprise		No	No	An open and enabling organisation	
EG/08/22-23	17 Jan 2023	MTFS Budget Consultation	To respond to the budget consultation.	Director of Finance and Customer Services (s151 Officer)		No	Yes	An open and enabling organisation	No
EG/04/22-23	17 Jan 2023	Supported Employment Strategy	This report sets out the recommendations for a strategic approach to supported employment relating to adult social care customers with complex needs and support into work.	Executive Director Adults, Health and Integration		Yes	Yes	A thriving and sustainable place	No

Reference	Committee Date	Report title	Purpose of Report	Report Author /Senior Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment Required and Published (Y/N)	Part of Budget and Policy Framework (Y/N)	Corporate Plan Priority	Exempt Item and Paragraph Number
EG/09/22-23	14 Mar 2023	Third Financial Review of 2022/23	To receive an update on the financial position for 2022/23. To note or approve virements and supplementary estimates as required.	Director of Finance and Customer Services (s151 Officer)		No	Yes	An open and enabling organisation	No
EG/04/21-22		Capital Development Project - Broadways Meadows MSCP	To approve a Development Project for a new Multi Storey Car Park in Wilmslow.	Director of Growth and Enterprise			yes	A thriving and sustainable place	

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Working for a brighter future together

Economy and Growth Committee

Date of Meeting:	31 May 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

1. Purpose of Report

- 1.1 To inform members of the outcome of the notices advertising the intended disposal of Council owned land at Talke Road, Alsager, to allow members to consider the representations received and to determine whether or not to dispose of the land
- 1.2 The Council's Corporate plan 2021-25 sets out our vision for a more open and greener Cheshire East. The plan sets out priorities under three broad aims including "being an open and enabling organisation" and "a thriving sustainable place", this report links to actions connected with the council being seen as fair open transparent organisation, by being seen to be responsive by residents with the consideration of their representations to the notices, delivering housing needs to meet the needs of all residents.

2. Executive Summary

- 2.1 The Council, is the freehold owner of land which has been included within the adopted Local Plan as a housing and employment Site. Outline Planning permission has been granted on the site for housing, a local developer (adjoining landowner) has approached the Council to purchase the site.
- 2.2. The Council is authorised to dispose of any land that it owns but where land can be regarded as open space (defined under s336 (1) of the Town and Country Planning Act 1989) as "any land laid out as public garden and used

for the purposes of public recreation...” the Council must advertise its intention to dispose of the land for two consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections which may be made to them.

- 2.3 On the 16th September 2021, the Interim Executive Director Place made an officer decision to dispose of the land off Talke Road. The land is shown edged red on the attached plan at Appendix I. The detail of the Officer Decision Record dated 16th September 2021 is set out in Appendix II. This followed the inclusion of the land in the local plan.
- 2.4 The intention to dispose the land was advertised in the local press for two consecutive weeks in accordance with Section 123 of the Local Government Act 1972 (as amended by Section 118 of the Local Planning and Land Act 1980). Following the advertisement of the notices a substantial number of representations and objections were received.
- 2.5 The decision to dispose of the land is wholly conditional upon and subject to the outcome of this statutory process. All objections received must be duly and properly considered before a decision to sell can be processed. In considering representations made following the advertisement of the intended disposal, the Council is required to take them into account in reaching their decision to dispose. This involves the exercise of a discretion and will involve balancing the benefits of the disposal of the land against any losses suffered by the members of the public that use the open space for recreational purposes as they will have their ability to use the open space land for these purposes taken away.
- 2.6 The Council can receive representations containing personal opinions and included some factors such as objections to increased traffic movement, infrastructure, and planning matters. These are taken to be references to the proposed development rather than to the actual loss of public open space and therefore are not factors which can be considered as part of the statutory process for the disposal of public open space. The concerns of residents as to any proposals for development of land is a matter for the Council in its capacity as a local planning authority and have to be considered as part of the planning process and are not issues for this process.
- 2.7 If the decision was to proceed with the disposal, the land that would be sold enabling the release of land associated with LPS 21 (Local Plan Site 21) as set out in the Local Plan and any proposals would still be subject to the planning process and any protections that are in place regarding the land, for example, the constraints imposed in the Local Plan and the normal planning process.

3. Recommendations

- 3.1. That having considered the responses received as a result of the public notices, that approval is given to proceed with the disposal of the land.

- 3.2. That the Committee delegates power to the Head of Estates to negotiate and agree terms for the disposal of the land, and to instruct the Director of Governance and Compliance to negotiate and enter into the legal agreements necessary to facilitate the disposal of the land.

4. Reasons for Recommendations

- 4.1. The land in question has been allocated in the Local Plan; site LPS 21 (Local Plan Site 21) as a site for 550 houses, with the retention of approximately 3000 square meters of office space and incorporating green infrastructure and an appropriate level of amenity open space and children's play space.
- 4.2. The aim of the local plan is to establish a housing supply in the borough. The element of LPS 21 to the north of the Crewe – Stoke railway is under construction with 70 houses already complete. The land in question is a former Railway and associated sheds, which was cleared in the 1960s.
- 4.3. The open space in question to the south of the railway, along with land to its east is being considered in order to deliver a more comprehensive approach towards the development of the southern part of LPS 21 and enables additional housing to be delivered in a plan-led way. The narrative for Local Plan Site 21 sets out the planning considerations for the inclusion of this land within the wider site and dealing with the whole site in a comprehensive way.
- 4.4. The land in question has obtained outline planning permission in the past which has now lapsed.
- 4.5. Although the land is part of the allocation LPS 21, the Council has not made a decision to dispose of the land. The decision can only be made once all objections have been duly and properly considered and as such the decision to dispose is wholly conditional upon and subject to the outcome of this statutory process.
- 4.6. Members of the public have been given the opportunity to respond to the advertised proposal to dispose of the public open space land off Talke Road, Alsager. All responses are attached at Appendix III. All personal information and any information by which any person making an objection could be identified have been redacted. All objections and representations received are attached for consideration by the decision makers.
- 4.7. The committee are reminded that they need to consider the representations from the public on behalf of the Council acting in its capacity as a landowner as consideration of any planning issues are an entirely separate matter.
- 4.8. The majority of representations relate to the loss of open space. Protections have been developed as part of the Local Plan for this site and these are set

out in the Plan. Mitigations are planned to allow access to the Council's retained land, for example the adjoining allotment.

5. Other Options Considered

5.1. The Committee must give due consideration to the objections and representations received as a result of the statutory process and to determine if the Council is to proceed with the proposed disposal of the said land or not. As such the Committee could:

5.2.

Option	Impact	Risk
Do nothing	It would be unclear if the Council wished to dispose of the asset or not. Therefore, this would lead to uncertainty for residents. Having not taken a decision the Council would not be seen as being a transparent organisation.	The land would remain as POS and the options for delivering the Local Plan policy requirements for site LPS 21 would be less flexible. Full planning permission to satisfy the Local Plan requirements, would be unlikely to be fully achieved this would generate uncertainty about a site that is contained in the local plan.
Decide not to dispose of the public open space land	The land would be retained by the Council and the land would not be developed on.	The land would remain as POS and the options for delivering the Local Plan policy requirements for site LPS 21 would be limited. If the disposal is not approved, then the benefits outlined with paragraph 4.2 of this report will not be achieved.

6. Background

6.1. Under its continuing commitment of good Asset management planning the Council seeks to make the best use of its land and property assets.

- 6.2. The Council owns the freehold interest in the land at Talke Road, Alsager which is a brown field site, but is currently undeveloped and overgrown although it is used by the public as a public amenity space. Topographically, the site slopes gently upwards from the west and south to a mound in the northeast corner which is around 4 metres higher than the adjoining ground.
- 6.3. The Council's land is located to the north of Talke Road, Alsager, close to Alsager town centre and comprises of up to circa 3.69 acres of land used as informal amenity space. Historical records indicate the site was formerly crossed by railway lines and sidings (1875-1976) with related features such as an engine shed, engine turntable, tank, and coal stage. The engine shed was closed, and the site cleared during the 1960s. Anecdotal evidence suggests demolition materials were used to infill former engine pits and turn table with excess spoil stockpiled in a large mound to the sites centre. Site investigations have confirmed that the contamination (such as of Heavy Metals, Polycyclic Aromatic Hydrocarbon contamination and Asbestos) on this site is in line with what would be expected for a site with this former use.
- 6.4. The Council's land is accessed via an adopted highway off Talke Road, which also provides access to the adjoining allotments. Access is also provided to the rear of the dwellings facing Talke Road which is included within the site. The Council will reserve rights over the disposal area (for both pedestrians and vehicles) for access to the Council's retained land, if necessary, with a defined access route in keeping with the prospective purchaser's design. This will ensure access to the Allotments and the rear of dwellings facing Talke Road will be maintained.
- 6.5. The Local Plan sets out a range of requirements for the allocated site to achieve an acceptable form of development. The site is designated in the Cheshire East Local Plan Strategy as 'Protected Area of Open Space Recreational Facility' and also forms part of the larger Site LPS 21 Twyford and Cardway, Alsager allocated as a housing and employment site with the provision of 550 new homes (total on both sites). Given the land is designated as Protected Area of Open Space Recreation Facility then any proposals which involve the development for an alternative use of any of those areas of open space or recreational facilities identified on the proposals map or those areas for facilities which may subsequently be created, will only be permitted where all of the Policy criteria is satisfied. Following public examination, the Local Plan was adopted in 2017. Prior to its adoption the local plan underwent thirteen rounds of public consultation to allow the opportunity for comment upon the proposals and was considered by the Planning Inspectorate in examination hearings.
- 6.6. The Council has been approached by a local housing developer seeking to acquire the Council's land (outlined in red on the attached plan) for a

residential development. The developer has recently acquired the adjacent site and have therefore approached the Council to acquire the Council's land to deliver a comprehensive and cohesive development as a special purchaser.

- 6.7. Outline planning permission (15/2101C) was granted for this site (with land to the east of it) in July 2017, during which time the public had the opportunity to comment upon the proposals.
- 6.8. The Council's statutory duties including its position as the Local Planning and Highways Authority are entirely separate to its duties as landowner relating to the disposal. The committee are reminded that they need to consider the representations from the public on behalf of the Council acting in its capacity as a landowner as consideration of any planning issues are an entirely separate matter.
- 6.9. The principal of disposal of land was approved by the Cabinet on 12 July 2016 within the Land and Property Lease Disposal Framework 2016 appended to the Asset Transfer Framework.
- 6.10. The Council is authorised to dispose of any land that it owns but where land can be regarded as open space (defined under s336 (1) of the Town and Country Planning Act 1990 as "any land laid out as public garden and used for the purposes of public recreation..." the Council must advertise its intention to dispose of the land for two consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections which may be made to them.
- 6.11. Public notices were placed in the local press on 6th December and 19th December 2021, with a consultation period running until 31 December 2021. This allowed all interested parties to comment on or raise any objections/representations to the proposed disposal and the Council must consider the responses in accordance with the statutory process as set out in that legislation.
- 6.12. In addition to this statutory requirement, the Council also made the information available at Alsager Library and on the Council's web site.
- 6.13. If representations are made to the Council in response to notices of this type, it is necessary for the Council to consider these representations and to take them into account in deciding whether to proceed with the disposal of the land. It should be stressed that the consideration in this report is whether the proposed disposal of the land should proceed, and the representations need to be considered in that context.

- 6.14. The Council received 84 representations and a copy of the redacted letters can be found in Appendix III. All personal information and any information by which any person making an objection could be identified have been redacted due to General Data Protection Regulations. These have been collated and summarised in respect grounds for objection and representations in Appendix III.
- 6.15. The majority of responses (circa 60%) are considered to be objections relating to the loss of public open space which indicated that a disposal would restrict their enjoyment / use of the land. The main points raised in the objections to the proposed disposal of land are set out below:
1. The land contributes to social well-being.
 2. The subject land is used for recreation purposes.
 3. The subject land is used regularly for dog walking.
 4. The disposal of this land would result in a loss of wildlife habitat.
- 6.16. The remaining representations contained personal opinions and included some factors such as objections to increased traffic movement, infrastructure, and planning matters. These are taken to be references to the proposed development rather than to the actual loss of public open space and therefore are not factors which can be considered as part of the statutory process for the disposal of public open space. The concerns of residents as to any proposals for development of land is a matter for the Council in its capacity as a local planning authority and have to be considered as part of the planning process and are not issues for this process.
- 6.17. It is now necessary for Committee to formally consider the responses and to decide whether the proposed actions within this report should be authorised.

7. Consultation and Engagement

- 7.1 As part of obtaining approval for the Officer Decision Record Local Ward Members were notified that formal approval was being sought. This is consistent and in line with the Councils Constitution and Ward Member protocol. There is no requirement to notify any other bodies.
- 7.2 This is a statutory process and follows a set procedure. Under the Local Government act 1972 (as amended by the Local Government Planning and Land Act 1980) notices were advertised in a local newspaper circulating in the area for two consecutive weeks and allowed for a period in which representations to be submitted. This process was followed and was valid.

8. Implications

8.1 Legal

8.1.1 The Council may not dispose of any land which is public open space unless it has advertised the proposed disposal in accordance with Section 123 of the Local Government Act 1972 (as amended by Section 118 of the Local Planning and Land Act 1980) and has considered all objections and representations received in response to such advertisements.

8.1.2 In considering representations made following the advertisement of the intended disposal, the Council is required to take them into account in reaching their decision to dispose. This involves the exercise of a discretion of a duty to act reasonably in a “Wednesbury” sense. In practise this will involve balancing the benefits off the disposal of the land against the any losses suffered by the members of the public that use the open space for recreational purposes as they will have their ability to use the open space land for these purposes taken away.

8.1.3 If the decision is made to dispose of the land, then:-

8.1.3.1 In accordance with section 123 of the Local Government Act 1972, the Council is under an obligation to obtain the best consideration reasonably obtainable upon the disposal of its property.

8.1.3.2 There will be a requirement to review terms of sale when they are prepared to ensure any issues regarding best value, procurement, and/or subsidy control are resolved. Terms of sale will also need to reflect any easements and rights for both the land to be disposed of and that retained by the Council. Issues may include rights to light/air, open space and restrictions on building use or development.

8.1.4 The Localism Act 2011 introduced the General Power of Competence, which allows the Council to do anything an individual can do, provided it is not prohibited by other legislation. These powers have replaced the previous wellbeing powers; however, the use of these powers must be in support of a reasonable and accountable decision made in line with public law principles.

8.1.5 The Council has a fiduciary duty at all times to the taxpayers and must fulfil this duty in a way that is accountable to local people.

8.2 Finance

8.2.1 There are no direct financial implications in considering the responses received to a public notice dealing with the disposal of land.

8.2.2 The sale of land would generate a capital receipt for the Council and reduce a maintenance liability.

8.2.3 The sale of this land would have minimal impact on the maintenance budget. The liability for maintenance would cease and be the responsibility of the new landowner.

- 8.2.4 Further financial information is included within a report annexed (Appendix V) to this report as it contains exempt information pursuant to schedule 12A of the Local Government Act 1972 and therefore it is withheld from public inspection.

8.3 Policy

- 8.3.1 If approved, the disposal would, subject to any further planning applications, enable a more comprehensive approach to be taken towards the development of the southern part of LPS 21 and enable additional housing to take place in a plan-led way. LPS21 sets out the Local Plan policy requirements to achieve a development.
- 8.3.2 The Council has a duty to maintain public open space and to consider objections made to its proposed disposal. Consequently, it must carefully consider all objections and the impact of loss of public open space before taking a decision as to whether that land should or should not be disposed of. The Council has followed the statutory process under Section 123 of the Local Government Act 1972 (as amended by the Local Government Planning and Land Act 1980).

8.4 Equality

- 8.4.1 The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:
- (i) the need to eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Equality Act 2010.
 - (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
 - (iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

- 8.4.2 Following a consultation exercise, to ascertain the views of residents impacted by the potential loss of open space, there were responses around the deleterious effects on the health and wellbeing of our residents. All comments on health can be mitigated through the alternative open spaces nearby.
- 8.4.3 It is considered that there are no communities falling under the list of "protected characteristics" that would be significantly or unduly harmed by the proposals.

8.5 Human Resources

- 8.5.1 There are no direct implications for human resources in considering the responses received to a public notice dealing with the disposal.

8.6 Risk Management

- 8.6.1 Any such disposal would be conditional upon receipt of planning consent for a residential development. If planning permission is not granted for any reason the disposal will not proceed.
- 8.6.2 The Council's statutory duties including its position as the Local Planning are entirely separate to its duties as landowner relating to the disposal. The consideration of any planning application would be entirely separate from the Council acting in its capacity as a landowner.

8.7 Rural Communities

- 8.7.1 There are no direct implications for rural communities.

8.8 Children and Young People/Cared for Children

- 8.8.1 If approved the disposal would provide an opportunity through the planning process to increase the overall amount of public open space to benefit all residents of Alsager.

8.9 Public Health

- 8.9.1 Green spaces have a strong positive impact on both mental and physical health and wellbeing, contribute to the maintenance of biodiversity, and to mitigating the impact of climate change. While recognising that the Council must manage often competing priorities – financial, environmental, social - in terms of public health it is likely that disposal of this site and conversion of use to housing would have a detrimental impact on the wellbeing of at least some of the regular visitors to the site in the immediate term and result in a potential loss of biodiversity in an otherwise already urbanised area. The longer-term scale of these impacts on individual, community and environmental wellbeing would depend on the exact design of plans for the site following disposal.

8.10 Climate Change

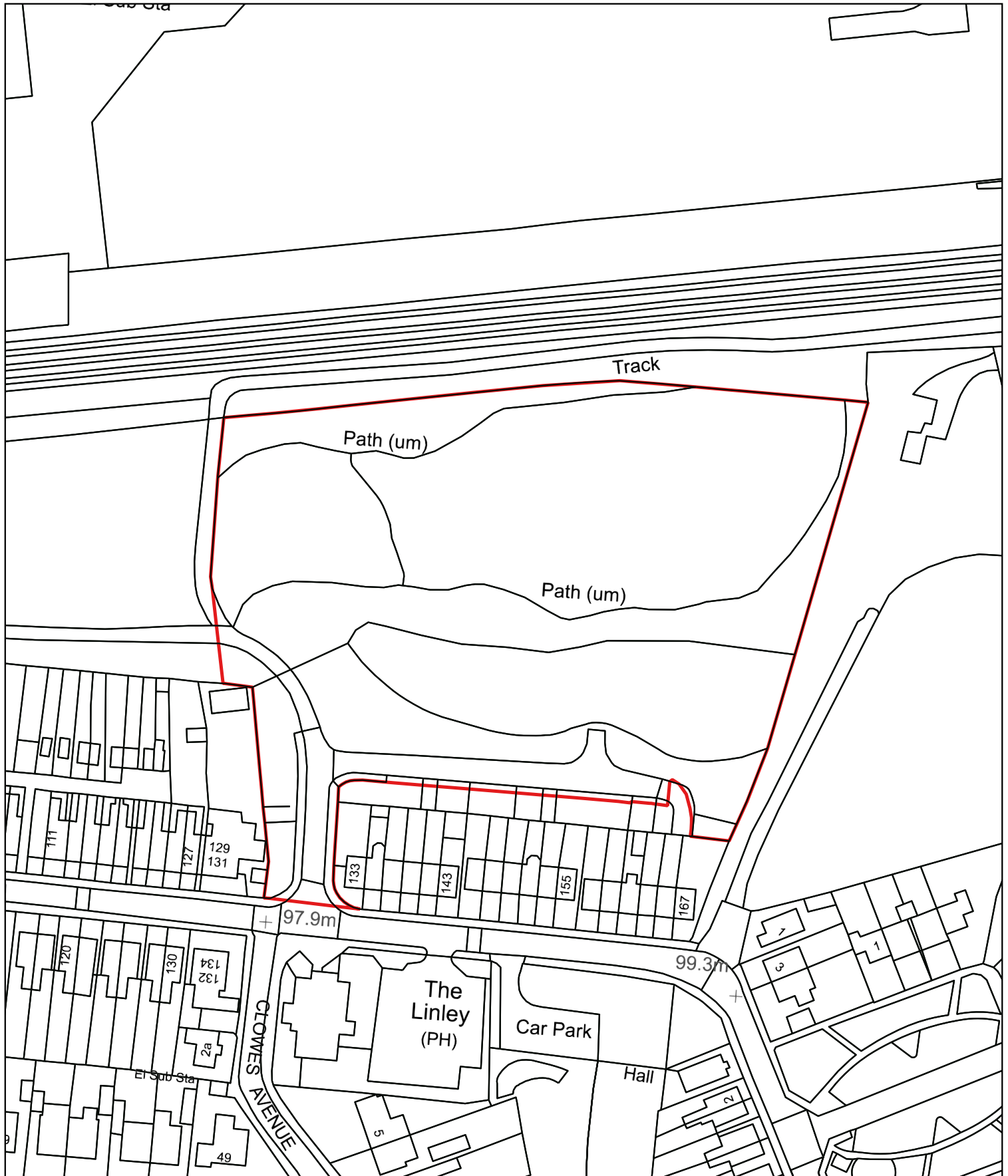
- 8.10.1 The ownership of the land does not significantly impact the Council's carbon neutrality target for operational carbon by 2025, although disposal of the land will lead to a marginal decrease in emissions through grounds maintenance.
- 8.10.2 The land is not deemed suitable for carbon insetting through sequestration by the Council through either tree-planting or peat restoration, as it is allocated for housing and not peatland.

8.10.3 The disposal of the land will have an impact on our borough-wide net-zero target by 2045 through increased emissions from housing and land use changes, however these are likely to be marginal given that the site is not a significant carbon sink, and the new development is modest and has been subjected to carbon requirements through planning and building control.

8.10.4 Overall the proposal is not deemed to have a significant impact on carbon and climate change.

Access to Information	
Contact Officer:	<p>Lee Beckett - Estates</p> <p>Lee.beckett@cheshireeast.gov.uk</p> <p>01270 686122</p>
Appendices:	<p>Appendix I – Disposal Plan</p> <p>Appendix II – Signed ODR – redacted.</p> <p>Appendix III – Summary of Objections.</p> <p>Appendix IIII - A copy of the redacted letters.</p> <p>Appendix V – Financial Information = Exempt Not for Publication</p>
Background Papers:	None

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OFFICER DECISION RECORD

Decision Maker:	Paul Bayley – Interim Executive Director Place
Date:	16 th September 2021
Title:	Dispose of open space land off Talke Road, Alsager
Decision:	<p>That approval be given to:</p> <ol style="list-style-type: none"> 1. Advertise the proposal to dispose of open space land off Talke Road, Alsager (as outlined in Red on the attached plan) 2. Give due and proper consideration by Executive Director Place to any objections and representations received in accordance with the advertised proposal to dispose and to make a decision based upon the merits of any such objections as to whether or not any such disposal should proceed. <p>If objections are received and following due and proper consideration by Executive Director of Place and a decision has been taken that the proposed disposal should not proceed then this decision shall have no further effect.</p> <p>If either there are no such objections to the proposed disposal of the land or objections are received and a decision has been taken that the proposed disposal should nevertheless proceed then approval is also given to:</p> <ol style="list-style-type: none"> 3. declaring land off Talke Road, Alsager surplus to operational requirements; and 4. disposal of that land to a Named Party (special purchaser), and 5. to instruct the Director of Legal Services to proceed to legal completion on terms and conditions as agreed by the Head of Assets/ Property Assets Manager and Director of Governance and Compliance
Significant Decision?	No
Report From:	Position: Estates Surveyor Contact Name: Lee Beckett Telephone: 01270 686122 Email: lee.beckett@cheshireeast.gov.uk
Authority:	<p>The Constitution dated June 2021, Chapter 2, Part 5, Paragraph 53 delegates the Executive Director Place authority to dispose of assets.</p> <p>Chapter 3, Part 4, Paragraph 44 delegates the disposal of land and property below £2m to a member of the Corporate Leadership Team in consultation with the Chief Finance Officer and the Executive Director Place.</p>
Consultee(s):	Alex Thompson, Director of Finance and Customer Services
Conflicts of Interest:	Conflicts of interest declared by the decision maker: N/A Conflicts of interest declared by Consultee(s):
Does the report contain	Yes – <i>appendix II & III</i>

<p>confidential or exempt information?</p>	<p><i>Information relating to the financial or business affairs of any particular person (including the authority holding that information).</i></p> <p>THE PUBLIC INTEREST IN MAINTAINING THE EXEMPTION OUTWEIGHS THE PUBLIC INTEREST IN DISCLOSING THE INFORMATION.</p>
<p>Legal Input:</p>	<p><i>Please see legal advice from the appropriate Legal Contact before seeking approval from the Consultees. Insert legal implications (to be provided by legal officer)*3 to support the decision being taken here.</i></p> <p>I am satisfied that the recommended option is supportable in respect of the information contained in this Officer Decision Record.</p> <p>Cheshire East Borough Council may dispose of land to any party it wishes (Section 123 of the Local Government Act 1972) after, in the case of Public Open Space, advertising the land in accordance with Section 123 of the Local Government Act 1972 (as amended by Section 118 of the Local Planning and Land Act 1980).</p> <p>If objections are received and following due and proper consideration by Executive Director of Place and a decision has been taken that the proposed disposal should not proceed then this decision shall have no further effect.</p> <p>If either there are no such objections to the proposed disposal of the land or objections are received and a decision has been taken that the proposed disposal should nevertheless proceed then the Council may proceed with the sale of the land.</p> <p><i>Amanda Timpany</i></p>
<p>Finance Input:</p>	<p><i>Please seek financial advice from the appropriate Finance Contact*3 before seeking approval from the Consultees. This should cover costs, budget provisions or funding source utilised, and any other financial consequences.</i></p> <p>Please see the attached exempt information appendix II.</p> <p>The applicant has agreed to cover the Council's legal and surveyor costs.</p> <p>The recommended option is considered to represent best value for the Council as per Section 123 of the Local Government Act 1972.</p> <p>I am satisfied that the recommended option is supportable.</p> <p>Joanne Wilcox Head of Financial Management</p>

OFFICER DECISION RECORD

1. THE DECISION:

That approval be given to:

1. Advertise the proposal to dispose of open space land off Talke Road, Alsager (as outlined in Red on the attached plan).

2. Give due and proper consideration by Executive Director of Place to any objections and representations received in accordance with the advertised proposal to dispose and to make a decision based upon the merits of any such objections as to whether or not any such disposal should proceed.

If objections are received and following due and proper consideration by Executive Director of Place and a decision has been taken that the proposed disposal should not proceed then this decision shall have no further effect.

If either there are no such objections to the proposed disposal of the land or objections are received and a decision has been taken that the proposed disposal should nevertheless proceed then approval is also given to:

3. declaring land off Talke Road, Alsager surplus to operational requirements; and

4. disposal of that land to a Named Party (special purchaser), and

5. to instruct the Director of Legal Services to proceed to legal completion on terms and conditions as agreed by the Head of Assets/ Property Assets Manager and Director of Governance and Compliance.

2. REASONS FOR THE DECISION:

The Council has been approached by [REDACTED] seeking to acquire the Council's land (outlined in red on the attached plan) for a residential development. [REDACTED] has recently acquired the adjacent site and have approached the Council to acquire the Council's land to deliver a comprehensive and cohesive development as a special purchaser.

The Council's land is located to the north of Talke Road, Alsager, close to Alsager town centre and comprises of up to circa 3.69 acres of land used as informal amenity space.

The Council's land is accessed via an adopted highway off Talke Road, which also provides access to the adjoining allotments. Access is also provided to the rear of the dwellings facing Talke Road which is included within the site. As part of the negotiations, the Council has reserved a right over the disposal area (pedestrian and vehicular) for access to the Council's retained land if necessary, with a defined access route in keeping with the Purchaser's design.

The site has been included within an outline planning consent for 110 dwellings from October 2014 (15/2101C). It is designated in the Cheshire East Local Plan as 'Protected Area of Open Space Recreational Facility'. The site is referenced in the Local Plan and has been allocated as a Housing and Employment site (LPS 21: Twyfords and Cardway, Alsager). The Local Plan considers this larger site to be able to deliver around 550 homes, retention of existing office development and appropriately deal with open space provision.

The public open space designation means that should the Council wish to dispose of the asset it would have to work through the public open space notice process before taking a decision on disposal of the land as per Section 123 of the Local Government Act 1972.

If the Council proposes to dispose of open space land it is required by statute to advertise the intention for two consecutive weeks in the local press. This allows the local community opportunity to comment on the proposed disposal and the Council must give due and proper consideration to the responses that are received.

The decision to dispose as requested herein is wholly conditional upon and subject to the outcome of this statutory process. There is no presumption or pre-determination of the outcome of consideration of any objections to the proposed disposal and if, upon consideration of the merits of any such objections, it would not be reasonable to proceed with the proposed disposal then this decision shall be of no further effect.

There shall be a transparent process. All objections received must be duly and properly considered before a decision to sell can be processed. The proposed disposition of the property will not take place if any valid objections are considered to have sufficient weight to merit retention of the open space.

Historical records indicate the site was formerly crossed by railway lines and sidings (1875-1976) with related features such as an engine shed, engine turntable, tank and coal stage. The engine shed was closed, and the site cleared during the 1960s. Anecdotal evidence suggests demolition materials were used to infill former engine pits and turn table with excess spoil stockpiled in a large mound to the sites centre. Site investigations have confirmed that the contamination on this site is in line with what would be expected for a site with these uses.

As such, the proposed sale is conditional upon abnormal costs and the Purchaser obtaining a satisfactory planning permission for a residential development and must demonstrate to the reasonable satisfaction of the Council that the Planning Permission is a reasonable application which maximises the development opportunity of the Property.

The sale is also subject to an overage agreement from completion and will only trigger on the implementation of any planning permission if the aggregate Net Internal Area of the dwellings as per the satisfactory planning permission on the Property exceeds an agreed amount of square footage. The overage is to remain payable on the grant of every planning application on any part or the whole of the Property in until such time as to there is a disposal for affordable housing. When individual properties are disposed of for share ownership / right to acquire, these would be classed as an exempt disposal (as will disposals to statutory utility suppliers etc.). Once all properties are disposed, the Council will remove the overage.

3. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED:

The alternative is for the land to be retained within the Council's operational portfolio; however, this would prevent [REDACTED] from implementing the proposed scheme and the Council achieving a capital receipt for a surplus asset.

4. BACKGROUND INFORMATION

Background information is outlined within the reasons for the decision.



Local Ward Members (Cllr Rod Fletcher, Cllr Buckley, Cllr Phil Williams) have been consulted and have no objections to the proposal has been received.

Supporting documents

Appendix I – Plan

Appendix II – Exempt Information (not for publication)

Appendix III – Valuation Report (not for publication)

<p>Signed:</p> <p>[Officer title]</p>	 Director of Environment and Neighbourhood Services, Interim Executive Director - Place
<p>Signed:</p> <p>[Consultee title]</p>	 Director of Finance and Customer Services

***1 Significant Decisions**

The rules relating to significant decisions are set out in the Constitution under Access to Information Procedure Rules (Chapter 3 Part 2).

Paragraphs 26 and 27 require that a Forward Plan be prepared containing matters which the committee chairs have reason to believe will be significant decisions to be taken by a committee or sub-committee during the period covered by the plan.

Paragraph 27.2 states that where the decision taker is an individual, his/her name and title shall be included in the Forward Plan.

Paragraph 29 states that: 'As soon as reasonably practicable after any decision has been made by an officer, he/she will prepare, or instruct the Proper Officer to prepare, a record of the decision, a statement of the reasons for it and any alternative options considered and rejected. Significant decisions made by Officers will also be open to inspection.'

NOTE: Significant decisions are not, merely by virtue of their significance, subject to referral.

Only decisions taken by committees/sub-committees or under a specific delegation to officers, whether significant or not, are subject to referral.

***2 Referral of Decisions**

The Constitution (Chapter 3: Part 1—Section 2) paragraphs 4.19 to 4.25 sets out the procedure for Referrals of Decisions.

These rules apply to decisions taken by a service committee or by an officer with a specific delegated authority from a service committee.

Under this procedure, any decision specifically delegated to an officer can be the subject of a referral request.

It is the source of the authority for the decision rather than its significance that is relevant under this procedure.

Where a decision is the subject of a specific delegation and therefore subject to referral, that decision will not be implemented, until the expiry of 5 clear working days after the decision was made and recorded.

NOTE: A significant decision taken by an officer under powers contained in the scheme of delegation would not be subject to referral.

***3 Contributors**

Whilst the report author (Service) provides the content of the report, in all cases legal and finance advice MUST be provided by an officer from Legal and Finance.

The report author may also wish to include input from other enabling services which can be included in page 2.

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Objection No'	Grounds of Objection	Notes	Valid Y / N
1	No objections provided	Email was blank.	No
2	Sold for Development - 2000 homes built already. Green Space is necessary for mental and physical health. Development will cause traffic issues for the surrounding area. Against CEC Climate Change Policy / Proposal.	Planning and development objections.	No
3	The subject land is a natural space featuring local wildlife and well used by the local community for exercise, including walking and running. Everything should be done to preserve, promote and improve green spaces, mental and physical health	Site is used for exercise.	Yes
4	There are so few areas of open space for members of the community to enjoy.	Site is used by the community	Yes
5	No grounds provided - just an objection received.	No reasons for objection was provided.	No
6	The site is used to walk the dog and is easy for for anybody with a disability / limited mobility. Development will cause traffic issues for the surrounding area.	Dog walking	Yes in part.
7	Too much development in Alsager and selling this land to developers is a disgrace. Services are stretched. The land is used for dog walking and exercise.	Dog walking and exercise	Yes in part.
8	The disposal of this land would leave 30+ plot holders with nowhere to park, having to carry their tools and equipment over a fair distance. It also cuts off the only means of large vehicle access to obtain delivery of manure and skips. This area is also a open green space in an already heavily developed area, used by walkers etc during lockdown.	Used for exercise	Yes in part.
9	Well used open space, where local people can exercise their dogs. Development will cause traffic issues for the surrounding area.	Dog Walking	Yes in part.
10	Town Council has not been notified of the proposed disposal.	Response to Cllr Phil Williams email responding to this process.	No
11	Agreeing with the Town Council response above.		No
12	All of the current open spaces is required for purposes of health and wellbeing and recreation (especially due to Covid). Residential development is not required in Alsager. Should transfer it to Alsager TC.	Open space required for health and wellbeing recreation.	Yes in part.
13	If the land is to be used for residential use then why don't the Council build rented social accommodation.		No
14	The land is classed as a brownfield site, it is zoned in the Cheshire East Local Plan for residential development and has a timed out planning approval.		No

15	The impact that this would have on wildlife, as the land will be used for building if it loses its protection as open space. This would put additional pressure on infrastructure in Alsager.	Wildlife	Yes in part.
16	1. PROTECT AND ENHANCE OUR NATURAL ENVIRONMENT Our natural environment provides us with multiple benefits including improving air quality, conserving biodiversity, reducing flood risk and capturing carbon. It contributes to our 'Quality of Place' and enables people to enjoy the outdoors contributing to their physical and mental wellbeing and to our economy. 2. Notice is not valid. No notices on site or to residents / stakeholders about the Councils intention. 3.The plan provided on your website, is misleading or wrong. 4. The site is used daily by dog walkers. 5. The site is valuable asset for flora and fauna, mother nature has taken care of that site for many years and there is an abundance of wildlife and wildflowers. 6. The site is a valuable asset to the nearby residents and dog walkers, it is good for their mental health to be able to see and use valuable open public spaces. 7. Cheshire East Council are trying to plant as many trees as possible to combat our climate emergency, however on this site you wish to rip up trees, taking away the homes of many birds and there have even been bats seen at the site.	Open Space required for health and wellbeing recreation. Dog Walking Valuable Asset for Flora and Fauna (wildlife).	Yes in part.
17	No objections provided	Email was blank.	No
18	This space is used by dog walkers in particular and has a shared access to allotments. Against development It would put additional pressure on infrastructure in Alsager.	Dog Walking	Yes in part.
19	1. Damaging to environment to allow more houses to be build in an already over crowded / populated village. 2. Duty to protect wildlife and preserve this wherever possible. 3. Local residents who use the space for recreational activities such as walking, dog walking. 4. Responsibility to protect what is left of the natural habitat for animals and wildlife. 5. Infrastructure issues. 6. Plans for a development in this area have already been previously rejected several times over the past decade so it's unreasonable to allow this now. 7. Plans for a development in this area have already been previously rejected several times over the past decade so it's unreasonable to allow this now.	Recreational activities	Yes in part.
20	Do Not sell off this parcel of land for housing. It is one of our remaining open spaces in Alsager. It is being well used for dog walking, it supports wild life and in summer has lots of wild flowers which again supports wild life and insects.	Dog Walking	Yes in part.

21	It is well used by the local community, including myself for dog walking and outdoor exercise. It is also a wildlife corridor and Cheshire East should be planting trees on that land rather than disposing of it, they have called a Climate Emergency after all.	Dog Walking & Outdoor exercise	Yes
22	1. It is not wanted by residents. 2. A number of varieties of wildlife live on that area. 3. It is regularly walked by people on our estate, those with and without dogs. 4. Alsager is becoming more and more populated. 5. It would put additional pressure on infrastructure in Alsager (traffic).	Dog Walking & Outdoor exercise	Yes in part.
23	1. The land designated under the proposal is recreational land, used mostly by dog walkers and families. Given the increase in mental health issues in our society, open space is now a more critical necessity than ever before. 2. This is a heavily populated area that relies on this land and the adjacent Mere Lake Way for green space for families and residents. The Council should be preserving open spaces that can be used by residents to exercise and socialise. 3. This area is already well developed with almost no breaks in housing. Alsager has tolerated enormous amounts of development at the bottom of the town, there is absolutely no need to add further pressure to the infrastructure by developing on Talke Road. 4. Development of this land could disturb the delicate balance of the current environment, risking further flood events to residents. 5. This land should be offered to Alsager Town Council as a gift on the proviso that it is protected for the good of all Alsager residents.	designated under the proposal is recreational land, used mostly by dog walkers	Yes in part.
24	extra pollution and eradication of our open spaces		No
25	Building houses (way too many) and warehouses without improving the town centre, local schools, road infrastructure. Alsager will not benefit.		No
26	No grounds provided - just an objection received.		No
27	1.Talke Road is already very busy, and vehicles accessing the new houses will generate more traffic at a narrow junction. 2.The access to the allotments will be restricted. 3.Local dog walkers will lose access to the safe and more or less enclosed area for exercising their dogs. 4.The residents of the terraced houses between the land and Talke Road will lose access to their parking area behind the houses, leading to more on road parking close to the blind corner going into Linley Road.	Dog walking	Yes in part.

28	<p>1. Residents were only made aware of the disposal one day before the closing date for objections / representations. It has been conducted in a very underhand and secretive way.</p> <p>2. There has been several new housing developments in Alsager in recent years and a new, large industrial estate has also been built on the Crewe road close to the lights on the M6 junction 16 road. These Developments have already substantially increased the population of the town and also heavy traffic on roads that are often narrow and twisting and unsuitable for large vehicles. There have not been any commensurate increases in services to support this breakneck development. In fact services have been decreased in recent years and there is no longer a bank in the town. To support this amount of development, infrastructure must be initiated with health, schools, roads etc.</p>		No
29	<p>1. what will happen to the access to our parking spaces and where our bins will be collected?</p> <p>2. Concerned about yet another loss of wildlife habitat and green space.</p> <p>3. Parking is already problematic in Talke Road.</p> <p>4. deeds to the properties suggest that the council do not own the access road so how can the council sell land that is not owned by the council?</p> <p>5. Consideration needs to be given to parking, access, infrastructure including doctors and dentists. And the environment. The green area behind our houses is an ideal wildlife habitat - its destruction will be so depressing.</p>	Wildlife	Yes in part.
30	<p>1. Puzzled as to why neither Alsager Town Council nor the three CEC Members - Cllrs Buckley, Fletcher and myself - were notified of this in November.</p> <p>2. Alsager Town Council is involved with allotments around the town and I understand that the entrance to this site from Talke Road - regularly used by Network Rail vehicles - leads onto the Talke Road Allotments.</p> <p>3. There may or may not be implications for users of the allotments but prior consultation may have identified or ironed out any potential issues that might arise.</p>		No
31	<p>1. This site is home to a healthy population of native birds , some of which that nest here year after year. It is regularly visited by birds of prey. There is a rich biodiversity of wildlife that thrives here from bees , insects , foxes , birds and many others animals.</p> <p>2. This area is used on a daily basis by dogwalkers. Where will dogs get to run and play in an ever increasing concrete world? Children play here in safety away from the busy roads , an safe outdoor space to get fresh air and exercise.</p> <p>3. Development will impact and cause issues with access, traffic and infrastructure.</p>	Dog walking and exercise	Yes in part.

32	<p>1. Have all local residents that will be affected by this proposal been notified?</p> <p>2. It is currently an area of open space in a town which is increasing having countryside built on.</p> <p>2. The access points are likely to be near the junction of Clowes Avenue or on the bend of Linley road.</p> <p>3. One boundary line will be near the railway, which inherent issues of safety and noise</p> <p>I object to the selling off of CEC land without full notification of all residents in the locality.</p>		No
33	<p>1. Alsager Town Council and individual councillors, have not received any prior notification or indeed been formally notified of this proposed disposal of land.</p> <p>2. The land currently provides a rear access to the properties of residents of 133 – 167 Talke Road and a public right of access to the field and adjacent open space. In particular there is a legal right of access to the Talke Road allotments, which are the responsibility of Alsager Town Council and as provided within the 125-year lease between Alsager Town Council and Cheshire East.</p> <p>3. any disposal will impact on the allotment tenants legal right of access as well as the residents and the public.</p> <p>4. concerned and disappointed that given recent discussions with CE on the future disposal of assets that councillors of Alsager Town Council have not received any specific or prior notice of this intention.</p>		No
34	The disposal area includes land that is a service area to residents for garages etc. it is owned by the residents and not the Council. Access is required.		No
35	<p>1. Digging and building going on in the area would potentially have an effect on the stability of properties.</p> <p>2. additional traffic would make the road have an even higher volume of traffic.</p> <p>3. This area currently gets used a lot for children, dogs and families for recreational use.</p> <p>4. Contamination concerns.</p>	Dog walking and recreational use.	Yes in part.
36	<p>1. Loss of biodiversity.</p> <p>2. Loss of open recreation space for the residents. The area is used by residents for exercise. It is not in any way 'surplus' land, it is land used by local residents.</p> <p>3. Failure to follow government guidelines on disposal of land.</p> <p>4. There has been no engagement with Alsager Town Council at all, let alone early and meaningful engagement. By extension none of the local residents knew about this.</p>	Used for exercise	Yes in part.

37	<p>1. This has been public open space for many years, and is invaluable as such for local residents, dog-walkers, and children.</p> <p>2. It is also a valuable area for wildlife - animals and plants.</p> <p>3. It provides a "green lung" in a largely built-up area. Alsager has a very low total area of public open space per head of population, especially with all the new building we already have. The town needs more public open space, not less.</p> <p>4. The area as shown on the plan includes the road which gives access to the rear of the houses (numbers 133 to 167) opposite the Linley pub, where they have garages and/or parking spaces. They have no suitable alternative parking space at the front on Linley Road. In fact, the plan area seems to include some land which actually belongs to the houses.</p> <p>5. It also cuts off the only access to the well-used allotment site which is to the west of the area.</p> <p>6. Linley Road is a narrow road with sharp bends which already has too much traffic and too little off-road parking. Building more houses and causing more traffic, with the extra air and noise pollution, should be out of the question.</p> <p>7. This area was not included as a possible area for development in the recently-made Neighbourhood Plan, so should not be considered for development.</p>	Invaluable Open Space used by residents and for dog walking.	Yes in part.
38	Interested to know why, as the affected parties, and common courtesy we would have been notified of the proposal by letter, which none of us have received.		No
39	<p>1. Concerned about what will happen to the access to parking spaces and where bins will be collected for nearby residents.</p> <p>2. Concerned about yet another loss of wildlife habitat.</p> <p>3. Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration.</p> <p>4. The proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area.</p>	Wildlife	Yes in part.
40	<p>1. To change the use of this much used natural area to housing would be a loss to the hundreds of people who use it to walk their dogs daily and the children who play there.</p> <p>2. I also believe that the increased traffic at the junction with Cromer Ave would cause congestion and create an added danger for pedestrians and drivers alike.</p>	Dog walking and exercise	Yes in part.

41	<p>1. Contamination concerns.</p> <p>2. Concerned about the access to my rear parking space and those of my neighbours who not only own rear parking spaces but also garages accessed from the service road directly behind houses 133 to 167 (odd numbers only).</p> <p>3 - The land in the proposed sale is valuable amenity land and numerous dog walkers and other people use the land regularly. It is also the access to allotments.</p> <p>4 - The entrance to the current service road off Talke Road going behind houses 133 to 167 (odd numbers only) is very narrow and nearly always blocked on one side by parked cars, either from residents or people visitors.</p> <p>5 - I purchased my property because of the open countryside view behind the house. Birds nest in the trees and other wild animals live on the land. There are an ever decreasing number of open spaces in Alsager already so potentially taking away another one is unacceptable in my opinion. The hills on the land and trees and extensive vegetation offer a buffer to the sound of the frequent trains on the mainline railway track through Alsager running alongside the land. Removing these for housing would be very unwelcome.</p>	Dog walkers and recreational use.	Yes in part.
42	<p>1. The proposed areas is one of nature in an otherwise built up area. We are reducing the biodiversity and ecosystems of Alsager by over developing all its' slightly open spaces, especially as there is current work in the close vicinity already creating more housing space..</p> <p>2. Both animals and variety of plants are forced out as they have no where to go to or move onto now as each neighbouring area is also at risk or already being built upon.</p> <p>3. This area is a highly used recreational area for those living within this part of Alsager and likewise with those from other areas too. This is a vast and open area in which inhabitants of Alsager can use for exercise, fresh air and for family play with children for health and well-being of our inhabits whilst also being and area where you are able to maintain social distance from other households.</p> <p>4. The area in which is being proposed also raising the issue of traffic coming along the link roads into the area of which are already busy and have issues with traffic along Talke Road (and often cause breaches of peace with arguments and disputes over rights of way/minor accidents between cars).</p> <p>5. Alsager is an already fast developing area, with many open spaces already having been built upon or still within initial phases of work, yet there have been no provisions for improved infrastructure of basic and required services needed to support an influx of population.</p>	Recreational activities	Yes in part.

43	<p>Overlooking/loss of privacy of existing properties.</p> <p>Visual amenity.</p> <p>Adequacy of parking/loading/turning / Highway safety/Traffic generation.</p> <p>Noise and disturbance resulting from use.</p> <p>Hazardous materials to be removed from site before construction.</p> <p>Loss of trees.</p> <p>Layout and density of building and possible increase of flood risk to existing properties.</p> <p>Design, appearance and materials.</p> <p>Landscaping & Nature conservation.</p>		No
44	<p>Overlooking/loss of privacy of existing properties.</p> <p>Visual amenity.</p> <p>Adequacy of parking/loading/turning / Highway safety/Traffic generation.</p> <p>Noise and disturbance resulting from use.</p> <p>Hazardous materials to be removed from site before construction.</p> <p>Loss of trees.</p> <p>Layout and density of building and possible increase of flood risk to existing properties.</p> <p>Design, appearance and materials.</p> <p>Landscaping & Nature conservation.</p>		No
45	Objection against any development.		No
46	I have an allotment at Talke Road and this will remove access.		No
47	<p>The land includes the rear access road to the residential properties in your red zone to be sold.</p> <p>As far as I'm aware this road is owned by the properties already built and looked after by the highways agency,so can't be sold by the council.</p>		No
48	There are enough houses being built without the required and necessary infrastructure to support anymore. Excess traffic, medical facilities, schools, local parking, all need improving to support extra housing. There is no mention of any plans to support these vitally important logistics.		No
49	<p>1. Disgusted by the way this proposal has been kept quiet, allowing the final date for objections to arrive without local people having the opportunity to consider it.</p> <p>2. There is already very little open space left in Alsager, after the huge areas of housing and warehouses that have gone up recently, despite strong objections by local residents.</p> <p>3. The town infrastructure is not adequate to support more people. Schools, doctors, dentists are stretched beyond capacity.</p>		No

50	I feel that this was really below the belt , trying to rush this through with little time for residents to get objections together. A disgraceful trick to play on peaceful residents of this area.		No
51	<p>1. This piece of land is regularly used by members of the community for dog walking and for other recreational purposes.</p> <p>2. This section of land has allowed people to stay-apart from others, when the mown-field area is in use by families involved in ball sports etc.</p> <p>3. Having lived in the Alsager community for a few decades, I also feel saddened that the Council may overlook the needs of many, who enjoy and benefit from green spaces, for the purposes of yet-more housing developments in the already, massively-developed Alsager area.</p>	Dog walking and recreational use.	Yes in part.
52	<p>1. Talke Rd is already oversubscribed with traffic and is mainly one way or give way, particularly bad at night when spaces are not visible and oncoming traffic has to mount the pavement.</p> <p>2. The proposed access off Talke Road is a service road for residents to access their allocated parking space and narrow.</p> <p>3. If you are a resident of Alsager accessing a Dr or dentist is a ready a problem so how are you going to be able to improve facilities for existing residents let alone new residents?</p>		No
53	The area is fast becoming over-developed and we need to retain our open spaces		No
54	<p>1. It is not needed as there are plenty of other housing development in more suitable areas in and around Alsager already.</p> <p>2. There is not the road infrastructure in place to support a housing development on the proposed land the road is already too busy on Talke Road with parked vehicles and traffic, a housing development would simply make this a much bigger issue.</p> <p>3. There is not the infrastructure in the local amenities eg schools and doctors to support another housing development.</p> <p>4. There is already another housing development near by (off Linley Road) so there is no further need for more housing.</p>		No
55	<p>1. The land in Alsager is becoming far to crowded for what was once a semi rural area. The loss of open land is causing issues for the environment, wildlife, public enjoyment and exercise, and for natural drainage which may be contributing to the poor state of the roads in the local area.</p> <p>2. There would also be a loss of public right of way which would need to be addressed, as it is my understanding that it is illegal to move or diminish public right of way.</p>	Exercise & Wildlife	Yes in part.

56	<p>1. The extra traffic involved would put a ridiculous strain on the small roads of the estate. Surely the cost of maintaining this land would be minimal if it were left as it is or planted, as per Linley Park, to keep providing a green space for the local residents.</p> <p>2. The local schools are already under pressure, as are the doctor's surgeries, chemists and the rest of the local infrastructure. While I realise new housing has to be built, there has to be and certainly is in Alsager, a physical limit to this.</p>		No
57	We do not want every inch of space in our community to be built on. Our community services like GP and dental surgeries are already strained and struggling to cope with demands and until they show signs of expanding to meet the needs of the community , residential property development simply has to slow down.		No
58	<p>1. Protected green land.</p> <p>2. Alsager has been ruined by enough housing already, and a small piece of green land could be left to nature, or do we have to concrete over everything.</p> <p>3. I'm not sure the drains and drainage of the area will be helped by removing this piece of soakland.</p> <p>4. The land is an area for dog walkers, and maybe somewhere for the young kids to play.</p>	Dog walking and exercise	Yes in part.
59	<p>1. We need all our current open spaces to be accessible to everyone for purposes of health and wellbeing and recreation.</p> <p>2. No more houses are needed in Alsager which has seen an epidemic of development over the past few years. It would be far more appropriate to hand over the open space asset to Alsager Town Council to manage.</p>	Health, Wellbeing and recreational	Yes in part.
60	It requires almost zero maintenance, is home to countless wildlife, is a precious wild space and will only be used to build more housing, causing traffic issues, noise, pollution and dust.	Wildlife	Yes in part.
61	This is an area currently used by residents as a safe space to exercise themselves and also walk their dogs. In a time where mental health and physical health are paramount removing such a facility of open space would be a hinderance to those currently residing in the area. The area is already hugely over populated and lacks open green space to remove this small section would make very little space.	Dog walking and recreational use.	Yes in part.
62	<p>1. I feel that the proposed sale of this land will impact my property value in a negative way, and may even impact my ability to sell in the future.</p> <p>2. This proposed disposal will also have an impact on local traffic.</p> <p>3. Cheshire East have made no improvements to the road infrastructure, other than a Zebra Crossing on Crewe Road/Cranberry Lane in Alsager, and are unlikely to improve roads within the part of the village that surround this area due to lack of space to do so.</p> <p>4. This will also have a major impact on the wildlife located in this area, and the availability of space for dog walkers as they use this land.</p>	Dog walking and wildlife	Yes in part.

63	<p>1. Services the impact on schools, doctors, sewage, fresh water etc surely this has to play a large part for a objection of more houses.</p> <p>2. Open space distruction of trees which we need in fact would it not be better to plant more trees for our Ecco system.</p> <p>3. Do we really need more houses in Alsager. Will Talke Road take the extra traffic. Talke Road is a run through of cars going at speed.</p> <p>4. Wildlife lost the area is full of wildlife we don't need to destroy the little wildlife we have.</p>	Wildlife	Yes in part.
64	<p>1. This land is full of wildlife, birds, hedgehogs etc and SHOULD NOT be disposed of.</p> <p>2. It's an absolute disgrace that this is even being considered. There will be no open spaces in Alsager soon and no wildlife left. Its absolutely ridiculous!.</p>	Wildlife	Yes
65	Deeply saddened yet again about ANOTHER development being proposed within Alsager. This area is somewhere I take my young children to play on the park, play football, hide and seek, go for picnics and spot the wildlife.	Recreational activities & wildlife	Yes
66	<p>1. The amount of new house building has swamped this town, meanwhile the same number of local facilities remain the same. In addition we have hideous warehouses on Crewe Road built on green space.</p> <p>2. I object to the use of open green spaces being built on as this affects the quality of life of local residents.</p>	Use of open space	Yes in part.
67	<p>1. This area is used a lot for the allotments, dog walkers and a place for the children to play and for everyone to enjoy nature and wildlife, of which there is plenty.</p> <p>2. You keep eating away at our greenspace and people will leave the town. Our town has already changed so much in a few years and it is not for the best.</p> <p>3. You gave planning permission at Radway for residential properties and then built warehouses opposite. People are already selling up as they moved here for the greenspace and you, not the town, decided to drop a massive industrial estate in their line of view.</p>	Dog walking, recreational use and wildlife.	Yes in part.
68	<p>1. We regularly visit the park to play with our two young children and to walk our dog. As a resident of Alsager for 36 years I do not understand the need to destroy yet another of our beautiful green spaces.</p> <p>2. As a child and having played at this park myself it saddens me that this park may be destroyed for more unnecessary houses or alike.</p> <p>Alsager used to be such a beautiful place and is becoming more and more built up and ugly every year.</p> <p>4. I would urge you to please not destroy this green space for the sake of future generations! All that will be achieved is further pollution and increased global warming all for the greed of developers.</p>	Dog walking and recreational use.	Yes in part.
69	There is to much building going on. The roads can't cope with all the traffic traveling through Alsager now. We just haven't got the services in place. We need better services. The graveyard is full we need somewhere to bury our dead.		No

70	<p>After being emotionally bribed by East Cheshire Council fourteen years ago to privately rent in this area. I feel taking away this open space of which has enabled my family of five to run, play, communicate, and be free would be yet another dishonor.</p> <p>I've now paid for the mortgage on a house I don't own, paid for Uni for two children I don't know, and I am still a pension for someone who can retire anytime.</p>	Open Space used by Children to play etc.	Yes in part.
71	<p>1.The infrastructure around Alsager cannot cope with further development, especially south of the railway crossing on Audley Rd which already suffers traffic congestion.</p> <p>2. The area concerned is a public open space, enjoyed by many people for recreational purposes, is exercise, mental well being, dog walking, etc.</p> <p>3. This is a site where natural wildlife exists and flourishes without disturbance.</p> <p>4. Once again, the planning authority will probably allow private building speculation to continue at the expense of the local residents of the community, many of which have lived around the area for many years, and the cost of a new build will be probably out of reach for most young locals.</p>	Public open space, enjoyed by many people for recreational purposes, is exercise, mental well being, dog walking,	Yes in part.
72	<p>1. The access road at rear of property's from 133 Talke Road is an unadopted road and I believe owned by the residents for them to access the rear of their propertys to park their vehicles and for the refuse collection services.</p> <p>2. The area is an area full of a diverse amount of wildlife and I believe turning the land from open space to building land will have an impact on the environment..</p> <p>3. Will the local services ie doctors etc be improved due to more houses being built.</p> <p>4. The building of more houses will only cause more flooding in the area..</p>	Wildlife	Yes in part.
73	<p>This has been an open playing area for children and dog walker for many years. Also, this is the only access to the allotments and to the back of the house further down Talke Road.</p>	Open play area for Children and Dog walkers	Yes in part.
74	<p>I am writing to object to the disposal of open space at talke road. This is a really important place for people and wildlife and should remain as is.</p>	Wildlife	Yes
75	<p>1. It is currently well used by residents for dog and exercise walking and for children to play.</p> <p>2. Open spaces which can safely used as play and leisure areas are few and far between in the excalibur and Linley areas of Alsager so this would mean losing one of the few open spaces we have.</p> <p>3. We have had considerable expansion in housing in Alsager with few green amenities to go with them and this contravenes the claimed green crude of the council.</p>	dog and exercise walking and for children to play.	Yes in part.
76	<p>The access to the properties and allotments is vital and already busy. Talke Rd is used by cars as a cut through to the village and A500/M6. More vehicles will cause greater congestion and pollution to an area of families and a school.</p>		No

77	<p>1. Very concerned about what will happen to the access to our parking spaces and where our bins will be collected.</p> <p>2. I'm also very concerned about yet another loss of wildlife habitat.</p> <p>3. Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration.</p> <p>4. The proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area.</p>	Wildlife habitat	Yes in part.
78	<p>This land should remain an open space. There has been enough housing developments in and around Alsager without the need for more. It would have a negative environmental impact. Also, it would be a detriment local residents.</p>		No
79	<p>1. Talke road is already grid locked most of the time with traffic as it is, without all the extra houses and how are we supposed to get out of our drives if our access road is being removed as in the plans and how are refuse supposed to collect the bins.</p> <p>2. There is also a lot of wildlife in the land behind our house which will be destroyed with your ridiculous plans and the trees and bushes down out any train noise so I don't see why people would want to live next to a busy train track either.</p> <p>3. It's absolutely absurd to put loads of houses in an area that has way too much traffic as it is just because there are fields owned by the council and you want to cash in on them and when are you going to get the hint the houses aren't wanted as planning permission has been rejected a number of times due to opposition. You are not supporting your constituents by going against their will.</p> <p>You are ruining the area for your own financial gains. If this goes ahead I'll be the first one moving out of the area.</p>	Wildlife	Yes in part.
80	<p>1. This is an area of open space for wildlife. There are several trees which would need to be destroyed to allow any development. It is also bordering allotments and some greenspace.</p> <p>2. How long before that would be taken next. It is just another piece of land in this town being taken for houses when the town's schools, Doctors etc are already beyond capacity. How much more open space will be taken.</p> <p>3. No-one will have anywhere to enjoy any open space within walking distance, hence having to get in a car. Not very environmentally friendly when we are all trying our best to stop by using cars.</p>	Wildlife	Yes in part.
81	<p>1. Although this might seem like an abandoned piece of land, this is a vital part of the local community. This is a great, safe space where local residents take their dogs, which are hard places to find, especially with the constant developments in Alsager.</p> <p>2. We have taken our dogs to this space for many years and we have made many friends from doing so, it is great for the dogs but also the owners.</p>	Dog walking and recreational use.	Yes

82	I object to the proposal on the grounds of a lack of suitable infrastructure and destruction of green space within our community. There has been ample development in recent years with plentiful availability of new build housing, this proposal does not help the community and would surely result in low quality housing built in close proximity to a railway. If further housing is to be built local schools and roads must be upgraded.		No
83	<p>1. You are just destroying the area which I have Known since 1981, growing up here and then returning here to buy my 'old build already established home' after a short time away.</p> <p>2. This area was once a beautiful place with great community spirit and now it is just being ruined with all these houses being built, we have more trouble getting appointments, the schools are full and most importantly the crime levels seem to be worse. Not to mention the wildlife that is losing their home too, stop taking the only places we have left to appreciate and ruining what once felt like a rural special place to live!</p> <p>3. There is nothing for the younger ones.</p>	Wildlife	Yes in part.
84	<p>1. I regularly walk my dog on that space, or just go for a stroll there.</p> <p>2. If building takes place on the space in the future, it will make the allotments much less appealing.</p> <p>3. The effect on mental health of removing open green spaces is well-known and has been widely published.</p> <p>4. Children play there regularly, including my own children. The loss for residents in this quarter of Alsager would be immense: it is well used by our community.</p> <p>5. It is also part of a wildlife corridor that is crucial for the wildlife in this part of Alsager: why on earth did Cheshire East bother declaring a 'climate emergency' if they intended to destroy wildlife in this way?</p>	Dog walking, recreational use and wildlife.	Yes

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 20:31
To: Proposed Disposal Of Public Open Space
Subject: Ref FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sir

█

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 21:45
To: Proposed Disposal Of Public Open Space
Subject: FLW 049633 Talke Road Alsager land sell off

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object very strongly to this sell off for the following reasons:-

This land will obviously be sold for development and we are as I understand it up to our maximum house requirement. As we have at least 2000 houses being built or already built surely this is sufficient

In this part of the town this green space is necessary for residents' exercise space to help their mental and physical health

Traffic issues are already horrendous in this area

What happened to Cheshire East's proposals to help the climate emergency? more and more building is not an answer. This green space could be used as an example of increasing planting for nature - trees, shrubs and wildflowers would be wonderful.

Please re-consider this Cheshire East. Don't be greedy!!

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 23:41
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object to the proposed disposal of open space land at Talke Road ref: **FLW 040633** on the basis that the land is a natural space featuring local wildlife and well used by our local community for exercise, including walking and running. To dispose of the land as proposed diminishes the chance of wildlife to flourish and the community to achieve better physical and mental health. In an age where everything should be done to preserve, promote and improve green spaces, mental and physical health, this appears to be an active attempt to destroy all of the above.

Yours,

[REDACTED]

--

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 23:48
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I would like to object to the selling off of recreational land when there are so few areas of open space for members of the community to enjoy.

I believe there is no justification for this detrimental action.

Yours faithfully
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 23:53
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

This is an objection to

Notice for proposed disposal of open space land; Land at Talke Road, Alsager, Stoke on Trent, Cheshire

FLW 040633

Please acknowledge receipt of this email.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 January 2022 08:56
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

FLW 040633

I would like to express my concerns in the proposed buildings on land off Talke Road.

This email may be after the deadline but I only learned of this yesterday whilst walking my dog and was unable to read the details until today as I was working.

I regularly walk my dog there as it is flat and dry in the winter months. It is also a great place to walk your dog for anybody with a disability / limited mobility, as it is flat and mainly enclosed from the main road.

I also have concerns on how the extra motor vehicles accessing Talke Road will affect the area. It is already difficult for cars on Talke Road to pass as there are regularly cars parked on Talke Road making it a road which need to allow cars from the other direction to proceed. Already when the level crossing barrier is down, queueing cars can cause blockages on the Road. In the other direction (towards Linley Road) there are two 90° turns, and again a narrow road, these also are difficult to navigate because of parked cars and the restricted visibility caused by the bends, and the additional traffic here would build up and create queues.

My concerns with volume of traffic causing congestion, and loss of a great space to walk my dog cause me to write to you with my objections.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 January 2022 09:17
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

FLW 040633

The intention of selling this land to developers is an absolute disgrace. Alsager is cramped enough due to the land already sold and built on.

Our services are stretched to the hilt, we don't need more housing and more people.

This land is used for the people to walk and exercise.... There will be no niceness and greenery left in this town.

I realise these objections will no doubt be ignored as they usually are, but we as residents can only hope someone will listen for once!!!!

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 January 2022 10:25
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir/madam,

I have only recently been made aware of the above.

[REDACTED] we rent the allotments from the town council and as such are an interested party.

We have not formally been made aware of this proposal, and in future would ask to be made aware of any future proposals or developments which would impact on all allotment sites in Alsager.

I notice from the plan it appears the access road to the Talke Road allotments is included for development. This would leave 30+ plot holders with nowhere to park, having to carry their tools and equipment over a fair distance. It also cuts off the only means of large vehicle access to obtain delivery of manure and skips.

This area is also a open green space in an already heavily developed area, used by walkers etc during lockdown.

I therefore would strongly object to this proposal.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 02 January 2022 15:00
To: Proposed Disposal Of Public Open Space
Subject: Reference FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Whom it may concern,

I would like register my objection to the proposed 'selling off' of the land next to the allotment off Talke road. (Ref. FLW040633)

This small field is a well used open space, where local people can exercise their dogs. This limits the use of the nearby common areas by dog walkers.

It is also off any significant roads. The proposal of building houses, would increase car traffic on to the Talke road. Given the already challenging junction on Clowes road adjacent to the Linley Pub /Convenience store / Motorways shop, this can only increase the accident risk for both car and pedestrians.

Regards,

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 03 January 2022 12:28
To: [REDACTED] Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: RE: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

[REDACTED] [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Everyone

I had no notification of this until I saw it on social media [REDACTED]

It is annoying as the council hasn't had an opportunity to respond.

[REDACTED]

Sent: 31 December 2021 13:14
To: ProposedDisposalOfPublic.OpenSpace@cheshireeast.gov.uk
[REDACTED]
Subject: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

For the attention of the Head of Legal Services, Cheshire East Council

Ref: FLW 040633

I am sending a comment in relation to the above Notice of Disposal in relation to Cheshire East owned land to the north of Talke Road, Alsager.

I am not registering an objection but am puzzled as to why, to the best of my knowledge, neither Alsager Town Council nor the three CEC Members [REDACTED] were notified of this in November.

Alsager Town Council - on which all three Ward Members serve - is involved with allotments around the town and I understand that the entrance to this site from Talke Road - regularly used by Network Rail vehicles - leads onto the Talke Road Allotments.

There may or may not be implications for users of the allotments but prior consultation may have identified or ironed out any potential issues that might arise.

I would be grateful if an appropriate CEC Officer could inform us of the protocols surrounding notices of this nature and why, so far as I am aware, no direct approaches have been made to Alsager Town Council or the three Ward Members.

[REDACTED]

From: [REDACTED]
Sent: 04 January 2022 14:39
To: [REDACTED] Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: Re: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

Well said

[REDACTED]

[REDACTED]

Subject: RE: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Everyone

I had no notification of this until I saw it on social media by Sue.

It is annoying as the council hasn't had an opportunity to respond.

[REDACTED]

[REDACTED]

Subject: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

For the attention of the Head of Legal Services, Cheshire East Council

Ref: FLW 040633

I am sending a comment in relation to the above Notice of Disposal in relation to Cheshire East owned land to the north of Talke Road, Alsager.

I am not registering an objection but am puzzled as to why, to the best of my knowledge, neither Alsager Town Council nor the three CEC Members [REDACTED] - were notified of this in November.

Alsager Town Council - on which all three Ward Members serve - is involved with allotments around the town and I understand that the entrance to this site from Talke Road - regularly used by Network Rail vehicles - leads onto the Talke Road Allotments.

There may or may not be implications for users of the allotments but prior consultation may have identified or ironed out any potential issues that might arise.

I would be grateful if an appropriate CEC Officer could inform us of the protocols surrounding notices of this nature and why, so far as I am aware, no direct approaches have been made to Alsager Town Council or the three Ward Members.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 January 2022 12:36
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: Re: Disposal of open space FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

In realise the deadline has passed, but further to my previous email, can I suggest an alternative.

If the land is to be used for housing, why can't Cheshire East take advantage of owning the land, and build rented social accommodation. Many councils have used the land they own to make this happen. That would be so much better than just maximising capital income and giving developers another route to make vast profits at the public's expense.

[REDACTED]

Sent: 30 December 2021 10:41
To: proposeddisposalofpublic.openspace@cheshireeast.gov.uk
<proposeddisposalofpublic.openspace@cheshireeast.gov.uk>
Subject: Disposal of open space FLW 040633

To Cheshire East Council

Ref: FLW 040633

I am writing to register my strong objections to the proposed disposal of open space at Talke Road. We need all our current open spaces to be accessible to everyone for purposes of health and wellbeing and recreation. This has become increasingly obvious during the past two years of the pandemic. What is more, it is stated that the purpose of the disposal is for residential development. No more houses are needed in Alsager which has seen an epidemic of development over the past few years. It would be far more appropriate to hand over the open space asset to Alsager Town Council to manage.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 08 January 2022 11:43
To: [REDACTED] Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: RE: Disposal of open space FLW 040633

[REDACTED]

I fully agree with your comments. Most of this land is classed as a brownfield site, it is zoned in the Cheshire East Local Plan for residential development and has a timed out planning approval.

[REDACTED]

Sent: 07 January 2022 12:36
To: Proposed Disposal Of Public Open Space <ProposedDisposalOfPublic.OpenSpace@cheshireeast.gov.uk>
[REDACTED]
Subject: Re: Disposal of open space FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

In realise the deadline has passed, but further to my previous email, can I suggest an alternative.

If the land is to be used for housing, why can't Cheshire East take advantage of owning the land, and build rented social accommodation. Many councils have used the land they own to make this happen. That would be so much better than just maximising capital income and giving developers another route to make vast profits at the public's expense.

[REDACTED]

Sent: 30 December 2021 10:41
To: proposeddisposalofpublic.openspace@cheshireeast.gov.uk
<proposeddisposalofpublic.openspace@cheshireeast.gov.uk>
[REDACTED]
Subject: Disposal of open space FLW 040633

To Cheshire East Council

Ref: FLW 040633

I am writing to register my strong objections to the proposed disposal of open space at Talke Road. We need all our current open spaces to be accessible to everyone for purposes of health and wellbeing and recreation. This has become increasingly obvious during the past two years of the pandemic. What is more, it is stated that the purpose of the disposal is for residential development. No more houses are needed in Alsager which has seen an epidemic of development over the past few years. It would be far more appropriate to hand over the open space asset to Alsager Town Council to manage.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 16:17
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633 - objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I wish to put forward an objection to the proposal to dispose of open space at Talke Road, Alsager.

I am concerned about the impact that this would have on wildlife, as the land will be used for building if it loses its protection as open space. Building plans will undoubtedly have an environmental impact, as there would be added pollution and a loss of natural habitat for wildlife.

I am also concerned that this would put additional pressure on infrastructure in Alsager. We have had a large number of developments take place in Alsager over the past 10 years. This had caused an increase in traffic and in infrastructure being used. In particular, I am concerned about the impact on the roads. We regularly get sinkholes on the main roads in Alsager, made worse by there being so many vehicles used to transport building materials. I am concerned that further developments will make these issues worse.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 16:21
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to object to the disposal of Land at Talke Road Alsager.

I am objecting on the following grounds -

1. Cheshire East Council have declared a climate emergency and have an Environment Strategy Document in place to deal with the climate emergency, <https://www.cheshireeast.gov.uk/environment/carbon-neutral-council/environment-strategy.aspx> I would like to draw your attention to this, 6. PROTECT AND ENHANCE OUR NATURAL ENVIRONMENT Our natural environment provides us with multiple benefits including improving air quality, conserving biodiversity, reducing flood risk and capturing carbon. It contributes to our 'Quality of Place' and enables people to enjoy the outdoors contributing to their physical and mental wellbeing and to our economy. However, we cannot take this for granted and if economic growth is to be sustainable, we must ensure a parallel increase in the quality of our natural environment.
2. Cheshire East Council has failed in its duty to notify public bodies of the land disposal. They have not notified Alsager Town Council. Putting an advert in the local Chronicle newspaper on the 9th December, notifying residents of Cheshire East Council, I am sure if CEC were aware that the library was closed for 4.5 days over the holiday period and residents were unable to view the plans.
3. The plan provided on your website, is misleading or wrong. The plans are saying that the row of terraced houses that back onto the land, will NOT be able to access the rear of their properties, they have off road parking at the rear and this appears no longer to be in the case in your plan.
4. Cheshire East Council failed to put a notice, on the site gate to notify residents and relevant stakeholders.
5. The site is used daily by dog walkers.
6. The site is valuable asset for flora and fauna, mother nature has taken care of that site for many years and there is an abundance of wildlife and wildflowers.
7. The site is a valuable asset to the nearby residents and dog walkers, it is good for their mental health to be able to see and use valuable open public spaces.
8. Cheshire East Council are trying to plant as many trees as possible to combat our climate emergency, however on this site you wish to rip up trees, taking away the homes of many birds and there have even been bats seen at the site. https://www.cheshireeast.gov.uk/council_and_democracy/council_information/media_hub/media_releases/cheshire-east-announces-tree-planting-for-2020.aspx

28/02/2020 - Cheshire East announces tree planting for 2020

Cheshire East announces tree planting for 2020. 28 February 2020. Cheshire East Council has announced that more than 6,000 trees are planned to be planted across the borough during this planting season (ending March 2020) and is encouraging residents and businesses to do the same.

www.cheshireeast.gov.uk

9.

10. I would like to request that an extension is given to residents to make comments and that you engage with Alsager Ward Members and Town Council

Environment Strategy - Cheshire East

Environment Strategy . We have brought forward the development of our Environment Strategy as the UK Parliament declared an environment and climate emergency on 1 May 2019.

www.cheshireeast.gov.uk

10.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 16:50
To: Proposed Disposal Of Public Open Space
Subject: Fwd: Delivery Status Notification (Failure)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

----- Forwarded message -----

From: [REDACTED]
Date: Fri, Dec 31, 2021 at 4:45 PM
Subject: Delivery Status Notification (Failure)
[REDACTED]



Address not found

Your message wasn't delivered to ProposedDisposalOfPublic.OpenSpace@cheshireast.gov.uk because the domain [cheshireast.gov.uk](https://www.cheshireast.gov.uk) couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

[REDACTED]

----- Forwarded message -----

[REDACTED]
To: ProposedDisposalOfPublic.OpenSpace@cheshireast.gov.uk
Cc:

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 17:02
To: Proposed Disposal Of Public Open Space
Subject: Alsager REF - FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Date: Fri, 31 Dec 2021, 16:24

Subject: Alsager REF FLW 040633

Dear Sir,

I am writing in reference to the proposed sale of open space, off Talke Road, Alsager, for housing.

This space is used by dog walkers in particular and has a shared access to allotments.

I would be sorry to see this piece of land sold to a developer.

I also consider that road access to any new houses would create extra congestion to an already busy junction at Clowes Avenue.

Please register my objection to this proposal.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 17:04
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it my concern,

I email with regards to the disposal of land on Talke Road, Alsager.

Firstly this would be damaging to environment to allow more houses to be build in an already over crowded / populated village. The council have a duty to protect wildlife and preserve this wherever possible. There are significant number of local residents who use the space for recreational activities such as walking, dog walking and the like. There are many trees providing homes for wildlife in their natural habitat. There is not much of alsager that remains undeveloped for wildlife now which is an issue. It should be the council responsibility to protect what is left of the natural habitat for animals and wildlife.

There is a distinct Lack of facilities such as high schools, doctors and dentists already for people to use. The infrastructure is not being improved to allow for the growth of the area. Alsager is becoming so heavily populated it certainly does not require more housing to be crammed into what is a small part of green land available or natural landscape.

Plans for a development in this area have already been previously rejected several times over the past decade so it's unreasonable to allow this now.

Noise pollution and pollution general in alsager is becoming an issue the more and more populated the area gets not to mention congestion and poor road links.

Finally, the letter of information regarding this development/ sale of land was only presented to residents of the area on 30th December with a deadline for comment on 31st December. This is clearly not enough time to digest the information and collate a detailed response with concerns. There are may more than what I have briefly mentioned above but with just 24hours and over the festive period, it is not a good enough notice period from the council.

Look forward to your response shortly.

Kindest Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 17:08
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please Do Not sell off this parcel of land for housing (**FLW 040633**) It is one of our remaining open spaces in Alsager. In addition to being well used for dog walking, it supports wild life and in summer has lots of wild flowers which again supports wild life and insects. Please plant more trees on it instead and let us continue to enjoy this public amenity.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 17:21
To: Proposed Disposal Of Public Open Space
Subject: Talke Road land disposal

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello,

I am writing to object to the land at Talke Road being disposed of by CEC. Ref number FLW 040633. It is well used by the local community, including myself for dog walking and outdoor exercise. It will be a great shame if it is lost.

It is also a wildlife corridor and Cheshire East should be planting trees on that land rather than disposing of it, they have called a Climate Emergency after all.

[REDACTED]

Best Wishes,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 18:31
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: Reference: FLW 040633 Disposal of Open Space Land at Talke Road, Alsager
Importance: High

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

With regards to myself only recently seeing your intention to dispose of the area of open space land at Talke Road, Alsager, I wish to oppose this on the following grounds:

- * A number of varieties of wildlife live on that area, and after all the other building in Alsager of recent years and still being undertaken, it needs to be left well alone. It's NOT wanted for housing, just leave this green space as it is, please!
- * It is regularly walked by people on our estate, those with and without dogs, I myself live at the beginning of Clowes Avenue, many people will not even be aware of this intention of yours as our estate is made up of a large amount of elderly residents who may not have access to the internet at all.
- * If houses are to be built, which no doubt they probably will be, this will be a done deal already, but which schools are being extended or newly built? Are new doctors and dentists being opened? No, not at all, no one thinks of what else is required when Alsager is becoming more and more populated.
- * From what I can see of the plans, IF houses are to be built in the future, there is only one point of vehicular access to the land, this is already a busy little stretch of road, let alone without lorries, etc turning into the road, and as it's almost opposite Clowes Avenue anyway, suddenly large amounts of traffic leaving there will no doubt cause some issues.

Please, for once, just leave it as it is. There's too many people out there just making money and being greedy, children need somewhere to play and watch wildlife.

Kind Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 18:22
To: Proposed Disposal Of Public Open Space
Subject: OBJECTION - FLW 040633 - Land at Talke Road, Alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir

I write in objection to the Council's proposal FLW 040633, to dispose of public open space in Talke Road, Alsager.

I object on the following grounds:

1. The land designated under the proposal is recreational land, used mostly by dog walkers and families. Given the increase in mental health issues in our society, open space is now a more critical necessity than ever before.
2. This is a heavily populated area that relies on this land and the adjacent Mere Lake Way for green space for families and residents. Given the concerns around increases in childhood obesity, diabetes, heart disease and cancer, we should be preserving open spaces that can be used by residents to exercise and socialise.
3. To request a change of use for housing is ridiculous. This area is already well developed with almost no breaks in housing. Alsager has tolerated enormous amounts of development at the bottom of the town, there is absolutely no need to add further pressure to the infrastructure by developing on Talke Road.
4. This area of the town has fallen foul to flooding over numerous years which has hopefully now been remedied. Development of this land could disturb the delicate balance of the current environment, risking further flood events to residents.

I strongly object to Cheshire East seeking to offload its open space responsibilities to make money. Investment should be made to preserve the land for the health and well-being benefits of all residents. If the Council is determined to 'offload' the land then I would suggest that this is offered to Alsager Town Council as a gift on the proviso that it is protected for the good of all Alsager residents.

Yours faithfully

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 18:52
To: Proposed Disposal Of Public Open Space
Subject: Talke road open space

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

So you want to build on open space when we have so little left.
I object to this on the grounds of extra pollution and eradication of our open spaces.
They are not yours to sell! They belong to us!
Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 09:43
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

I oppose this sale as the council has been approving building houses (way too many) and warehouses without improving the town centre, local schools, road infrastructure etc.

Will the Alsager residents benefit from any of this?? I cannot see any benefit especially with the size the schools increasing dramatically, locals will not be able to fill the jobs provided, less 'policing per head'.

It is a shame what has happened in the last few years. There is no way any councillors live and have to deal with this in Alsager.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 10:49
To: Proposed Disposal Of Public Open Space
Subject: Talke road FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir/madam,

I would like to object to the proposals to dispose of the public space.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 12:06
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633 (Talke Road, Alsager)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sir / Madam

I wish to comment on the proposed disposal of this land for the building of 110 houses.

I do not object to some houses being built on part of this land, but feel that the number is excessive, and will have a negative impact on the local area for the following reasons:

1. Talke Road is already very busy, and vehicles accessing the new houses will generate more traffic at a narrow junction.
2. The access to the allotments will be restricted.
3. Local dog walkers will lose access to the safe and more or less enclosed area for exercising their dogs.
4. The residents of the terraced houses between the land and Talke Road will lose access to their parking area behind the houses, leading to more on road parking close to the blind corner going into Linley Road.

I hope that the decision to sell the land could be delayed while due consideration is given to local concerns.

I also trust that one of the conditions of sale will be that small, local builders could be given priority over the big national companies.

Also smaller homes for first time buyers or down-sizers should predominate.

Thank you

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 12:12
To: Proposed Disposal Of Public Open Space
Subject: Disposal of Public Land off Talke Road, Alsager. Ref: FLW040633.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam/Ms/Mx etc.

I was informed of the council's decision to sell the parcel of land behind houses along Talke Road , opposite the Linley public house, for housing.

This, in my opinion, has been conducted in a very underhand and secretive way. No notification or consultation with residents adjacent to the proposed development has been done at all. The first we knew about this was when a concerned councillor from Alsager town council posted a leaflet through the door on 30th December 2021. After reading the information contained in the leaflet I noticed with dismay, that the last day for objecting to the rubber stamping of this plan was 31st December 2021.

As you are aware almost all of Cheshire East council offices have been "unavailable" or unstaffed from at least 24th December 2021 and will remain so until at least 4th January 2022 due to the extended bank holidays. This will mean objections to the proposal will not be able to be expressed to the council before the deadline expires.

There have already been several new housing developments in Alsager in recent years and a new, large industrial estate has also been built on the Crewe road close to the lights on the M6 junction 16 road. These Developments have already substantially increased the population of the town and also heavy traffic on roads that are often narrow and twisting and unsuitable for large vehicles. There have not been any commensurate increases in services to support this breakneck development. In fact services have been decreased in recent years and there is no longer a bank in the town. To support this amount of development, infrastructure must be initiated with health, schools, roads etc.

A substantial number of residents near this part of the town will object to this move especially now they have been alerted to it.

I am therefore requesting a delay in the process so that the residents can be informed and consulted with on this matter as soon as possible.

Best regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 12:43
To: Proposed Disposal Of Public Open Space
Subject: Re: FLW 040633 - Objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sorry, another email - another resident has also been checking their deeds and it says that the council and highways have a responsibility to keep vehicle access to the rear of these properties, or words to that effect. Please would you ensure any plans adhere to this? Talke Road is already a nightmare for traffic (it's a rat run) and parking (one side of the road tends to be parking so cars struggle to pass), if all of us in this row of housing then also have to park on the main road, well there just isn't enough space. There's a small parking area for the Merelake Way but council have already put signs there saying it's for walkers, so not for us residents. But even if we could park there, there's only a few spaces and the council are frequently threatening to introduce parking charges across the town. Again, it just seems that those on the lowest income and lower priced housing are just being forced into worse positions. Most of us need a vehicle to get to work as the buses and trains don't go to where we need to go and even if they did, they cost a lot more than driving.

Thanks for listening to my waffles. I do get that most areas will be built on, but consideration needs to be given to parking, access, infrastructure including doctors and dentists. And the environment. The green area behind our houses is an ideal wildlife habitat - its destruction will be so depressing.

Thank you, [REDACTED]

[REDACTED]

> On 30 Dec 2021, at 20:42, [REDACTED]

>

> Further to my earlier objection, a number of residents were outside talking about this proposal earlier. They said the deeds to the properties suggest that the council do not own the access road so how can the council sell land that is not owned by the council?

>

>> On 29 Dec 2021, at 21:11 [REDACTED]

>>

>> Hello Cheshire East

>>

>> This is my written objection to the proposed disposal of public open space behind Talke Road, Alsager.

>>

>> I've just been made aware of the proposal this evening. As a resident in this area, I'm very concerned about what will happen to the access to our parking spaces and where our bins will be collected? I'm also very concerned about yet another loss of wildlife habitat. The reason I like living here is due to the green space? Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration?

>>

>> I'm baffled by the proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area?

>>

>> I know times are hard for councils, but hasn't this pandemic taught us the need for green space for mental health? And where will people park? Bin collections??

>>

>> Thank you for your time,

>> [REDACTED]

>>

>> [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 13:14
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

[REDACTED] [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[REDACTED]

Ref: FLW 040633

I am sending a comment in relation to the above Notice of Disposal in relation to Cheshire East owned land to the north of Talke Road, Alsager.

I am not registering an objection but am puzzled as to why, to the best of my knowledge, neither Alsager Town Council nor the three CEC Members - [REDACTED] - were notified of this in November.

Alsager Town Council - on which all three Ward Members serve - is involved with allotments around the town and I understand that the entrance to this site from Talke Road - regularly used by Network Rail vehicles - leads onto the Talke Road Allotments.

There may or may not be implications for users of the allotments but prior consultation may have identified or ironed out any potential issues that might arise.

I would be grateful if an appropriate CEC Officer could inform us of the protocols surrounding notices of this nature and why, so far as I am aware, no direct approaches have been made to Alsager Town Council or the three Ward Members.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 14:20
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find enclosed my objection to the above proposal.

NATURE

This site is home to a healthy population of native birds, some of which that nest here year after year. It is regularly visited by birds of prey. There is a rich biodiversity of wildlife that thrives here from bees, insects, foxes, birds and many others animals.

In a town where green space is rapidly disappearing this is a small little haven of tranquillity and nature. A time where climate change and green spaces are in the forefront of a global agenda, and yet Alsager council are proposing building on many green spaces. Shame on you all.

This area is used on a daily basis by dogwalkers. Where will dogs get to run and play in an ever increasing concrete world? Children play here in safety away from the busy roads, an safe outdoor space to get fresh air and exercise.

ACCESS

The area marked in the plans shows that the unadopted access roads. These roads allow access to the properties on Talke Road in particular 133 upwards. The properties would lose that access and the parking that is included in their property deeds. Will these residents be receiving some form of compensation for the loss of their property or will this all get tied up in legal battles? Where are the residents expected to park as Talke Road is already heavily parked and often congested. Also where would the bins be collected from as currently they collect from the rear of property. Its an awfully long walk round dragging a bin if you live at 161 upwards, and what if you're elderly !! Network Rail also use the access roads to unload heavy machinery and gain access to the railway. How would they be able to maintain a safe rail network from there ?

The allotments use that access road to park whilst going to their allotments, where do they go? Is that the next development ..disposing of the allotments for housing? Again a time when being green and growing your own vegetables is being encouraged, you, the council seem hellbent on making it as difficult as possible!!

TRAFFIC

Talke road already is a busy road and is often used as a cut through route when the M6 is under pressure. It is essentially a single track road due the parked vehicles all the way down one side and can often take several pull ins to get up and down the road. Cars regularly mount the pavement and drive with two wheels on pavement. Its an accident waiting to happen ... and factor in all the cars that will additionally parked on Talke road if the residents lose access to their parking on their property at the rear of their houses

With the housing development on Twyford's reaching near completion, these houses will also use Talke road as a cut through to get to town or the M6 increasing the traffic on this bus route that is Talke road.

INFRASTRUCTURE

Currently the high school is full. Long waiting list for nurseries. The doctors and dentists all full. Where do the residents of this proposed development go ?

The drainage in the town is already collapsing under the additional pressure of all the new builds in the town. How many sink holes have appeared in Alsager recently?? Power cuts becoming more frequent!

We need investment in these areas before building new houses.

Please register my objection to the proposal

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 14:56
To: Proposed Disposal Of Public Open Space
Subject: reference FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

PROPOSAL

1. The Cheshire East Borough Council proposes, in accordance with Section 123 of the Local Government Act 1972 (as amended by Section 118 of the Local Government Planning and Land Act 1980) to dispose of an area of open space land at Talke Road, Alsager, Stoke on Trent, Cheshire shown edged red on the plan accompanying the formal notice.
2. The proposal is that the freehold interest held by the Council in the open space land be disposed of. The disposal is required for the purpose of residential development.

COMMENTS

1. Have all local residents that will be affected by this proposal been notified?
2. It is currently an area of open space in a town which is increasing having countryside built on.
2. The access points are likely to be near the junction of Clowes Avenue or on the bend of Linley road.
3. One boundary line will be near the railway, which inherent issues of safety and noise

I object to the selling off of CEC land without full notification of all residents in the locality.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Virus-free. www.avast.com

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 15:08
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633 - Notice for proposed disposal of open space land; Land at Talke Road, Alsager, Stoke on Trent, Cheshire

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[REDACTED]

I write as an individual [REDACTED]

I am concerned that Alsager Town Council, and therefore individual councillors, have not received any prior notification or indeed been formally notified of this proposed disposal of land.

The piece of land subject to the disposal and as edged red on the advertised plan, currently provides a rear access to the properties of residents of 133 – 167 Talke Road and a public right of access to the field and adjacent open space. In particular there is a legal right of access to the Talke Road allotments, which are the responsibility of Alsager Town Council and as provided within the 125-year lease between Alsager Town Council and Cheshire East.

As such, I [REDACTED] and Alsager Town Council have a clear interest in this land and as to how any disposal will impact on the allotment tenants legal right of access as well as the residents and the public.

I am also concerned and disappointed that given recent discussions with CE on the future disposal of assets that councillors of Alsager Town Council have not received any specific or prior notice of this intention.

I request clarification and discussion on these issues before any decision regarding disposal is made.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 15:58
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I have seen the proposed plan to sell the land at the rear of my house on [REDACTED]. Included in the plan is the service road at the back of my house that gives access to my garage. I and other neighbours believe that it is not yours to sell and that the road belongs to the residents. This ownership of the road was raised by my solicitor when I purchased the house about 15 years ago who said that it belongs to all of the residents but it was unclear as to who had to maintain the road. I was ok with this at the time of signing for the house and there has been no problems so far.

In the past I have raised this matter with past planning applications but then the plans have gone no further. If you take the land then we will never be sure if we can still gain access on the road to the rear entrances to our houses. May I also add that the cross roads by the corner shop and Motorways shop is so dangerous as delivery vans block the view to egress from the junction

I would appreciate a response to this email please.

[REDACTED]

Thank you

From: [REDACTED]
Sent: 30 December 2021 18:00
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom ever it may concern,

I am emailing to provide my concerns about the proposed building of new houses (REFERENCE NUMBER FLW040633). The area of concern is located extremely close to houses that were built well over 100 years ago and a lot of digging and building going on in the area would potentially have an effect on the stability of properties. Also the road they are planning to build them off is also currently very busy, and the additional traffic would make the road have an even higher volume of traffic. This area currently gets used a lot for children, dogs and families for recreational use.

I do believe that the land used to have diesel storage for the old trains so could also be a cause for concern.

I hope this email is clear and helps to explain some areas for concern for the potential development.

Kind regards,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 18:40
To: Proposed Disposal Of Public Open Space
Subject: Reference FLW 040633 - land disposal at Talke Road

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am emailing to object to the disposal of land at Talke Road, Alsager, reference FLW 040633.

I am objecting on the following grounds:

1. Loss of biodiversity. Much of this area is currently an unmaintained open area allowing wildlife to flourish undisturbed.
 2. Loss of open recreation space for the residents. The area is used by residents for exercise. As the area has a high proportion of older residents it is important that they have accessible green areas within walking distance. It is not in any way 'surplus' land, it is land used by local residents.
 3. Failure to follow government guidelines on disposal of land
- [REDACTED]

These state:

"The appropriate level of investment determined prior to disposal". Has this been done to ensure the best possible return on the site? There is no evidence of this and it needs to form part of the consultation.

"Every disposal having clear objectives from the outset". The objectectives for the disposal aren't stated anywhere.

"Early and meaningful engagement with other public bodies". There has been no engagement with Alsager Town Council at all, let alone early and meaningful engagement. By extension none of the local residents knew about this until yesterday.

How can there have been any form of meaningful engagement when nobody knew about it, nobody knows why it is being sold and what investment will be needed before being sold.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 18:56
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re proposed disposal of public open space off Linley Road, Alsager (FLW 040633)

I wish to object to this for several reasons:

This has been public open space for many years, and is invaluable as such for local residents, dog-walkers, and children.

It is also a valuable area for wildlife - animals and plants.

It provides a "green lung" in a largely built-up area. Alsager has a very low total area of public open space per head of population, especially with all the new building we already have. The town needs more public open space, not less.

The area as shown on the plan includes the road which gives access to the rear of the houses (numbers 133 to 167) opposite the Linley pub, where they have garages and/or parking spaces. They have no suitable alternative parking space at the front on Linley Road.

In fact, the plan area seems to include some land which actually belongs to the houses.

It also cuts off the only access to the well-used allotment site which is to the west of the area.

Linley Road is a narrow road with sharp bends which already has too much traffic and too little off-road parking. Building more houses and causing more traffic, with the extra air and noise pollution, should be out of the question.

This area was not included as a possible area for development in the recently-made Neighbourhood Plan, so should not be considered for development.

Yours sincerely,

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 19:40
To: Proposed Disposal Of Public Open Space
Subject: FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re the above ref no. Additional information. Having discussed the proposal with neighbours we are interested to know why, as the affected parties, and common courtesy we would have been notified of the proposal by letter, which none of have received.

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 20:43
To: Proposed Disposal Of Public Open Space
Subject: Re: FLW 040633 - Objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Further to my earlier objection, a number of residents were outside talking about this proposal earlier. They said the deeds to the properties suggest that the council do not own the access road so how can the council sell land that is not owned by the council?

> On 29 Dec 2021, at 21:11, [REDACTED]
>
> Hello Cheshire East
>
> This is my written objection to the proposed disposal of public open space behind Talke Road, Alsager.
>
> I've just been made aware of the proposal this evening. As a resident in this area, I'm very concerned about what will happen to the access to our parking spaces and where our bins will be collected? I'm also very concerned about yet another loss of wildlife habitat. The reason I like living here is due to the green space? Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration?
>
> I'm baffled by the proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area?
>
> I know times are hard for councils, but hasn't this pandemic taught us the need for green space for mental health? And where will people park? Bin collections??
>
> Thank you for your time,
> [REDACTED]
>
> [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 20:59
To: Proposed Disposal Of Public Open Space
Subject: Ref: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sirs

I would like to formally object to the proposed change of use of the land off Linley Road Alsager cited Ref: FLW 040633

To change the use of this much used natural area to housing would be a loss to the hundreds of people who use it to walk their dogs daily and the children who play there.

I also believe that the increased traffic at the junction with Cromer Ave would cause congestion and create an added danger for pedestrians and drivers alike

Kind regards
[REDACTED]

Sent from my Galaxy

From: [REDACTED]
Sent: 30 December 2021 22:07
To: Proposed Disposal Of Public Open Space
Subject: Objection to the sale of land at Talke Road (Ref. FLW040633)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I am writing to object to the proposed disposal of land at Talke Road. I live at, and own outright, [REDACTED] and will be directly affected by the proposed sale. I have a number of points to make as follows:

1 - The land included in the proposed sale is former railway land and wasn't built on in 1986 when the houses at 133 to 167 (odd numbers only) were built. This was because the land was considered contaminated and therefore unfit for use for domestic purposes. I remember this well as I have owned my house from new. Why is the land now considered fit for domestic buildings when environmental standards are considerably more restrictive now than they were 35 years ago.

2 - I am greatly concerned about the access to my rear parking space and those of my neighbours who not only own rear parking spaces but also garages accessed from the service road directly behind houses 133 to 167 (odd numbers only). Will there be a guarantee included in the proposed sale that the householders will continue to have the same access rights after the proposed sale as they currently have. If not, it would be necessary to park on the road in front of the houses making the road even more congested than it is now. This would also severely impact on the value of the houses.

3 - The land in the proposed sale is valuable amenity land and numerous dog walkers and other people use the land regularly. It is also the access to allotments. Will there continue to be guaranteed rights of access over the land to access the allotments.

4 - The entrance to the current service road off Talke Road going behind houses 133 to 167 (odd numbers only) is very narrow and nearly always blocked on one side by parked cars, either from residents or people visiting the Bargain Booze Convenience Store on the corner of Clowes Avenue. It is already extremely dangerous to both exit and enter Talke Road at this point. Adding further traffic from additional housing to what is already a congested and dangerous location would be madness.

5 - I purchased [REDACTED] because of the open countryside view behind the house. Birds nest in the trees and other wild animals live on the land. There are an ever decreasing number of open spaces in Alsager already so

potentially taking away another one is unacceptable in my opinion. The hills on the land and trees and extensive vegetation offer a buffer to the sound of the frequent trains on the mainline railway track through Alsager running alongside the land. Removing these for housing would be very unwelcome.

Yours faithfully

A solid black rectangular box used to redact a signature.

From: [REDACTED]
Sent: 31 December 2021 01:09
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Whom it may Concern,

I am writing to express my reasons for objections on the above proposal FLW040633 Talke Road.

Thank you in advance for your time in fully considering what is a lengthy email of concerns regarding the proposal and the area.

The proposed areas is one of nature in an otherwise built up area. We are reducing the biodiversity and ecosystems of Alsager by over developing all its' slightly open spaces, especially as there is current work in the close vicinity already creating more housing space (surely this has created income and is ongoing support for the local economy without needing to seek other areas too).

Both animals and variety of plants are forced out as they have no where to go to or move onto now as each neighbouring area is also at risk or already being built upon. We are loosing established areas of nature, which I am sure you may say plans state they will replace this but experience and evidence from previous projects in Alsager alone show this will be with brand new plants which will take many years to get to the size and scale of current landscape and therefore Air quality and other benefits from these established areas will be reduced further in an already highly populated and increasing building area.

Another concern which is relevant, but of which is even more prevalent in current Pandemic times, is that this area is a highly used recreational area for those living within this part of Alsager and likewise with those from other areas too. This is a vast and open area in which inhabitants of Alsager can use for exercise, fresh air and for family play with children for health and well-being of our inhabits whilst also being an area where you are able to maintain social distance from other households.

The area in which is being proposed also raising the issue of traffic coming along the link roads into the area of which are already busy and have issues with traffic along Talke Road (and often cause breaches of peace with arguments and disputes over rights of way/minor accidents between cars). This said, even closer to the proposed area, the road system would not be adequate for entry and exit of an increase number of vehicles and especially not for works traffic for the marking of any building site - there is access problems raised amongst the area for normal everyday vehicle traffic without the added construction traffic during any work and then onwards to an increase in residential traffic. Also for the very immediate local residents it appears that the access road would be removed in these proposals which would mean that the standard amenities such as bin collections would be affected along with general access to properties this would then cause further concern for the other local roads, traffic and parking issues.

Alsager is an already fast developing area, with many open spaces already having been built upon or still within initial phases of work, yet there have been no provisions for improved infrastructure of basic and required services needed to support an influx of population. No new or improved educational services - no new schools or improved library services; no health service support in an already struggling provision, no further surgeries, increased staffing or availability of healthcare. Every week there is issues with bin collection services leaving often whole estates for days longer with increased waste, more houses means this will become even more prevalent and this leads to concerns of more unsanitary conditions beginning to emerge as we become over established with people and

services do not increase. We are in a position where in coming years Alsager will begin to fail under an ever expanding population with an unsupported service availability.

I am aware that the counter argument for these proposals will be need for expanding housing availability, economy and growth. However there are plenty of properties on a regular basis becoming available within the area, there are numerous concerns about this site and safety around its position, loss of nature and loss of established areas of growth across Alsager, the over development of the area which is leading to the reduction in quality of the area. Although I am sure 'econically' a department somewhere will benefit - this benefit is not being seen by local inhabitants or amenities as the money which is being made is not being fed back into the systems which require it before any further strain is put upon services; these services need support and expansion now so as to ensure basic human needs and rights are being met and that expectations of these built up areas are being managed before we develop any more areas.

Thank you again for taking the time to read my objections, I hope they will be considered fairly and in full along with I am sure many other raised concerns.

Kind Regards

A black rectangular redaction box covering the signature.

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 09:20
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633 land disposal

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning,

I object strongly to the disposal of this land as it will be used for construction of housing as already approved with no apparent consideration to:- Overlooking/loss of privacy of existing properties.

Visual amenity.

Adequacy of parking/loading/turning.

Highway safety.

Traffic generation.

Noise and disturbance resulting from use.

Hazardous materials to be removed from site before construction.

Loss of trees.

Layout and density of building and possible increase of flood risk to existing properties.

Design, appearance and materials.

Landscaping.

Road access.

Nature conservation.

Yours Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 December 2021 09:22
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning

I object strongly to the disposal of this land as it will be used for construction of housing as already approved with no apparent consideration to:- Overlooking/loss of privacy of existing properties.

Visual amenity.

Adequacy of parking/loading/turning.

Highway safety.

Traffic generation.

Noise and disturbance resulting from use.

Hazardous materials to be removed from site before construction.

Loss of trees.

Layout and density of building and possible increase of flood risk to existing properties.

Design, appearance and materials.

Landscaping.

Road access.

Nature conservation.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 12:04
To: Proposed Disposal Of Public Open Space
Subject: Opposition of land development

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I want to oppose ANY development on the land in Alsager. There is enough development in Alsager as it is. This council is ruining the rural nature of this town.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 12:05
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I have an allotment at Talke Road and this will remove access.

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 12:53
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I've just noticed that you've included the rear access road to the residential properties in your red zone to be sold. As far as I'm aware this road is owned by the properties already built and looked after by the highways agency, so can't be sold by the council.

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 13:04
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

There are enough houses being built without the required and necessary infrastructure to support anymore. Excess traffic, medical facilities, schools, local parking, all need improving to support extra housing. There is no mention of any plans to support these vitally important logistics.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 14:05
To: Proposed Disposal Of Public Open Space
Subject: FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern. 30/12/2021

I wish to register my objection to the proposed disposal of the open space on Talke Road, Alsager.

Firstly, I am disgusted by the way this proposal has been kept quiet, allowing the final date for objections to arrive without local people having the opportunity to consider it.

Secondly, there is already very little open space left in Alsager, after the huge areas of housing and warehouses that have gone up recently, despite strong objections by local residents. People like me chose to live in Alsager because of its rural nature and accessible open spaces. I find the changes quite depressing, as do other people I speak to.

Thirdly, the town infrastructure is not adequate to support more people .
Schools, doctors, dentists are stretched beyond capacity.

[REDACTED] in Alsager, and know that we have a long waiting list that we cannot accommodate.

Whether the land will be used for housing or businesses, there is also the issue of volume of traffic. Talke Road has been a nightmare for years - I know this because I live nearby.

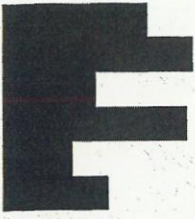
Yours faithfully

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 15:00
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633
Attachments: Planning objection December 2021.doc

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I feel that this was really below the belt , trying to rush this through with little time for residents to get objections together. A disgraceful trick to play on peaceful residents of this area.



Ref : FLW 040633

30/12/21

Local planning policies must surely take into account the ownership of the land. This land is still partly council owned and up until the end of December 2021 the council were still tending to the area by cutting the grass. The council are in agreement I feel with local residents in that the interest of local residents and the wildlife should be protected at all costs.

I would be very interested to meet with someone who could also explain to me the intended boundary within the plan which seems to be contradictory to my own plans for my own property. Under National planning guidelines the infrastructure should be in place for further developments and I would suspect that these would not be adequate for future development in this area.

A proposed development is objected to firstly on the fact that the loss of trees will not be made up for by the planting of trees, as any planting of new trees by any developer would be too close to the houses leaving the house insurance for these houses invalid with the distance from the tree to the house being too small and so they would be forced to remove it in order to have valid house insurance.

There would also be inadequate tree planting strategies between the existing houses and the proposed new development. In some sites on the proposed development there will actually be no screening with trees in between, which will mean that the outlook will be directly onto construction with no sound proofing, rather than over looking greenery with slight sound proofing. Already the trees that have been taken down or cut back near to the railway line have brought about a greater noise disturbance for our existing houses in Talke Road. Hearing trains on a more regular basis than ever before. I have even begun investigations into noise disturbances.

The proposed development is going to cause great disturbance to the area. A housing development in this position would create - over 200 cars will create a great deal of noise and disturbance for the houses in the surrounding areas. The roads of development are backing on to the existing housing which will cause a noise disturbance for the residents to an unacceptable level.

The planning application is flawed on the grounds of increased traffic. Talke and Linley Road are notoriously busy roads as they are used by the locals as a short cut to the A5011, the junction to which is already labelled as an "accident hot spot". Which has been accelerated by the approval of the plumbers merchants and the vans restricting visibility with customers roadside parking. Already a journey out to work in the morning can include a wait of up to 15 minutes at this junction with the A5011, with poor visibility due not only the characteristics of the road, with bends and brow of a hill but also with the added nuisance of roadside parking.. A development of houses will yield an increase of cars in the area to at least 200 more. We already have problems with parking and traffic flow through this area as Talke Road has on road parking practically all the way up it. This was accepted as a problematic area by the introduction of the speed ramps many years ago, due to both volume of traffic, speed and parking problems. Cars are often forced to pass each other with 2

wheels up the kerb and on the pavement. The 2 areas of access to the proposed new development are bad sites of the road to add a further turning. The first proposed turning already exists in some form, by 133 Talke Road, which is a point of access to the back of only 18 properties on Talke Road. This already has bad visibility due to the fact that the mini supermarket and the Motorway car parts shop are opposite each other and cars park on the road outside the shops that then provide bad visibility for those entering Take Road from this access road. This access road is on the side of the car parts shop, which is meant to be one of the access roads to this proposed development. This is already like a single track road, as access on to it is always on the wrong side of the road, as one needs to pass the parked cars, forcing you to enter on the right hand side of the road during most times of the day and night. The police are visitors here, trying to move on cars parked inappropriately, blocking driveways and inappropriate parking. The increase in traffic would only serve to make this situation far worse and would make the existing road system totally inadequate. There are not only cars, bicycles but small children going to and from a primary school using this busy junction without adequate vision. There is also entry and exit to a public house and 2 bus stops, lorry delivery to the mini supermarket a few times daily, all within under 200 meters of the 2 entrances to this proposed development of houses.

A proposed development would be looking at destroying an area of great importance on an already busy estate. The trees and open space are in use daily by children, dog walkers and adults. Children playing football and flying kites, and also a safe space with a natural grass landing for riding bicycles as they start their quest to master staying on the bicycle when they are young. Not only this, those of us who walk the open space on a daily basis are party to witnessing an area of natural habitat for rabbits, foxes and badgers to name but a few. In an era of decreasing green open spaces we must fight to keep the odd one that we have left on this side of the town and protect the space for people and animals alike.

I can not agree to the council selling off this area for a proposed development on the issues raised above. I feel that if the powers that be, the higher government would come out to this site they would see the use that this natural habitat holds for all around it, man and beast and the dangers that would be incurred by a development of this size in such a constricted area. Not everything in life is about money, there are far more important things as a community such as shared open spaces and most definitely safe open spaces for children to be children.

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 15:19
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: Ref FLW 040633 Disposal of public open-space land at Talke Road Alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir or Madam,

I/we would like to formally object to the above disposal of the land outlined in your plans.

This piece of land is regularly used by members of the community for dog walking and for other recreational purposes; this has been particularly beneficial during the, ongoing, Covid Pandemic. People have enjoyed and continue to need such space to remain fit and healthy in mind and body,

This section of land has allowed people to stay-apart from others, when the mown-field area is in use by families involved in ball sports etc. Areas such as the Merelake Way (great as it is) is usually busy and does not afford such relative personal space - especially for the vulnerable ones amongst us; this includes both my wife and myself.

Having lived in the Alsager community for a few decades, I also feel saddened that the Council may overlook the needs of many, who enjoy and benefit from green spaces, for the purposes of yet-more housing developments in the already, massively-developed Alsager area.

I suggest that the land is retained for recreational purposes and that the paths shown, are kept in good condition to allow safer public access. I have personally used hand-shears to cut back brambles to help in this direction. Older-residents and lone-female dog walkers have enjoyed such relative safety.

May I draw your attention to the land, at the rear of Davenport Street, in Tunstall, Stoke on Trent. This very large area of public space is kept in good order by the mowing of 2 to 3 metre pathways. the rest of the area is left "wild" allowing flowers and trees to flourish. wildlife is in abundance. Having qualified in Work Study O&M, I know that this would not be an onerous task to complete.

Access from the, already busy, junction with Clowes Avenue would, in my opinion (IAM and RoSPA member) prove hazardous, especially during the school-run periods. If access from the the bend further up the road were suggested, then this too would present problems for road users.

More houses = more vehicles = more congestion/difficulties of road access. The only access to town is via the railway crossing or LinleyLane/Linley road traffic-light junction. Busy at the best of times!

I/we request that this development must not go ahead.

I/we would be happy to receive your response,

[REDACTED]



From: [REDACTED]
Sent: 30 December 2021 16:26
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re Disposal of public open space land Talke Road

This is a letter of objection to the above proposal.

I object the the proposal mainly because of the restrictions which already exist on Talke Rd. This road is already oversubscribed with traffic and is mainly one way or give way, particularly bad at night when spaces are not visible and oncoming traffic has to mount the pavement.

The proposed access off Talke Road is a service road for residents to access their allocated parking space and narrow. Visibility joining Talke Road is already compromised with poor visibility to the right when vehicles are parked and traffic, leaving Clowes Avenue. Properties also have 2 cars which are currently parking on grass verges and will probably have to park on the road causing more chaos.

If you are a resident of Alsager accessing a Dr or dentist is a ready a problem so how are you going to be able to improve facilities for existing residents let alone new residents?

Is Alsager going to become another dormitory, commuter town and loose it's village community? I do so hope not.

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 16:55
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs,

I strongly object to the disposal of public open space on Talke Rd Alsager.

The area is fast becoming over-developed and we need to retain our open spaces

Yours faithfully,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 17:59
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

I would like to lodge some comments against the proposed disposal of open space on Linley Road, in Alsager.

I oppose this development very strongly

It is not needed as there are plenty of other housing development in more suitable areas in and around Alsager already

There is not the road infrastructure in place to support a housing development on the proposed land

The road is already too busy on Talke Road with parked vehicles and traffic, a housing development would simply make this a much bigger issue

There is not the infrastructure in the local amenities eg schools and doctors to support another housing development

There is already another housing development near by (off Linley Road) so there is no further need for more housing

Many Thanks

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 09:18
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning.

I would like to object to the proposal made under the reference stated above.

Disposal of public land at Talke Road Alsager.

The land in Alsager is becoming far too crowded for what was once a semi rural area. The loss of open land is causing issues for the environment, wildlife, public enjoyment and exercise, and for natural drainage which may be contributing to the poor state of the roads in the local area. There would also be a loss of public right of way which would need to be addressed, as it is my understanding that it is illegal to move or diminish public right of way.

Thank you for your time and consideration.

From a concerned Alsager Resident.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 09:53
To: Proposed Disposal Of Public Open Space
Subject: FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to voice my objection to the disposal of this land. I grew up on and still live on this estate. If this land were to be developed, which going on Cheshire East's record, it probably will, the extra traffic involved would put a ridiculous strain on the small roads of the estate. Surely the cost of maintaining this land would be minimal if it were left as it is or planted, as per Linley Park, to keep providing a green space for the local residents.

The local schools are already under pressure, as are the doctor's surgeries, chemists and the rest of the local infrastructure. While I realise new housing has to be built, there has to be and certainly is in Alsager, a physical limit to this.

I hope my objection and the many others I anticipate you will receive are truly scrutinised as Alsager is just becoming overwhelmed and ruined. It's about time the council started to listen to residents voices.

Yours sincerely
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 10:21
To: Proposed Disposal Of Public Open Space
Subject: Objection to FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to oppose that the piece of land referred to in FLW 040633 is disposed of as a public space. We do not want every inch of space in our community to be built on.

Our community services like GP and dental surgeries are already strained and struggling to cope with demands and until they show signs of expanding to meet the needs of the community , residential property development simply has to slow down.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 10:33
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

FLW 040633

I thought this land was an area of 'protected green land' as shown on a council map I saw when plans were being made for houses on the Cardway cartons site, 5 to 10yrs ago.

Surely Alsager has been ruined by enough housing already, and a small piece of green land could be left to nature, or do we have to concrete over everything.

Also, I'm not sure the drains and drainage of the area will be helped by removing this piece of soakland.. I know who I'll be putting a claim into if my house is suddenly subject to flooding after over 26yrs staying dry.

What I would prefer is an area for dog walkers, and maybe somewhere for the young kids to play.. somewhere that isn't just concrete.

On a personal level, the occupants of the houses here already, don't want 1stly the noise and traffic of building work and afterwards the noise and traffic associated with having a road and houses behind your property as well as the busy road in front.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 10:42
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: Disposal of open space FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Cheshire East Council

Ref: FLW 040633

I am writing to register my strong objections to the proposed disposal of open space at Talke Road. We need all our current open spaces to be accessible to everyone for purposes of health and wellbeing and recreation. This has become increasingly obvious during the past two years of the pandemic. What is more, it is stated that the purpose of the disposal is for residential development. No more houses are needed in Alsager which has seen an epidemic of development over the past few years. It would be far more appropriate to hand over the open space asset to Alsager Town Council to manage.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 10:50
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object strongly to the disposal of this lovely asset. It requires almost zero maintenance, is home to countless wildlife, is a precious wild space and will only be used to build more housing, causing traffic issues, noise, pollution and dust.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 10:55
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re: FLW 040633

I wish to object to this proposal. This is an area currently used by residents as a safe space to exercise themselves and also walk their dogs. In a time where mental health and physical health are paramount removing such a facility of open space would be a hinderance to those currently residing in the area.

The area is already hugely over populated and lacks open green space to remove this small section would make very little space.

Regards

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 11:01
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Head of Legal Services, Cheshire East Borough Council

I am a property owner, situated on Talke Road that backs onto this land.

For the reasons below I object to this proposed disposal of land by Cheshire East Council :-

I feel that the proposed sale of this land will impact my property value in a negative way, and may even impact my ability to sell in the future.

This proposed disposal will also have an impact on local traffic. If there was to be residential development placed on this land, then a major increase in traffic will occur on Talke Road due to the increase of vehicles (2 vehicles on average per dwelling). I would like to think Cheshire East was already aware of this being a dangerously busy road in Alsager, and any additional development would have a negative, and possibly dangerous impact on residents, pedestrians, and road users alike. To date, Cheshire East have made no improvements to the road infrastructure, other than a Zebra Crossing on Crewe Road/Cranberry Lane in Alsager, and are unlikely to improve roads within the part of the village that surround this area due to lack of space to do so.

This will also have a major impact on the wildlife located in this area, and the availability of space for dog walkers as they use this land.

I feel that Cheshire East should think long and hard about whether they dispose of this land, considering the major developments that have either been completed or in the process of being completed within the village of Alsager.

Yours Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 11:11
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir

I wish to object to the disposal of land on Talke Road Alsager ref FLW 040633.

Here are my reasons which I hope you will take on board.

1. Services the impact on schools, doctors, sewage, fresh water etc surely this has to play a large part for a objection of more houses.
2. Open space distruction of trees which we need in fact would it not be better to plant more trees for our Ecco system.
3. Do we really need more houses in Alsager. Will Talke Road take the extra traffic. Talke Road is a run through of cars going at speed.
4. Wildlife lost the area is full of wildlife we don't need to destroy the little wildlife we have.

I hope my objections will be taken into account when you deliberate this planning [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 11:13
To: Proposed Disposal Of Public Open Space
Subject: Land at talke road, alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Ref: **FLW 040633**

Dear sirs

I completely object to the disposal of land at Talke Road.

This land is full of wildlife, birds, hedgehogs etc and SHOULD NOT be disposed of!!!

It's an absolute disgrace that this is even being considered. There will be no open spaces in Alsager soon and no wildlife left. Its absolutely ridiculous!!!!

I hope that this doesn't fall on deaf ears because the people of Alsager are getting completely fed up of open spaces being disposed of and built on.

Money over quality of life and care for our wildlife yet again.

It's a disgrace Cheshire East!

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 22:17
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Cheshire East council,

I'm deeply saddened yet again about ANOTHER development being proposed within Alsager. This area is somewhere I take my young children to play on the park, play football, hide and seek, go for picnics and spot the wildlife.

What is this teaching our children of the future? We are reducing areas in which our children play and have fun, all for money and greed.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 22:27
To: Proposed Disposal Of Public Open Space

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Reference **FLW 040633**

I am writing to oppose the plans to build housing on this open space. In the last 4 years since moving here, the amount of new house building has swamped this town, meanwhile the same number of local facilities remain the same. In addition we have hideous warehouses on Crewe Road built on green space.

I object to the use of open green spaces being built on as this affects the quality of life of local residents.

Regards

[REDACTED]
Alsager resident.

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 22:36
To: Proposed Disposal Of Public Open Space
Subject: FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Evening,

I have a grievance with you using the greenspace in Alsager for warehousing and residential properties.

This area is used a lot for the allotments, dog walkers and a place for the children to play and for everyone to enjoy nature and wildlife, of which there is plenty.

You keep eating away at our greenspace and people will leave the town. Our town has already changed so much in a few years and it is not for the best. There is already more crime.

You gave planning permission at Radway for residential properties and then built warehouses opposite. People are already selling up as they moved here for the greenspace and you, not the town, decided to drop a massive industrial estate in their line of view.

Please consider the people and the wildlife and greenspace we love.

Kind Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 22:37
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern,

I strongly object to the proposal to dispose of the green space of Linley park in Alsager. We regularly visit the park to play with our two young children and to walk our dog. As a resident of Alsager for 36 years I do not understand the need to destroy yet another of our beautiful green spaces. As a child and having played at this park myself it saddens me that this park may be destroyed for more unnecessary houses or alike, it is totally absurd! What is this teaching our children? That it is normal to not have any safe green spaces to play in and enjoy! Alsager used to be such a beautiful place and is becoming more and more built up and ugly every year.

I would urge you to please not destroy this green space for the sake of future generations! All that will be achieved is further pollution and increased global warming all for the greed of developers.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 22:58
To: Proposed Disposal Of Public Open Space
Subject: Oppose disposal of public land

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

FLW 040633

This can not be allowed to happen. There is too much building going on. The roads can't cope with all the traffic traveling through Alsager now. We just haven't got the services in place. We need better services. The graveyard is full we need somewhere to bury our dead. But no the council is not interested in what the people of Alsager want.
Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 23:48
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

Importance: High

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

After being emotionally bribed by East Cheshire Council fourteen years ago to privately rent in this area. I feel taking away this open space of which has enabled my family of five to run, play, communicate, and be free would be yet another dishonor.

I've now paid for the mortgage on a house I don't own, paid for Uni for two children I don't know, and I am still a pension for someone who can retire anytime.

Please don't build on there and rub my face in it even more..

I appose

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 07:53
To: Proposed Disposal Of Public Open Space
Subject: Ref FLW040633 ProposedDisposalOfPublic.OpenSpace@cheshireeast.gov.uk

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Ref flw040633

With regards to the proposed development off Talke Rd, Alsager

Please note my strongest objections to the proposed development as follows

- 1) The infrastructure around Alsager cannot cope with further development, especially south of the railway crossing on Audley Rd which already suffers traffic congestion.
- 2) The area concerned is a public open space, enjoyed by many people for recreational purposes, is exercise, mental well being, dog walking, etc
- 3) This is a site where natural wildlife exists and flourishes without disturbance.
- 4) Once again, the planning authority will probably allow private building speculation to continue at the expense of the local residents of the community, many of which have lived around the area for many years, and the cost of a new build will be probably out of reach for most young locals.

I am sure that that there will be many other objections to this proposal with further points not included in this email

Regards
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 08:27
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object to your proposed plans to remove open space on plan **FLW 040633**. This is due to a **number of reasons.**

- 1. The access road at rear of property's from 133 Talke Road is an unadopted road and I believe owned by the residents for them to access the rear of their property's to park their vehicles and for the refuse collection services.**
- 2. The area is an area full of a diverse amount of wildlife and I believe turning the land from open space to building land will have an impact on the environment..**
- 3. Will the local services ie doctors etc be improved due to more houses being built. I had to redial the doctors over 200 times last month due to demand before I was able to speak to someone, people are struggling to get dentist appointments etc.**
- 4. The building of more houses will only cause more flooding in the area..**

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 08:33
To: Proposed Disposal Of Public Open Space
Cc: [REDACTED]
Subject: ref FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please note our objection to the above planned disposal of public open space.

This has been an open playing area for children and dog walker for many years. Also, this is the only access to the allotments and to the back of the house further down Talke Road.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 December 2021 08:59
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing to object to the disposal of open space at talke road. This is a really important place for people and wildlife and should remain as is.

Thanks [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 20:38
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to strongly object to the disposal of this land. It is currently well used by residents for dog and exercise walking and for children to play. Open spaces which can safely used as play and leisure areas are few and far between in the excalibur and Linley areas of Alsager so this would mean losing one of the few open spaces we have. We have had considerable expansion in housing in Alsager with few green amenities to go with them and this contravenes the claimed green crude of the council.

Regards
[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 21:03
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am against the disposal of the land on Talke Rd. The access to the properties and allotments is vital and already busy. Talke Rd is used by cars as a cut through to the village and A500/M6. More vehicles will cause greater congestion and pollution to an area of families and a school.

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 21:12
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633 - Objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Cheshire East

This is my written objection to the proposed disposal of public open space behind Talke Road, Alsager.

I've just been made aware of the proposal this evening. As a resident in this area, I'm very concerned about what will happen to the access to our parking spaces and where our bins will be collected? I'm also very concerned about yet another loss of wildlife habitat. The reason I like living here is due to the green space? Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration?

I'm baffled by the proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area?

I know times are hard for councils, but hasn't this pandemic taught us the need for green space for mental health? And where will people park? Bin collections??

Thank you for your time,
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 21:15
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

This land should remain an open space. There has been enough housing developments in and around Alsager without the need for more. It would have a negative environmental impact. Also, it would be a detriment local residents. I and my family strongly object.

Yours sincerely,

[REDACTED]
Ref. FLW 040633

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 21:16
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633 objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

We are at [REDACTED] and these plans are ridiculous... talke road is already grid locked most of the time with traffic as it is, without all the extra houses and how are we supposed to get out of our drives if our access road is being removed as in the plans and how are refuse supposed to collect the bins??.

There is also a lot of wildlife in the land behind our house which will be destroyed with your ridiculous plans and the trees and bushes down out any train noise so I don't see why people would want to live next to a busy train track either.

It's absolutely absurd to put loads of houses in an area that has way too much traffic as it is just because there are fields owned by the council and you want to cash in on them and when are you going to get the hint the houses aren't wanted as planning permission has been rejected a number of times due to opposition. You are not supporting your constituents by going against their will.

You are ruining the area for your own financial gains....

If this goes ahead it will be the first one moving out of the area

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 21:29
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to oppose the disposal of public land off Talke Rd Alsager. This is an area of open space for wildlife. There are several trees which would need to be destroyed to allow any development. It is also bordering allotments and some greenspace. How long before that would be taken next. It is just another piece of land in this town being taken for houses when the town's schools, Doctors etc are already beyond capacity. I've lived here all my life and it's disgraceful what has happened over the last 20 years. How much more open space will be taken. No-one will have anywhere to enjoy any open space within walking distance, hence having to get in a car. Not very environmentally friendly when we are all trying our best to stop by using cars. Yet again I totally oppose this!

From: [REDACTED]
Sent: 29 December 2021 21:46
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Evening,

I hope this email finds you well.

This email is in relation to the proposed Disposal of Public Space FLW 040633.

This is the first time I have ever been involved in any kind of development objection, however being a someone that is local to this location, I can't not get involved.

Although this might seem like an abandoned piece of land, this is a vital part of the local community. This is a great, safe space where local residences take their dogs, which are hard places to find, especially with the constant developments in Alsager.

We have taken our dogs to this space for many years and we have made many friends from doing so, it is great for the dogs but also the owners.

Being outside is the best thing for our health more so now than ever, would be a shame to see a small but important space being lost to development, where this is enough of that already.

I am sure there is very limited upkeep costs of this land? Apart from removing the dog waste bin?

Thank you for your time.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 21:49
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

FLW 040633

To whom it may concern,

I object to the proposal on the grounds of a lack of suitable infrastructure and destruction of green space within our community.

There has been ample development in recent years with plentiful availability of new build housing, this proposal does not help the community and would surely result in low quality housing built in close proximity to a railway.

If further housing is to be built local schools and roads must be upgraded.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 22:08
To: Proposed Disposal Of Public Open Space
Subject: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom this may concern.

I am disgusted that yet more land in Alsager is being proposed to be disregarded and sold off for what? More houses?

You are just destroying the area which I have Known since 1981, growing up here and then returning here to buy my 'old build already established home' after a short time away.

This area was once a beautiful place with great community spirit and now it is just being ruined with all these houses being built, we have more trouble getting appointments, the schools are full and most importantly the crime levels seem to be worse. Not to mention the wildlife that is loosing their home too, stop taking the only places we have left to appreciate and ruining what once felt like a rural special place to live!

There is nothing for the younger ones, nowhere to go nothing to do apart from hang around the streets! How about someone using land for entertainment purposes only? Crazy golf, the old Twifords area, plenty of room to build a bowling place or youth club and small cinema or gaming centre! Time to improve the area for the ones that live here already. Stop this greed!

Leave Alsager alone now, we have had enough!

Regards,

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 December 2021 22:15
To: Proposed Disposal Of Public Open Space
Subject: Fwd: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Madam/Sir,

I am writing with regard to the proposed
disposal of open space land; Land at Talke Road, Alsager, Stoke
on Trent, Cheshire FLW 040633

I am a resident of Alsager [REDACTED] living near the Talke Road Open Space in question. I regularly walk my dog on that space, or just go for a stroll there. When I had an allotment near to the Open Space (2013-15) I loved strolling through the Open Space before going to my allotment. If building takes place on the space in the future, it will make the allotments much less appealing. The effect on mental health of removing open green spaces is well-known and has been widely published. Children play there regularly, including my own children. The loss for residents in this quarter of Alsager would be immense: it is well used by our community. It is also part of a wildlife corridor that is crucial for the wildlife in this part of Alsager: why on earth did Cheshire East bother declaring a 'climate emergency' if they intended to destroy wildlife in this way?

Yours with deep disapproval of this disgraceful plan which I strongly oppose

[REDACTED]

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