

Economy and Growth Committee

Agenda

Date:	Tuesday 15th November 2022
Time:	1.00 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.

2. **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.

3. **Minutes of Previous Meeting** (Pages 5 - 12)

To approve as a correct record the minutes of the meeting held on 13 September 2022.

For requests for further information

Contact: Rachel Graves

E-Mail: rachel.graves@cheshireeast.gov.uk

4. **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.

5. **Disposal of Public Open Space Land off Talke Road, Alsager** (Pages 13 - 164)

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

6. **Housing Options Domestic Abuse Policy** (Pages 165 - 174)

To consider and approve the Housing Option's Domestic Abuse policy.

7. **The Introduction of a Private Landlord Offer Scheme** (Pages 175 - 188)

To consider and approve the Private Landlord Offer scheme.

8. **Section 106 Financial Contributions in lieu of Affordable Housing Policy Update** (Pages 189 - 206)

To receive an update on the Section 106 financial contributions in lieu of affordable housing policy, which was approved by the Economy and Growth Committee in September 2021.

9. **Financial Review of 2022/23** (Pages 207 - 240)

To receive an update on the financial position for 2022/23. To note or approve virements and supplementary estimates as required.

10. **Crewe Regeneration Programme Update** (Pages 241 - 260)

To receive an update on progress with the Crewe town centre regeneration programme, including projects supported by funding from the Future High Streets Fund and Towns Fund.

11. **Work Programme** (Pages 261 - 262)

To consider the Work Programme and determine any required amendments.

12. 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

13. Disposal of Public Open Space Land off Talke Road, Alsager (Pages 263 - 342)

To consider the appendix to the report.

14. Housing Related Support Contract (Pages 343 - 352)

To consider 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

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Economy and Growth Committee**
held on Tuesday, 13th September, 2022 in the Committee Suite 1,2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

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

Councillors S Brookfield, D Brown, J Clowes, P Groves, S Hogben,
M Houston, D Jefferay, A Kolker, R Moreton, D Stockton and P Williams

OFFICERS IN ATTENDANCE

Peter Skates, Director of Growth and Enterprise
Karen Carsberg, Head of Housing
Karen Whitehead, Housing Standards & Adaptations Manager
Charles Jarvis, Head of Economic Development
Paul Griffiths, Infrastructure Delivery Manager
Brendan Flanagan, Head of Rural and Cultural Economy
Paul Goodwin, Head of Financial Services & Deputy Chief Finance Officer
Adrian Leslie, Solicitor
Rachel Graves, Democratic Services Officer

Elected members, officers and members of the public stood in a minutes
silence as a mark of respect for Her Majesty Queen Elizabeth II.

15 APOLOGIES FOR ABSENCE

There were no apologies for absence.

16 DECLARATIONS OF INTEREST

In relation to Item 8 – Broadway Meadows Car Park, the following made
declarations of interest in the interest of openness:

Councillor M Goldsmith declared that he was the ward member for
Wilmslow West and Chorley, and a member of Wilmslow Town Council.

Councillor D Jefferay declared that he was the ward member for Wilmslow
East.

Councillor D Stockton declared that he was the ward member for
Wilmslow Lacey Green.

17 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 12 July 2022 be approved as a correct record.

18 PUBLIC SPEAKING/OPEN SESSION

There were no public speakers.

19 SOUTHERN GATEWAY PEDESTRIAN AND CYCLEWAY CONNECTIVITY SCHEME - LAND AND RIGHTS

The Committee considered a report on the proposals for the Southern Gateway Pedestrian and Cycleway Connectivity Scheme to provide a new gateway entrance to the south of Crewe town centre via a new pedestrian and cycleway linking High Street and Forge Street.

The Committee asked what proposals would be in place to enable pedestrians to cross the main road network around Mill Street. In response it was explained that as part of the scheme there would be a wide central crossing at the roundabout splitter island on Mill Street and the existing crossings would be retained. It would not be possible to put a signal-controlled crossing at that location due to the high traffic flow and congestion at the junction.

It was also asked if there were any statistics on how many accidents to pedestrians in this area. It was reported that this had not been highlighted in the transport assessment as an issue and that the figure would be provided to the committee members.

Concerns were raised about antisocial behaviour in the area of the proposed pedestrian and cycleway and it was asked that safety and lighting be addressed in the planning application to ensure a safe route for people to walk and cycle to the town centre.

RESOLVED (unanimously) : That the Committee

- 1 note the findings of the public consultation exercise as set out in the Engagement Report, at appendix 1 to the report.
- 2 delegate authority to the Head of Estates, in consultation with the Director of Governance and Compliance and the Chief Financial Officer, to:
 - 2.1 take all action necessary for the acquisition, extinguishment or otherwise rendering ineffective any third-party interests over the Scheme land or to appropriate such land so as to come within the provisions of Section 203 of the Housing and Planning Act 2016.

- 2.2 release or procure the release of any rights, covenants, and other interests over the Scheme land insofar as it has the right to do so and provided that such release would not put the Council in breach of any obligations to a third party or parties.
- 3 approve the development of a CPO pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) to acquire the land and interests in respect land required for the Scheme and pursuant and Schedule 3 of the Acquisitions of Land Act 1981 and all other powers as appropriate for the purpose of acquiring the land and new rights for the purpose of facilitating the development, redevelopment, and improvement of the land by way of highway and public realm works.
- 4 authorise the Head of Estates to:
 - 4.1 negotiate and agree terms to seek to acquire the land and rights (or extinguish the same) required for the Scheme by agreement and to instruct the Director of Governance and Compliance to negotiate and enter into the legal agreements necessary to facilitate any such agreements.
 - 4.2 negotiate and approve the payment of any relevant and reasonable professional fees incurred by landowners and others with compensatable interests in taking professional advice in connection with the acquisition of their interests required for the Scheme.
- 5 delegate to the Head of Infrastructure the authority to negotiate and enter into all necessary agreements in connection with the relocation of a sprinkler system water tank.

20 DOMESTIC ENERGY EFFICIENCY

The Committee considered a report which outlined the changes to the Council's existing Home Repairs and Adaptation for Vulnerable People Policy 2021-2026 and the ECO Flexible Eligibility Statement of Intent, to support low-income households to maintain their health and wellbeing in a warm home, in response to the Government's energy efficiency policy changes for low-income households.

Following changes by the Government to the Energy Company Obligation (ECO) to align with the strategy to be net zero by 2050 and focus on insulation measures and renewable heating systems, the Council provided a safety net to vulnerable residents where insulation is not practical or was too disruptive, or where emergency boiler repairs or renewals were needed to safeguard their health and wellbeing.

The Council's existing policy had links to the Government's ECO policy as households are eligible for support from the Council if they also qualified for ECO. It was proposed that the Council's Home Repairs and Adaptation for Vulnerable People Policy be amended to remove the requirement to qualify for another fuel poverty related domestic energy efficiency scheme – such as ECO and replace with a maximum income and savings threshold – the income threshold set at £31,000 in line with the ECO4 Flexible Eligibility criteria and that savings threshold set at £23,250 in line with the Care Act 2014. The proposed thresholds to be adjusted if the ECO4 or Care Act thresholds were adjusted at any time whilst the Home Repairs and Adaptation for Vulnerable People Policy was in force.

The Government had also revised the local authority eligibility for the scheme as part of ECO and, whilst previously councils could opt to participate in this scheme by publishing their own qualifying criteria through a statement of intent, the Government had now advised that there was still an ability for the Council to participate in the scheme but they would now have to meet the Government's qualifying criteria. It was therefore proposed that the Council's Statement of Intent be amended to include the new qualifying criteria.

RESOLVED (unanimously): That

- 1 approval is given to the amendments to the Home Repairs and Adaptations for Vulnerable People Policy 2021-2026, as outlined in Appendix A to the report.
- 2 approval is given to the publication of the ECO Flexible Eligibility Statement of Intent, as outlined in Appendix B to the report.
- 3 delegate to the Director of Growth and Enterprise to review the maximum income and savings thresholds as required.

21 RURAL ACTION PLAN

The Committee considered the Rural Action Plan to cover the period 2022/23 to 2025/26.

A Member Advisory Panel, comprising of Councillors J Clowes, P Groves, M Houston, R Moreton and P Williams had been set up to provide overview and direction on the workstreams and drafting of the Rural Action Plan.

The Rural Action Plan was identified by the Corporate Plan as a mechanism to support that delivery of the corporate outcomes to meet the needs of the rural communities. The focus of the current plan considered how the Council could help to build a strong and resilient rural economy with strong, supportive rural places and communities.

The Rural Action Plan identified the following strategic themes for actions to support rural area:

- digital connectivity including broadband and mobile
- access for residence, businesses and visitors
- rural housing
- strong support of rural places and communities
- planning for a green and sustainable place
- visitor and cultural economy
- rural-based businesses.

The Rural Action Plan also identified further emerging challenges that may affect the rural area over the period of the Plan but would not necessarily have plans currently in place to address them. The Appendix to the Plan identified these issues and opportunities that may require further consideration by the Committee and other service committees over the period of the Plan. These included energy vulnerabilities; agricultural transition, and the environment; investment in climate resilience; rural based businesses; shared prosperity and levelling up; access and transport; and research and intelligence.

It was reported that on 3 September, the Government had launched a new Rural England Prosperity Fund known, as the Rural Fund, as a top up to the UK Shared Prosperity Fund for eligible local authorities. Cheshire East Council was an eligible authority and would receive an additional allocation of up to £827,000 subject to the preparation, submission and approval of an addendum to the UK Shared Prosperity Fund investment plan. The details of the fund were awaited but the criteria would be linked to the UK Shared Prosperity Fund and would be reported to the Corporate Policy Committee.

RESOLVED (unanimously) :

That the Committee approve and adopt the Rural Action Plan 2022/23 – 2025/26.

22 BROADWAY MEADOWS CAR PARK

The Committee considered the report which provided details of the appraisal of the current surface car park at Broadway Meadows, Wilmslow, for the development of a Multi Storey Car Park and ancillary residential development, to support additional provision of car parking spaces.

The Council had published the Wilmslow Parking Strategy in February 2020 and a key recommendation was to examine the business case for creating a multi-decked car park at Broadway Meadows to provide additional long stay parking for Wilmslow.

The existing surface car park had 272 spaces and was open seven days a week and allocated for long stay occupiers. Pre-pandemic there was high

level of usage weekdays with the car park becoming full between 7 am and 9 am, which led to parking on the neighbouring streets.

A feasibility and market assessment were undertaken and the optimum size of a multi-storey car park was assessed to be 403 spaces, with an option to create additional value with some ancillary residential development on the site.

However, the impact of the pandemic had seen a change in usage of the car park. In 2021 the Council undertook an evaluation exercise and engaged with a contractor on construction, cost, design and delivery, with these being upgraded for inflation in 2022 and the financial sensitivity analysis progressed on multiple variations. The Council would have to borrow the capital for the delivery of the car park, assessed at a total cost of circa £9.08m and it would only produce an additional 131 spaces. These additional spaces along with the predicted revenue from the present 272 spaces would not see any payback of the capital outlay and financial costs, therefore the viability of the business case was not demonstrated.

RESOLVED: That the Committee

- 1 note that currently the financial viability of a new Multi Storey Car Park constructed on the existing surface car park has not been demonstrated.
- 2 note that a further review of viability will be undertaken in 12 months, and alternative options of funding delivery and potential alternative locations will be explored.

23 WORK PROGRAMME

The Committee considered its work programme for 2022/23.

It was noted that at present there were nine agenda items listed for the November meeting of the Committee and it was agreed that the meeting start time would be moved to 1 pm.

RESOLVED:

That the Work Programme for 2022/23 be noted.

24 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 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.

25 UPDATE ON REGENERATION PROJECT

The Director of Growth and Enterprise gave a verbal update on a regeneration project.

RESOLVED:

That the update be noted.

The meeting commenced at 2.00 pm and concluded at 4.40 pm

Councillor N Mannion (Chair)

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Working for a brighter future together

Economy and Growth Committee

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

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 19890 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 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.
- 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. 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.
- 4.2.** 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.
- 4.3.** The land in question has obtained outline planning permission in the past which has now lapsed.
- 4.4.** 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.
- 4.5.** 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.
- 4.6.** 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.
- 4.7.** 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 IIII. 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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Economy and Growth Committee

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

Addendum

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

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

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

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

b) Could alternative sites be allocated for development.

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

c) What are the alternative uses of the land?

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

Option 1

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

Option 2

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

Option 3

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

Option 4 (recommended option)

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

Option 5

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

Option 6

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

Option 7

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

Option 8

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

Option 9

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

Recommended Option

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

Talke Road, Alsager

Option 1: To retain the POS 'as is'.

Advantages:

1. The land would be retained by the Council and the land would not be developed on.
2. The site would continue as designated in the Cheshire East Local Plan Strategy as 'Protected Area of Open Space Recreational Facility'.
3. There would be no financial contribution required by CEC.

Disadvantages:

1. Although it has open space designations, this brown field site would not be brought back into economic use.
2. The options for delivering the Local Plan policy requirements for site LPS 21 would be limited or not met and there would be an impact on the local plan in the area.
3. A brownfield site within the settlement boundary, with currently low use. The site would not be remediated, and the risks and liabilities associated with the site would be retained by the Council.
4. A comprehensive and cohesive development in a plan-led solution for open space will not be delivered for the Council and adjoining land.
5. The risk for continued ASB, Fly tipping and invasive species (Japanese knotweed / Himalayan Balsam) would remain.
6. At some point in the future it is reasonable to assume that the Council would have to take some steps with the land (whatever these may be) and that would not be done in a comprehensive way and would have costs associated with it.

Financial return:

No capital receipt obtained.

Financial costs short term

- Safeguarding against unauthorised encampments and use.
- Clearing paths vs leaving to grow wild.
- Clearing rubbish / Fly tipping.

Funding sources: The land is currently managed under the ANSA contract as part of a wider programme of works. The level of maintenance currently is low and as such it is difficult for Ansa to provide a view on any savings or costs.

Financial Costs longer term

Future regulation on treatment on Contaminated Land.

Funding sources: None

Estimated: Unknown at this stage.

Considered as a Disposal of Public Open Space under legislation:

No

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Talke Road, Alsager

Option 2: To retain and improve the offer of POS on the site.

Advantages:

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

Disadvantages:

1. There is no funding in place to achieve this approach at a time when cost inflation is impacting residents, the Council, and the wider economy. Funding would be required to improve the POS. With a change of activity unfunded additional revenue costs would be required for annual maintenance.
2. The options for delivering the Local Plan policy requirements for site LPS 21 would be limited or not met. A comprehensive and cohesive development in a plan-led way will not be delivered.
3. The site may not be remediated, and risks and liabilities associated with the site would be retained by the Council.
4. Improvements may trigger unfunded remediation activity.
5. Potential impact on the Local Plan in respect of the loss of houses.

Financial return:

No capital receipt or any value obtained.

Financial costs short term

- Investment to make the POS a better experience for its users.
- Safeguarding against unauthorised encampments and use.
- Clearing paths vs leaving to grow wild.
- Clearing rubbish / Fly tipping

The site is currently maintained as part of the ANSA contract as part of a wider programme of works. The level of maintenance currently is low.

Funding sources: There is no funding in place to improve the quality of the existing open space or increase its level of maintenance. Funding is not identified within the current Medium Term Financial Strategy (MTFS)

Financial Costs longer term

Future regulation on treatment on Contaminated Land.

Funding sources: None

Estimated: Unknown at this stage.

Considered as a Disposal of Public Open Space under legislation:

No

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Talke Road, Alsager

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

Advantages:

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

Disadvantages:

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

Financial return:

No capital receipt obtained.

Financial costs short term

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

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

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

Financial Costs longer term

Future regulation on treatment on Contaminated Land.

Funding sources: None

Estimated: Unknown.

Considered as a Disposal of Public Open Space under legislation:

Yes

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Talke Road, Alsager

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

Advantages:

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

Disadvantages:

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

Financial return:

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

Financial costs short term

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

Financial Costs longer term

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

Considered as a Disposal of Public Open Space under legislation:

Yes

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Talke Road, Alsager

Option 5: Direct disposal to the Market (residential development – potentially not the adjoining owner).

Advantages:

1. Market Value can be achieved, however without the adjoining party special value (additional value through the marriage/merger of land) may not be achieved.
2. The land delivers contribution to the Local Plan; site LPS 21 and will contribute towards the development of 550 houses, although it is not clear if the adjoining owner would be the successful party and therefore a comprehensive scheme may not be brought forward.
3. Brownfield development will progress at developers' risk (subject to the agreed terms). Remediation will be dealt with as part of the development, potentially of just the Council's land.

Disadvantages:

1. There would be no guarantee that the controlling party of the adjacent land would be successful in bidding for the site and as such a comprehensive and cohesive development in a plan-led way will not be delivered.
2. Mobilisation cost would not be shared over site; remediation of the wider site would not be dealt with in a holistic way. This means increased cost and risk to develop out the Council's element of the land.
3. There is no control over the end use for the site, save the planning process.
4. There would be no guarantee that the additional benefits set out option one would be achieved.
5. Confirmation of end use from the named party is in line with the Corporate Plan priority to increase the number of affordable homes. This may not be achievable in this scenario.

Financial return:

A capital receipt will be received. As this has been marketed the Council could be clear that best price has been achieved.

Financial costs short term

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

Financial Costs longer term

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

Considered as a Disposal of Public Open Space under legislation:

Yes

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Talke Road, Alsager

Option 6: Direct disposal to the Market for an alternative use (industrial / commercial) or a disposal subject to restrictions / covenants.

Advantages:

1. LPS21 does include 3000 sqm of office space.
2. There is a need for commercial property in the Borough.
3. Brownfield development will progress at developers' risk (subject to the agreed terms). Remediation will be dealt with as part of the development. Threshold required for remediation should be lower than that of a residential development.

Disadvantages:

1. With a restricted sale there is a risk that any offer would be less than market value and may be a less than best price transaction.
2. Mobilisation cost would not be shared over site, reducing the potential Capital Receipt; remediation of the wider site would not be dealt with in a holistic way.
3. There is no control over the end use for the site, save through the planning process.
4. The market for Offices is constrained at present and commercial uses adjacent to housing may be problematic. There would be potential issues with site layout and access to the Councils retained land.
5. A comprehensive and cohesive development in a plan-led way would not be delivered.

Financial return:

A capital receipt will be received, although this may be a less than best transaction.

Financial costs short term

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

Financial Costs longer term

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

Considered as a Disposal of Public Open Space under legislation:

Yes

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Talke Road, Alsager

Option 7: The Council to develop out a residential development itself.

Advantages:

1. The Council would retain control over what is being developed.
2. Potential for higher financial returns (revenue) and 100% of value will be retained.
3. The land in question has been allocated in the Local Plan; site LPS 21 and will contribute towards the development of 550 houses.

Disadvantages:

1. The Council would have to accept the cost risk of development of a brownfield site for a relatively small scheme at a time of heightened economic uncertainty, with inflationary pressures for construction costs.
2. A comprehensive and cohesive development in a plan-led way will not be delivered.
2. Mobilisation cost would not be shared over site; remediation of the wider site would not be dealt with in a holistic way, leading to increased cost and risk.
3. The Council currently does not directly deliver housing development and does not have the expertise to do this. There would be a significant outlay in order to employ the specialisms required.
4. The Council would need to borrow in order to finance the developments as considerable capital injection required to deliver this option. This would need to be incorporated into the MTFS at a time Capital and Revenue is challenged due to the economic circumstances in the UK.
5. The Council would own all the risk and liability associated with developing the site. Site abnormalities, constraints and risks would need to be addressed.
6. The Council does not have the ability to appeal any planning decision if a planning application is refused for any reason, elevating the risk related to sunk costs in comparison to other developers.
7. The Council does not have a Housing Revenue Account and it would be unlikely to be beneficial to take this step.

Financial return:

A capital receipt will be received.

Financial costs short term

- The Council would still be responsible for the site throughout the development.
- Finance would be required to deliver this option. Funding is not identified within the current Medium Term Financial Strategy (MTFS).

Financial Costs longer term

- Management costs will be required.

Considered as a Disposal of Public Open Space under legislation:

Yes

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Talke Road, Alsager

Option 8: To include the site within the Councils Housing Development Framework.

Advantages:

1. Ability to meet local housing needs.
2. Control over the type of provision which is developed on the Councils land assets.
3. Potential to generate a capital receipt or revenue income stream.
4. There is only the requirement to carry out a mini tendering process given there is a housing framework in already in place.
5. No requirement to borrow funding to develop the homes.

Disadvantages:

1. It is possible the controlling party of the other land may not be successful. Therefore, there is a risk that a comprehensive and cohesive development in a plan-led way may not be delivered.
2. Mobilisation cost may not be shared over site; remediation of wider site dealt with would not be dealt with in a holistic way.
3. Any sale is likely to be less than market value.
4. Timescales are likely to be extended due to the mini tendering process.
5. It is likely given the proximity of the Council's land to the adjoining land that only the controlling interest of the adjoining land may bid. This would then give a similar outcome, but with no real change other than delaying the scheme and frustrating the party with the controlling interest of the adjoining land.

Financial return:

A capital receipt or income will be received.

Financial costs short term

- The Council would still be responsible for the site up until planning permission has been obtained.

Financial Costs longer term

- The Council would no longer be responsible to the costs associated with the site.

Considered as a Disposal of Public Open Space under legislation:

Yes

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Talke Road, Alsager

Option 9: To sell as a self-build opportunity.

Advantages:

1. Contributes towards meeting the need for self-build within the borough.
2. The land in question has been allocated in the Local Plan; site LPS 21 and will contribute towards the development of 550 houses.
3. Potential to generate a capital receipt, although developers' profit would be retained by the home builders.

Disadvantages:

1. A comprehensive and cohesive development in a plan-led way will not be delivered.
2. Brownfield and bound between the back of existing housing and the railway line the site does not appear to be attractive for this use.
3. Mobilisation cost would not be shared over site; remediation of the wider site would not be dealt with in a holistic way.
4. Given the Council would be required to provide serviced plots, the Council would be required to obtain planning permission for the scheme, undertake remediation of the land and establish roads and other services. Due to the layout of the site and the Council having to remediate the land, the cost per plot would be comparatively expensive as opposed to a similar greenfield plot, closer to the main public highway. The Council would also have to arrange the relevant guarantees and warranties regarding groundwork, which would be complex and costly to do, if at all achievable.
5. All the costs and risks (less development of housing) set out in option 7 would be carried by the Council, however developers profit associated with the construction of housing would not.
6. There is currently significant construction cost inflation in the UK, and this is likely to remain for a considerable period of time. On a comparatively expensive site, in an area with a house price ceiling, there is an increased level of uncertainty whether all plots would be sold or if sold, developed. (A development appraisal has not been undertaken).
7. Lacking an element of developers profit on a complex site, it is possible that the Council may find that the site is not feasible, the number of units to break even are not achievable, the plots are not sold, or the Council has to step into sites where development has failed.
8. Building costs and risks rest with the individual on self-build. One ongoing risk would be if the individual fell into financial difficulties or became bankrupt, and therefore construction may stall or cease. This could blight other plots and wider area until the building is completed, and also the council may be obligated to step in to ensure completion and cohesion of the wider development.

Financial return:

A capital receipt will be received. This would not include developer's profit. There is a risk that the Council would not be able to sell all the plots or have to manage the failure of development of some plots.

Financial costs short term

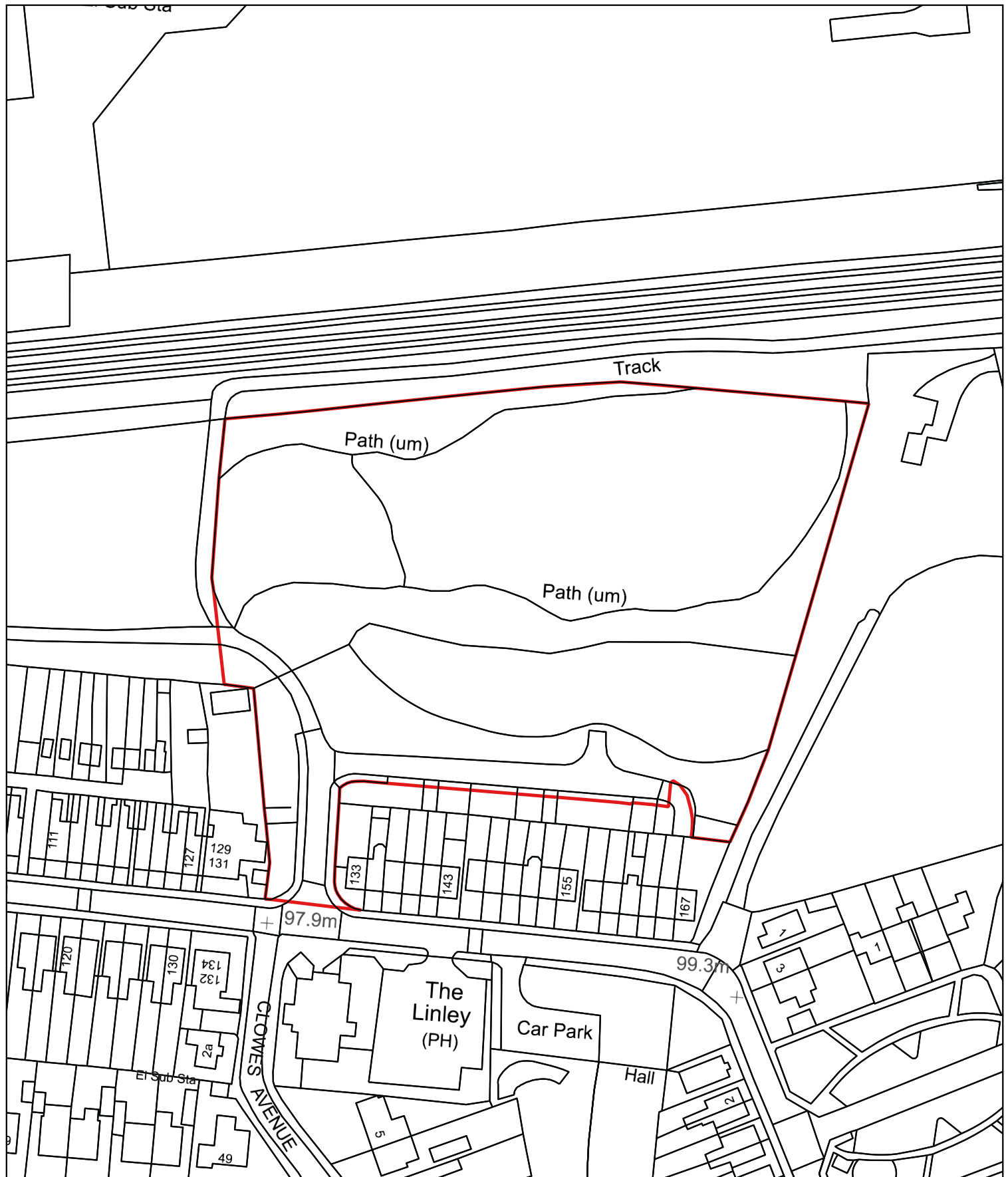
- The Council would be required to fund (upfront) serviced plots.
- Remediation of the land to make it suitable for development.

Financial Costs longer term

- The Council will still have the responsibility of the potential future regulation on treatment on Contaminated Land.

Considered as a Disposal of Public Open Space under legislation:

Yes



Linley Road, Alsager

Area: 3.694ac
Date: 06/08/2021

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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]

[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 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]

[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 box used to redact the signature of the sender.

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.

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.

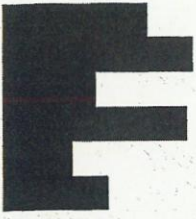
Yours faithfully

[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]

[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]

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!

[REDACTED]

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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Working for a brighter future together

Economy and Growth Committee

Date of Meeting:	15 th November 2022
Report Title:	Housing Options Domestic Abuse Policy
Report of:	Jayne Traverse – Executive Director Place
Report Reference No:	CE/19/22-23
Ward(s) Affected:	All Wards

1. Purpose of Report

- 1.1. This report seeks the approval of the Housing Option's Domestic Abuse policy, which has been developed to clearly outline the services survivors/victims of domestic abuse will receive from the Housing Options Service, demonstrating our commitment to ensuring that our residents receive the support they require at a time when they may need it most.
- 1.2. The policy contributes towards the key priority within the Council's Corporate Plan 2021-25, which is "a Council which empowers and cares about people". It contributes to the aim to "protect and support our communities and safeguard children, adults at risk and families from abuse, neglect and exploitation".

2. Executive Summary

- 2.1 The Domestic Abuse Act 2021 came into force on 29 April 2021 and introduced new duties on local authorities to ensure that all victims of domestic abuse and their children can access the right support in safe accommodation.
- 2.2 Services within Cheshire East Borough Council, which includes Housing Options are committed to providing the best possible services to support our residents who are survivors/victims of Domestic Abuse.
- 2.3 The Housing Options Team wanted to ensure that their services meet expected standards and therefore worked towards gaining Domestic Abuse Housing Alliance (DAHA) accreditation, which is a scheme open to Housing

Associations, Local Authority Housing Teams and Homelessness Providers across the UK to help improve their response to domestic abuse.

- 2.4** The Housing Options Team worked hard to develop their services, outlining exactly what survivors/victims of domestic abuse could expect to receive from the Housing Options Team and this was outlined in the form of a Service Commitment, which was published on the services website page.
- 2.5** The team went through a rigorous assessment process to finally achieve DAHA accreditation in June 2022. As part of the assessment process, DAHA assessors put forward recommendations which could be made to further improve the service and this included developing the Service Commitment into an approved policy.
- 2.6** The Service Commitment has now been developed into a policy as recommended (Appendix One) and we are seeking approval of the policy.

3. Recommendations

- 3.1.** To approve the Housing Options Domestic Abuse Policy (Appendix One)
- 3.2.** Delegate authority to make any future minor amendments or legislation changes to the policy to the Director of Growth and Enterprise in consultation with the Chair of the Economy and Growth Committee.

4. Reasons for Recommendations

- 4.1.** The Domestic Abuse Act 2021 came into force on 29 April 2021 and introduced new duties on local authorities to ensure that all victims of domestic abuse and their children can access the right support in safe accommodation. The Housing Options Team has developed a Domestic Abuse policy which clearly outlines the level of service survivors/victims of domestic abuse can expect to receive.
- 4.2.** DAHA Assessors have recommended that the Service Commitment should be developed into an approved policy which demonstrates that the Council are supportive of the policy.

5. Other Options Considered

- 5.1.** To retain the developed policy as a Service Commitment, however this would not be in line with the recommendations put forward by the DAHA Assessors, whose opinion was that an approved policy, would demonstrate a clear commitment to the delivery of services for survivors/victims of domestic abuse.

Option	Impact	Risk
Do nothing	The Service retains a Service Commitment which hasn't been through an approval	This could impact on future reassessment through the DAHA process

	process to demonstrate it is supported by the Council	
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6. Background

- 6.1.** Domestic abuse refers to abusive behaviours which take place between two people aged over 16 who are personally connected to each other. This includes people who are, or have previously been married, in civil partnerships or in relationships; or have a child together; or are relatives.
- 6.2.** The 2021 Domestic Abuse Act states that abuse can be a single incident, but is often a pattern of behaviours, and it takes many forms including:
- physical or sexual abuse;
 - violent or threatening behaviour;
 - controlling or coercive behaviour;
 - economic abuse; and/or
 - psychological, emotional, or other abuse.
- 6.3.** In April 2021, the Government introduced the Domestic Abuse Act 2021, with the aim of providing further protections to the those who experience domestic abuse, as well as strengthening measures to tackle perpetrators. The Government have recognised the detrimental impact that domestic abuse can have on individuals and families and have introduced a number of duties in order to ensure improvements are made.
- 6.4.** The Council has a well-established Cheshire East Domestic & Sexual Abuse Partnership Board (CEDSAP), who have a long history of providing services for those experiencing domestic abuse and following the introduction of the act, incorporated the new duties into the revised Cheshire East Domestic Abuse and Sexual Violence Partnership Strategy 2021 – 2023.
- 6.5.** The Housing Options Team have worked closely with Cheshire East Domestic Abuse Services including the secondment of an officer to develop the Whole Housing Approach and the secondment of a dedicated Homelessness Prevention Officer to support those who victims of domestic abuse to access safe accommodation or assist them to remain in their own homes.
- 6.6.** The Housing Options Team outlined their service commitment, which clearly explained the approaches and services customers could expect to receive from Housing Options to support them. This was published on the Housing Options website and was produced following consultation.
- 6.7.** Such is the commitment from the Housing Options Team to assist those suffering from domestic abuse they started the journey to work towards

DAHA accreditation which is the UK benchmark for how housing providers should respond to domestic abuse in the UK.

- 6.8.** In June 2022, the Housing Options team went through the assessment process and were successful in achieving the award. Part of the process is recommendations for future improvements and the Assessors whilst welcoming the Service Commitment felt and recommended that it be developed into a policy, to be formally approved.
- 6.9.** The Housing Options Team therefore produced the Housing Options Domestic Abuse policy which is appended to this report and for which we are seeking approval.

7. Consultation and Engagement

- 7.1.** There is not a statutory requirement to have a policy in place, however as part of the development of the Service Commitment, consultation took place with the following to help produce a document which was user friendly:
- Survivors of Domestic Abuse
 - Perpetrators on the behaviour change program
 - The Cheshire East Domestic Abuse Team
 - Standing Together
 - DAHA forum

8. Implications

8.1. Legal

- 8.1.1.** The production of a Housing Options Domestic Abuse policy is not a statutory requirement, but is good practice as highlighted through the DAHA accreditation process.
- 8.1.2.** The Policy supports the legal and regulatory requirements in line with the Domestic Abuse Act 2021 and the new definition.

8.2. Finance

- 8.2.1.** The cost of producing the Domestic Abuse policy was met from within existing Housing budgets.

8.3. Policy

- 8.3.1.** The strategy will contribute towards the vision of the Corporate Plan 2021-2025 to be an open, fair and green Council and help to deliver the priority to be a Council which empowers and cares about people.
- 8.3.2.** The Cheshire East Council Housing Strategy 2018-23 details a number of key priorities for the Council's Housing service. One of these priorities focuses on 'Preventing Homelessness' under the remit of 'Health,

wellbeing and quality of life’. This policy contributes to achieving this priority.

- 8.3.3. The policy supports the aims and priorities set out in the Cheshire East Domestic Abuse and Sexual Violence Partnership Strategy 2021 – 2023

8.4. **Equality**

- 8.4.1. An Equality Impact Assessment (EIA) is to be completed for the policy.

8.5. **Human Resources**

- 8.5.1. There are no Human Resources implications.

8.6. **Risk Management**

- 8.6.1. There are no risks associated with the policy, however if the policy is not approved this could impact on future DAHA accreditation

8.7. **Rural Communities**

- 8.7.1. Domestic Abuse can take place in any of our communities, it is therefore essential that our residents are aware of the services on offer to assist them should they become a victim and require support.

8.8. **Children and Young People/Cared for Children**

- 8.8.1. Domestic abuse is cruel and complex, and can affect anyone, leaving physical and emotional scars that can last a lifetime. The Domestic Abuse Act 2021 statutory guidance is clear that the scale of domestic abuse is vast and its impact is significant, and that the impact on individual victims can be severe, wide-ranging and long-lasting. Research published by the Home Office estimates the social and economic costs of domestic abuse to be in the region of £66 billion for victims identified in England and Wales within the year 2016 to 2017. Physical and emotional harms (the fear, anxiety and depression experienced by victims as a result of domestic abuse) were estimated to account for the overwhelming majority of the costs.

- 8.8.2. Anyone can be a victim of domestic abuse, regardless of sex, gender reassignment, age, ethnicity, socioeconomic status, sexuality, or background. The impacts can be detrimental on all those affected, both physically and psychologically, and it can result in long term trauma and other health issues. It is therefore essential that families are supported and provided with safe accommodation.

8.9. **Public Health**

- 8.9.1. The Domestic Abuse Act 2021 statutory guidance outlines the impacts of domestic abuse stating that “*CSEW data can be taken to provide estimates of the prevalence of domestic abuse in England and Wales. It is clear that the scale of domestic abuse is vast and its impact is significant. Research published by the Home Office estimated the social and economic costs of*

domestic abuse to be in the region of £66 billion for victims identified in England and Wales within the year 2016 to 2017. Physical and emotional harms (the fear, anxiety and depression experienced by victims as a result of domestic abuse) were estimated to account for the overwhelming majority of the overall costs. The impact on individual victims is severe and can be wide-ranging and long-lasting.”

- 8.9.2.** The impact of domestic abuse can have significant detrimental implications for all those affected, physical and psychological. It can result in long term trauma and other health issues. It is therefore essential that families are supported and provided with safe accommodation.

8.10. Climate Change

- 8.10.1.** There are not implications in relation to climate change.

Access to Information	
Contact Officer:	Karen Carsberg Karen.carsberg@cheshireeast.gov.uk 07710975438
Appendices:	Appendix One – Housing Options Domestic Abuse Policy
Background Papers:	

Housing Options Domestic Abuse Policy

Our policy sets out how we will deal with domestic abuse affecting our customers and their families and how we will both support survivors of domestic abuse and hold perpetrators to account. This policy applies to all our customers and those living with them.

This policy supports the delivery of our strategic objective to meet our legal and regulatory requirements in line with the Domestic Abuse Act 2021 and the new definition.

Definition

The Domestic Abuse Act created a statutory definition of domestic abuse which is:

Domestic abuse refers to abusive behaviours which take place between two people aged over 16 who are personally connected to each other. This includes people who are, or have previously been married, in civil partnerships or in relationships; or have a child together; or are relatives.

The 2021 Domestic Abuse Act states that abuse can be a single incident, but is often a pattern of behaviours, and it takes many forms including:

- physical or sexual abuse.
- violent or threatening behaviour.
- controlling or coercive behaviour.
- economic abuse; and/or
- psychological, emotional, or other abuse.

The law recognises the impact of domestic abuse on those who are ‘personally connected’¹ and defines what is meant by this as:

“...intimate partners, ex-partners, family members or individuals who share parental responsibility for a child.”

There is no requirement for the victim and perpetrator to live in the same household.

Also, for the first time, the DA Act recognises that a child, under 18 years old, who sees or hears, or experiences the effects of, domestic abuse and is related to the person being abused or the perpetrator is also to be regarded as a victim of domestic abuse

Abuse can affect anyone, regardless of sex, gender, age, sexuality, disability, or ethnicity. However, we recognize that domestic abuse disproportionately affects women as they are in the majority as survivors/victims and that having those characteristics may impact on how a person experiences domestic abuse.

¹ [Domestic Abuse Act 2021 \(legislation.gov.uk\)](https://legislation.gov.uk)

Commitment to survivors

Don't suffer in silence – we are here to help you. We will speak to you in a sensitive way and will be non-judgmental.

Our customer commitment is that we will:

- Begin by believing what you tell us about the abuse,
- Provide any survivor of domestic abuse with housing options/homelessness advice and empower them to make choices so that they can identify the option that best meets their personal circumstances.
- Aim to keep you, the survivor of domestic abuse, safe by providing support information to the Cheshire East Domestic Abuse HUB and other support services that could help keep you safe.
- We understand if you are more comfortable talking to someone who is the same sex as you. You should let us know if you want to speak to someone of the same sex and we will arrange this for you if we can.
- We recognise that people from a minority background who may experience other forms of discrimination may find it even harder to ask for help.
- Where necessary, we will offer you the services of an interpreter. We will never expect family or friends to interpret for you.
- We will not share your information with anyone without your permission unless there are serious concerns for your safety, or the safety of any children or vulnerable adults. (See below for details of when and how we will share information)
- We will also agree if we need to speak with you again how we can do so in a way that is safe for you.
- Continually improve our response to domestic abuse by learning from survivor feedback and the feedback from a range of other agencies.
- We will hold you at the centre of all decisions made in relation to your housing and the work we do with the person who caused you harm.

Commitment to perpetrators of harm

If you, the perpetrator of abuse, are committed to change and accept responsibility for your harmful behaviour we will commit to helping you access appropriate support to change. We have a perpetrator pathway that will enable you to access accommodation if you continue to commit to change and engage with our behaviour change program.

Working in partnership

We will actively participate in relevant local partnerships where appropriate and we will work with specialist support agencies.

Where the risk threshold is met, we will liaise with the local Multi-Agency Risk Assessment Conference (MARAC). This is coordinated by Cheshire Police.

We will carry out the multi-agency action plan actions assigned to us by the MARAC. We will also ensure we understand our role and the correct processes to follow.

Support needs and vulnerability

- We can offer additional support such as money advice to survivors and members of their household where an additional support need is identified.
- We will make a child safeguarding referral to Cheshire East Consultation Service (ChECS) when the need to protect a child/ children is identified or the domestic abuse is having a negative impact on the child.

Staff training, awareness, and support

We will ensure that all our staff are aware of their potential role in receiving reports of domestic abuse risks and concerns, and what they should do.

Our customer-facing staff will be trained to spot the signs of abuse and to be able to provide basic advice to survivors, including how customers can access help and support such as via the **Cheshire East Domestic Abuse Hub**.

Our staff will understand how to identify risk and the signs of escalating risks and will work with and refer to domestic abuse specialist services if your risks change.

Raising customer awareness

As part of our commitment to tackling domestic abuse, we will display information about domestic abuse in all our buildings across Cheshire East locations. We will ensure our website has information that is regularly reviewed.

Our customer facing staff will be:

- equipped to work with a trauma informed approach
- provided with Domestic Abuse training
- will commit to our approach to managing domestic abuse.

We will provide publicity in other languages to raise awareness of domestic abuse as the need is identified

Improving our services

We will record, monitor, and regularly review all cases of domestic abuse to ensure compliance with our commitment and procedures.

We will gather feedback from survivors who report domestic abuse, using this information to improve our services to future survivors.

Data protection and confidentiality

We will comply with our obligations under the General Data Protection Regulation (GDPR) and Data Protection Act 2018 when dealing with domestic abuse cases. This includes sharing information with statutory agencies, MARAC information sharing arrangements and MARAC operating protocols.

We will share information where we are legally required to do so. We will talk through any decisions regarding information sharing with the customers. All information-sharing decisions will be recorded, including the reasons for that decision.

Contact for help and information

Cheshire East Domestic Abuse Hub

- telephone: 0300 123 5101
- text: 07771 941 464
- email: cedah@cheshireeast.gov.uk
- for referrals use cedah@cheshireeast.gov.uk

Adult Safeguarding – out of hours

- telephone: 0300 123 5010 or 0300 123 5022

Children's Safeguarding – out of hours

- telephone: 0300 123 5012 or 0300 123 5022

Housing options / homelessness team – out of hours

- telephone: 0300 123 5017 or 0300 123 5025

NCDV (Help with injunctions etc)

- telephone: 0800 970 2070

DV Assist (Help with injunctions etc)

- telephone: 0800 195 8699
- www.dvassist.org.uk

Police (24 hours - non urgent)

- telephone: 101

Rape and Sexual Abuse Support Centre

- telephone: 01260 697900

People who abuse and those who want to help them can get advice and support from **Respect Phoneline**:

- Website: <http://www.respectphoneline.org.uk/>
- Email: info@respectphoneline.org.uk
- Phone 0808 802 4040 (office hours, free from landlines and most mobile phones)



Working for a brighter future together

Economy and Growth Committee

Date of Meeting: 15th November 2022

Report Title: The introduction of a Private Landlord Offer Scheme

Report of: Jayne Traverse – Executive Director Place

Report Reference No: EG/20/22-23

Ward(s) Affected: All Wards

1. Purpose of Report

- 1.1** This report seeks the approval of a Private Landlord Offer Scheme (PLO) which if introduced would provide the Housing Options Team with the ability to negotiate with Private Sector Landlords to secure private rented accommodation for those who a priority on the social housing waiting or are currently homeless.
- 1.2.** The PLO scheme contributes towards the key priority within the Council's Corporate Plan 2021-25, which is "a Council which empowers and cares about people". It contributes to the aim "to enable access to well designed, affordable and safe homes for all our residents"

2. Executive Summary

- 2.1** The ability of the council to help people find affordable and suitable private rented accommodation is a key priority in preventing homelessness. The Housing Options Team has the ability to liaise with private landlords and to consider financial payments to help households at risk of homelessness to secure a rental property. This can help people to afford the cost of a cash deposit, to pay rent in advance, or to help furnish a property with white goods.
- 2.2** There are, however, many landlords and agents who will have concerns about accepting referrals of prospective tenants from the local authority, and there is a degree of stigma surrounding people who are receiving welfare benefit support, or those who are homeless. We recognise that all landlords want to find good tenants and have peace of mind that their rent will be paid and there will be no unnecessary tenancy issues and disputes. It is important we provide a competitive offer to landlords and agents to continue to develop our relationship and help prevent homelessness.

- 2.3** The PLO Scheme provides the council with the ability to directly refer prospective tenants, who may be a priority on our housing waiting list and/or may be homeless, to a landlord who has agreed to the terms of the scheme. Applicants will be screened by the Housing Options Team to ensure the property is affordable and they will receive support to set up their new home.
- 2.4** The PLO scheme aims to provide enhanced financial cover to landlords and provide peace of mind that they will have a dedicated liaison officer who can be on hand to support them with any issues. The pilot scheme is proposed over a **period of two-years**.
- 2.5** The Scheme is presented in sections covering:
- An overview of the strategic context and the current position.
 - The need for the proposed Private Landlord Offer scheme
 - The cost and financial considerations

3. Recommendations

- 3.1.** Committee are recommended:
- 3.1.1.** To approve the Private Landlord Offer scheme (Appendix One) - including the adoption of a rent guarantee to underwrite a tenant's rent liability, and a finder's fee to encourage uptake from private landlords to accept our referrals and help address housing need in the borough.
- 3.1.2.** To authorise the Director of Growth and Enterprise, in consultation with the Chair of the Economy and Growth Committee, to make further minor amendments to the scheme to ensure ongoing compliance with the law and guidance from the Government.

4. Reasons for Recommendations

- 4.1.** The Council's Corporate Plan 2021-25 sets out our vision for a more open, fairer, greener Cheshire East. The plan also sets out priorities under the three broad aims including "a great place for people to live, work and visit", and the Private Landlord Offer links to the action to "enable access to well designed, affordable and safe homes for all our residents"
- 4.2.** There are a number of key priorities which are highlighted within both the Housing Strategy 2018-2023 and the Homelessness and Rough Sleeping Strategy 2021-2025 which include addressing the sufficiency of good quality, affordable private rented housing for our residents.
- 4.3.** Preventing homelessness is a key priority for the Council and this scheme aims to increase the supply of accommodation and build relationships with private landlords in the borough to let their properties at affordable rates.
- 4.4.** The private rented housing market remains a very challenging environment for low-income households, and Cheshire East has many areas where rates of Local Housing Allowance is much lower than average market rents. The availability of private rented accommodation for people on lower incomes has

diminished, with Estate Agents and landlords able to let properties easily with a great deal of interest.

- 4.5. The Private Landlord Offer will include review milestones, to allow reflection and assess the effectiveness and continued cost-benefit. Landlords will also be consulted throughout the roll-out phase and following the end of 'rent guarantee' cover to ensure it remains a competitive and attractive offer.

5. Other Options Considered

- 5.1. Do nothing.

- 5.2. Other incentives models:

- 5.2.1. There are a range of 'incentives' that can be adopted by local authority housing teams to encourage private landlords to accept referrals and/or to let their properties to people in housing need. This can include cash deposits, rent in advance, accreditation schemes, leasing schemes and liaison officers.
- 5.2.2. Each local authority area has different market conditions and rents, sufficiency of affordable private rented accommodation, budgets, and service pressures from households who are at risk of homelessness; therefore one-size does not fit all, and a tailored and informed approach is required.
- 5.2.3. The proposed scheme detailed in this report aims to provide a balanced offer, which is generous to attract new landlords, and also retain existing landlords who are willing to work with the homelessness service.

Option	Impact	Risk
Do nothing	We have no marketable Landlord incentives scheme to compete in the PRS housing market	If we retain the status quo we will continue to help some people into the private rented sector, however this will not provide sufficiency of available, affordable accommodation for our residents. Increase in homelessness; increased temporary accommodation use and costs; no ability to build relationships with private landlords.
Committee not approving the recommendation	We have no marketable Landlord incentives scheme to compete in the PRS housing market	Increase in homelessness; increased temporary accommodation use and costs; no ability to build relationships with private landlords.

6. Background

- 6.1 There are 10,320 households registered for social housing with the council's housing register, Cheshire Homechoice, of which 2,028 have a recognised 'housing need' in Band's A-C. Whilst many residents in Cheshire East are able to secure social housing to alleviate their housing need, including

homelessness, the sufficiency and accessibility of social housing is a barrier to a number of people.

- 6.2 People in housing need can experience further barriers to gaining social housing, such as a poor tenancy references resulting from former tenancy debt, or having a recent criminal conviction. However the local authority will have a duty to assist all households who are homeless, and in some cases, provide temporary accommodation such as to those with dependent children, or people who are vulnerable due to ill health or a disability.
- 6.3 Within Cheshire East there are approximately 21,755 (12.2%) households living in the private rented sector, which is lower than the national figure of 19% (<https://assets.publishing.service.gov.uk>). The highest percentage is in Crewe Central (35.6%) and is significantly larger than most of the other wards, followed by Macclesfield Central (31.6%) and Crewe South (29/8%).
- 6.4 Cheshire East Housing Options Team have a dedicated Private Sector Liaison Officer, working with landlords as a point of contact for any issues during a tenancy. The team also have access to a prevention budget, which is commonly used to help households secure private rented accommodation, such as the cost of a cash deposit or rent in advance payment. Whilst this post has historically had some success with engaging with landlords, the current package of support to private landlords is not creating sufficient numbers of new private rented properties for people at risk of homelessness.
- 6.5 The PSL Offer Scheme is an offer to Private Landlords who accept our referrals for people at risk of homelessness, which includes;
 - **Rent Guarantee** – the council’s Housing Options Team will provide cover for landlords on their contractual rent for a fixed period of time (usually 6 months, but could be agreed to 12 months). Landlords are able to ‘claim’ genuine, evidenced loss of rent during the period.
 - **A Tenancy Commitment** – this provides assurances to landlords and tenants that we will provide support and assistance in setting up a tenancy and ensuring they are managing their tenancy well. An existing dedicated officer and support service in place to deliver this.
 - **Finder’s fee** - Self-contained accommodation provided by a landlord through the PLO Scheme will be eligible for a one-off £250 or £500 payment, depending on the need of the property, as soon as a referred tenant is signed up.

7. Consultation and Engagement

- 7.1. In preparation of the proposed scheme, we engaged and gathered views from private rented landlords and agents. Informal feedback was gained for their reasons of wanting to withdraw from the private rental sector and reasons why referrals from the Housing Options team were no longer being considered for a tenancy. Our officers working in the field, such as the Private Sector Liaison Officer and Next Steps Officer, were consulted over their experiences also.
- 7.2. The response from landlords and professionals supported the option of a rent guarantee to safeguard their payments. Landlords frequently expressed

concerns over working with local authority housing teams due to the risk of non-payment, either through the tenant withholding rent, not being able to afford the rent due to a change in circumstances, or due to a wariness of the welfare systems in place, including rent being paid in arrears through Universal Credit, with the default method of benefits being paid direct to the tenant.

- 7.3.** The other concerns raised was regarding accepting tenants who may have had previous failed tenancies and carry a risk of anti-social behaviour with neighbours, leaving the landlord to deal with the ensuing issues themselves until they can evict. The feedback favoured a single point of contact or dedicated support worker, who the landlord could liaise with, and who may be able to resolve the issues. This type of role is already in place with our Private Sector Liaison Officer and support workers, who are able to address issues with the tenants and aim to fully resolve and maintain positive relationships with their landlord.
- 7.4.** Discussion was held with other local authority areas over their challenges and successes with private rented incentives scheme, and feedback received regarding 'what works well'.
- 7.5.** As this scheme will be an initial pilot to test the incentives for cost-benefit and effectiveness, further consultation with landlords and tenants at key milestones will be required.
- 7.6.** Following the committee decision, a note will be circulated to all Members advising them of the implementation of the Scheme.

8. Implications

8.1. Legal

- 8.1.1 Housing authorities may seek the assistance of private landlords in providing suitable accommodation direct to applicants, as well as engaging them in schemes that enable applicants to find their own private rented accommodation.
- 8.1.2 A general consent under [section 25 of the Local Government Act 1988](#) allows housing authorities to provide financial assistance to private landlords in order to secure accommodation for people who are homeless or at risk of homelessness. This could involve, for example, making small one-off grants ('finders' fees') to landlords to encourage them to let dwellings to households owed a homelessness duty; paying rent deposits or indemnities to ensure accommodation is secured for such households; and making one-off grant payments which would prevent an eviction. There is no limit set on the amount of financial assistance that can be provided, however housing authorities are obliged to act reasonably and in accordance with their fiduciary duty to local tax and rent payers.
- 8.1.3 There is no statutory requirement to have a private rented sector incentives scheme, however The [Homelessness Reduction Act 2017](#) introduced the duty to 'help to secure' accommodation for all

applicants who are eligible for assistance and threatened with homelessness or homeless.

- 8.1.4 There are legal considerations regarding the binding agreement between the local authority and private landlords to cover their genuine incurred costs and as this will be a contractual relationship and the legal obligations and remedies available in accordance with contract law shall apply.
- 8.1.5 A robust 'rent guarantee' agreement will be produced, outlining each parties' obligations including, but not limited to, providing details as to how a landlord could recover damages for non-payment of rent payable under the scheme. Any breach of the assured shorthold tenancy would remain between the landlord and the tenant thus preventing a claim against the local authority outside the scope of the rent guarantee agreement.
- 8.1.6 The scheme is designed to be 'landlord friendly' and attractive to potential landlords and agents who may wish to work with the local authority. It aims to provide sufficient cover which safeguards a landlord from loss of rent, therefore it is unlikely that genuine claims within the terms of the agreement will be denied. Any fraudulent claims will be investigated and if there were any impropriety the local authority could commence proceedings for breach of contract against the landlord.

8.2. Finance

- 8.2.1. The scheme is not designed to make up-front payments to private landlords or agents; however a rent guarantee will underwrite contractual rent owed over the first 6, or in some cases 12 months of the tenancy.
- 8.2.2. The scheme will be available to support new tenancies delivered for an initial two-year pilot, with a ceiling on the total budget committed under the scheme of £243,960 This budget represents a projected liability of supporting 55 new tenancies for 6 months' rent, with further details in appendix C.
- 8.2.3. Payments to landlords will be authorised if:
- The tenant falls into arrears of contractual rent of more than 8 weeks during the period of cover, or;
 - At the end of the agreed cover period, the tenant owes any outstanding arrears for the period. Claims will be payable after 28 days to provide sufficient time for the tenant to resolve the outstanding balance and for benefit payments in arrears to be received.
- 8.2.4. It is envisaged that the actual claim rate against the Rent Guarantee will be low, between 10-20%, as tenants will be supported to ensure they are able to afford the tenancy and to ensure budgeting and finance arrangements are in place, including assistance to claim and pay their rent through Universal Credit.
- 8.2.5. A 20% claim rate against the overall Rent Guarantee as detailed in appendix C would equate to payments of £46,092

- 8.2.6. The funds are available through Homelessness Prevention Grant allocation. The Housing Options and Homelessness service has sufficient funds which can be ringfenced for any liability during the two-period.

8.3. Equality

- 8.3.1. An Equality Impact Assessment is completed in Appendix D

8.4. Human Resources

- 8.4.1. There are no HR implications as there are existing posts in place to administer the scheme.

8.5. Risk Management

- 8.5.1. There are no significant risk management issues arising from the proposed scheme.

8.6. Rural Communities

- 8.6.1. This policy will support households to access housing in all neighbourhoods in Cheshire East, including rural communities.

8.7. Children and Young People/Cared for Children

- 8.7.1. This scheme will protect the health and wellbeing of children and young people living in the private rented sector.
- 8.7.2. The scheme aims to reduce homelessness, including for households with children, and improve access to affordable housing.

8.8. Public Health

- 8.8.1. Homelessness is a major public health concern and is strongly associated with poor health and wellbeing. People experiencing homelessness are significantly more likely to experience mental and physical health problem(s), while also often struggling to access health services. The impacts on children can be particularly traumatic and long-lasting, severely affecting life chances through adverse effects on their development, education and health. Any scheme that prevents homelessness wherever possible is a valuable public health intervention.

8.9. Climate Change

- 8.9.1. The Scheme will have limited impact on Climate strategies, however each property delivered through the Scheme will be assessed to ensure it meets relevant legislation and good practise standards, including an Energy Performance Certificate.

Access to Information	
Contact Officer:	David Fenton – Housing Options Manager David.fenton@cheshireeast.gov.uk 07826955883
Appendices:	Appendix A – The Private Landlord Offer – overview Appendix B – Procedure for new landlords and tenancies Appendix C – Example costed delivery
Background Papers:	

Private Landlord Offer 2022-24

Cheshire East Council is committed in supporting private sector landlords to create affordable and sustainable tenancies for our residents. As such, the Housing Options Team is launching a new **Private Landlord Offer** scheme during a pilot phase over two years. We are looking to work with landlords in the area who can help provide good quality, affordable housing and in turn we can provide an enhanced offer of assurance for households we refer to you as prospective tenants.

This is a dual commitment to both private rented sector landlords and their tenants. The objectives of Cheshire East Council Housing Options service are to:

- Work with landlords to ensure that tenancies are conducted correctly
- Ensure fair access to private rented property for people in housing need
- Provide assurances to landlords to aid the smooth running of tenancies
- Help people to overcome barriers in finding rented accommodation

This commitment supports the delivery of our strategic objective to meet our legal and regulatory requirements in line with the Housing Act 1996.

This document will outline our PRS Tenancy Commitment, Finder Fee and our Rent Guarantee agreement.

The PRS Tenancy Commitment

Where a tenant is referred to a Private Sector Landlord and a tenancy is agreed, the Housing Options Service will:

- Provide a landlord and tenant with a single point of contact for any tenancy issues.
- Conduct a pre-tenancy assessment to establish the suitability of the tenant for the tenancy
- Help tenants in receipt of housing benefit or universal credit to apply for direct-to-landlord payments
- Act as a liaison between landlord and tenant with a particular focus on ensuring the smooth running of the tenancy during any fixed term. A referral into the Council's floating support service may be required in some instances.
- Deliver a tenancy health check during any fixed term to ensure that the property condition is maintained and that the property remains affordable to the tenant.
- Provide a consultation service for the tenant and landlord as the tenancy approaches the end of a fixed term
- Work with tenants to maximise their income and manage their budget with a priority to tenancy sustainment.
- Where required, refer the tenant to a floating support service at tenancy start to support with transfer of bills and rent payments to their new home.
- Support the tenant with rent in advance and deposits, where the tenant qualifies for financial support.

PRS Rent Guarantee

Under our new offer, Landlords can benefit from the following commitment from the council to ensure their rent is paid:

CEC Rent Guarantee

Landlords who accept a referral from the council's housing team under the Private Landlord Offer scheme, which results in a tenancy being granted, will be covered for **guaranteed rent for 6 months**. The property must be;

- Affordable for the tenant and the rent must be around the eligible Local Housing Allowance rate, and;
- In a good state of repair and condition, and meet all legal requirements.

The benefits include;

- The PRS Tenancy commitment as standard – flexible support for tenants in setting up and maintaining their tenancy
- A dedicated PRS Liaison Officer throughout the period of cover
PRSLiaisonofficer@cheshireeast.gov.uk
- A year's paid membership for the landlord to the National Registered Landlords Association

In some instances, if a landlord is willing to provide a longer initial fixed term tenancy of 12-months, the Rent Guarantee may be enhanced to cover the 12-month period.

Finder's Fee

Self-contained accommodation provided by a landlord through the PLO Scheme will be eligible for a **one-off £250 payment** once a referred tenant is signed up.

For properties which will meet an acute demand and alleviate a significant pressure on housing teams, such as large family homes with 4 or more bedrooms, or desirable properties which are located where rent prices are higher and are generally much harder to secure, **the payment will be £500**.

This will be payable within 28 days of the tenancy commencing and subject to all relevant documentation supplied by the landlord or agent.

The finder's fee is not a payment of rent nor a deposit payment and will not be treated as such.

Appendix B: Summary of the PLO scheme referral and sign-up process

Register an interest:

Landlords and/or agents can contact the Council to express an interest in letting their property through the Private Landlord Offer scheme. A web form will be available for landlords to complete, and the PSLO email account promoted for enquiries.

Our dedicated Private Sector Liaison Officer (PSLO) will contact the landlord / agent to discuss the scheme and propose that potential tenants can be referred to the landlord for a viewing. To be accepted for the scheme, property rents must be close to local housing allowance (LHA) rates (typically no more than 10% over LHA, however subject to affordability assessment on a case-by-case basis).

Referrals from the council:

The PSLO will work closely within the Housing Options Team to identify households who are at risk of homelessness, or homeless, and require private rented accommodation. Applicants will agree to be referred to the landlord, or a viewing will be facilitated by the PSLO.

There is no commitment on the landlord to accept a tenant who is referred by the council at any point.

Supporting the pre-tenancy process

An affordability assessment will be conducted with the prospective tenant prior to referral, to ensure the property and terms of the agreement are affordable

The PSLO will attend the viewing to support the tenant and landlord in most cases, however the PSLO will, as a minimum, attend a visual inspection of the property before acceptance onto the scheme.

If the landlord and tenant are happy to proceed to a tenancy, then a Rent Guarantee will be issued to be signed, and a finder's fee arranged once the tenancy is underway.

The landlord will provide all necessary documents to evidence the property is in good repair and meets legal requirements, including a gas safety certificate and energy performance certificate.

In instances where the property does not appear to meet minimum requirements or there are concerns about the condition standards of the property, an inspection by the Housing Standards Team may be required before the property can be accepted and progressed through the Scheme.

Helping to create a sustainable tenancy

The tenant will be supported to make any claims for housing benefit or Universal Credit to cover the cost of their rent. Payments of the tenants housing benefit direct to the landlord will be requested by the PSLO, with the tenant's consent. however will not be guaranteed and is subject to assessment by DWP or CEC Benefits teams.

Tenancy support from our housing support team will be provided to tenants who need further support to maintain their tenancy.

Appendix C: Example delivery of the scheme

The tables below provide an example funding commitment for a total of 55 tenancies, with Table 1 representing each property being let on a standard 6-month tenancy, whereas Table 2 provides an example cost if a number of tenancies are agreed at a more secure 12-month tenancy.

- a) Represents the target number of properties secured under the PLO scheme by bedroom size.
- b) Provides an average rent for each property size, using the mean average between the LHA rates in the North and South of the borough
- c) For self-contained properties a standard £250 is awarded, however the below example represents a number of larger in-demand properties receiving a higher £500 payment.
- d) The total financial commitment provided under the length of the agreement, based on the average rent (b)
- e) The cost should landlords successfully claim for loss of rent at 20%

Table 1.

Property size:	a) Tenancies secured on 6-month AST	b) Average monthly rent	c) Finders fee paid	d) Maximum Rent Cover	e) Claim rate @ 20%
Shared housing or studio flats	10	£310	£0	£18,600	£3720
1 bed self-contained flats	20	£445	£5,000	£53,400	£10680
2 bed properties	10	£578	£3,000	£34,680	£6936
3 bed properties	10	£710	£3,000	£42,600	£8520
4+ bed properties	5	£1063	£2,500	£31,890	£6378
Total	55		£13,500	£181,170	£36,234

Table 2.

The table below shows a revised budget commitment and claim rate based on 23% of tenancies agreeing to extended 12-month cover from the outset. The 12-month cover may be available to landlords under the PLO Scheme should the landlord provide a more secure 12-month assured shorthold tenancy. This would increase the length of cover and increase financial liability under the Scheme.

Property size:	a) tenancies secured on 6-month AST	b) tenancies secured on 12-month AST	c) Average monthly rent	d) Finder's fee paid	e) Maximum Rent Cover	f) Claim rate @ 20%
Shared housing or studio flats	10	0	£310	£0	£18,600	£3720
1 bed self-contained flats	15	5	£445	£5,000	£66,750	£13350
2 bed properties	7	3	£578	£3,000	£45084	£9016.8
3 bed properties	7	3	£710	£3,000	£55380	£11076
4+ bed properties	3	2	£1063	£2,500	£44,646	£8929.2
Total	42	13		£13,500	£230,460	£46,092

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Working for a brighter future together

Economy and Growth Committee

Date of Meeting:	15 th November 2022
Report Title:	Section 106 Financial Contributions in lieu of Affordable Housing Policy Update
Report of:	Jayne Traverse – Executive Director Place
Report Reference No:	EG/22/22-23
Ward(s) Affected:	All Wards

Purpose of Report

- 1.1. This report provides Members with an update on the Section 106 financial contributions in lieu of affordable housing policy, which was approved by the Economy and Growth Committee in September 2021. It was agreed that the policy would be reviewed on an annual basis, and Committee Members made aware of any proposed changes to be made to the policy.
- 1.2. This report will also provide Members with an update of what actions the Strategic Housing team have taken since the policy was adopted, and the outcome of these actions.
- 1.3. The policy sets out the Council's approach to allocating financial contributions in lieu of affordable housing to appropriate projects, where it has been deemed appropriate during the planning process that a financial contribution can be accepted in lieu of on-site provision. The policy aligns with the Council's values, as below:

Open – Financial contributions can be accessed for suitable projects which bring forward the delivery of affordable housing. The policy ensures that applications and the approach to access funding is robust and transparent, ensuring openness during the application and administering process.

Fair – The policy sets out how applications will be reviewed and assessed, ensuring that fairness and equal opportunity is applied for all applications.

Green – The use of financial contributions to enable the delivery of affordable housing will help to ensure that residents have access to well-designed, safe, and sustainable accommodation, regardless of their location within the borough, as well as contribute to the environmental, social and economic wellbeing of Cheshire East.

2. Executive Summary

- 2.1.** On 16th September 2021, Members of the Economy and Growth Committee received a report, advising them of an update to the Council's approach to administering financial contributions in lieu of affordable housing. The update took into consideration the change from a Cabinet to a Committee system and included reference to the Council's Housing Development Framework which was set up by officers earlier in 2021.
- 2.2.** During the September 2021 Committee meeting, Members resolved that they:
 - 2.2.1** approve the process, outlined in Appendix 1 to the report, for the allocation of financial contributions for the provision of affordable housing.
- 2.3.** Following the policy's approval by Members in September 2021, relevant stakeholders were made aware that the policy had been updated and that the Council was open to applications to access the funds via the new procedure.
- 2.4.** The Strategic Housing Team committed to reviewing the policy and presenting any updates to Members on an annual basis. Following a review of the policy which took place earlier in 2022, some amendments were required to the policy to align it with the most recent Constitution and to consider recent changes relating to Subsidy Control.
- 2.5.** This report sets out the changes made and provides Members with the most recent version of the policy for their reference.

3. Recommendations

- 3.1.** To approve the updated S106 financial contributions in lieu of affordable housing policy (Appendix One)
- 3.2.** To note the changes made and delegate authority to approve any spends of financial contributions in lieu of affordable housing in line with the Cheshire East Council Constitution.

4. Reasons for Recommendations

- 4.1.** The allocation of financial contributions in lieu of affordable housing enables activity, development and enhancements to affordable housing schemes across the borough. It provides an opportunity for the Strategic Housing team to direct funding to projects and opportunities that align with the council's Housing Strategy 2018-23, as well as the council's Corporate Plan 2021-25.
- 4.2.** The updates made in this most recent version of the document ensure that all allocations of funding through S106 financial contributions are within the latest guidance in relation to Subsidy Control, as well as ensuring decision making for funds is correctly outlined to reflect the Constitution.

5. Other Options Considered

- 5.1.** The Strategic Housing team committed to reviewing the approved policy on an annual basis and it was during this review that the council's Legal Services team raised a number of points which needed amending. It was discussed and agreed with Legal Services that these changes were essential to ensure the validity of the policy.

Option	Impact	Risk
Do nothing	The policy contains outdated information, and the council is open to challenge with regards to its allocation of S106 funding.	S106 financial contributions could be delayed in being allocated to projects, and opportunities missed. In some cases, contributions may need to be returned to developers if they are subject to a time limit.

6. Background

- 6.1.** Cabinet originally approved the Council's financial contribution in lieu of affordable housing policy in July 2014. That policy set out the Council's approach to administering financial contributions in lieu of affordable housing, where this had been agreed during the planning process.
- 6.2.** A number of priorities were detailed and a process of administering funding to suitable projects was approved. Subsequent to the policy adoption in 2014, a further updated policy was presented to the Economy and Growth Committee in September 2021, which aligned with the Committee system and renewed our approach, ensuring that funds were allocated in a proactive and timely manner.

- 6.3.** Following a review of the policy in August 2022, a small number of amendments were required to the policy, including:
- Updating the policy to align with recent Subsidy Control advice.
 - Amending the decision maker for projects, in line with the most recent version of the Constitution.
 - Including an additional priority which allows funding from individual contributions to be combined with others, if a project requires this.
- 6.4.** When the revised policy was adopted in September 2021, there was some ambiguity regarding the approach to Subsidy Control, which replaced 'State Aid' following the United Kingdom's exit from the European Union. Since the policy was adopted in September 2021, additional guidance has been provided by Government in April 2022, which details how the rules of Subsidy Control are applied and these have since been reflected in both the policy and the application forms to access the funding.
- 6.5.** Following the most recent Constitution in May 2022, a review of the decision makers to allocate funds took place and these were amended to correctly reflect current practices. For Member's information, the original policy from 2021 permitted decisions on contributions of:
- < £1m to be made by the Chair Committee Member for Economy and Growth, and the Director of Growth and Enterprise.
 - > £1m to be made by the Chair Committee Member for Finance Sub-Committee.
- 6.6.** The above has now been revised to reflect the current Constitution which permits allocation of funding of:
- < £2m to be made by the Director of Growth and Enterprise.
 - > £2m to be made by Cheshire East Council's Finance Sub Committee.
- 6.7.** The 2021 policy provided three priorities in how the Housing team would approach opportunities for allocating funding. These included:
- *Priority 1* - Funding to be allocated to Council-led developments, including those identified and progressing through the Housing Development Framework. This can include purchase of land, the provision of viability gap funding and completing relevant surveys/assessments to bring forward affordable housing.
 - *Priority 2* – review of current planning consents and allocating funding to provide additional affordable housing on-site, and/or increase

discount on properties to make them more affordable for residents, especially in areas of the borough with significant affordability issues.

- *Priority 3* – engagement with all town/parish councils and registered housing providers to advise of the funding and what it could be allocated to, encouraging applications for suitable projects for affordable housing across the borough.

- 6.8.** A further amendment is now included as 'Priority 4' which permits the Council to combine funds from multiple financial contributions on a single project. This will allow more significant funds to be allocated if required and allows smaller financial contributions to be combined with others, increasing their impact and their ability to bring forward affordable housing.
- 6.9.** Members should be reassured that all previous safeguards and financial checks are still applicable during the allocation process and the Council will always seek value for money and appropriate use of this funding when assessing proposals to access these funds for suitable projects.
- 6.10.** Since the adoption of the revised policy in September 2021, the Housing team have been proactive in raising awareness of this opportunity to access funding by engaging with town and parish councils, as well as our registered housing provider partners. Whilst uptake through this method has been minimal, the team will continue to promote the funding and engage proactively with potential applicants.
- 6.11.** Some Section 106 financial contributions are restricted by a geographical location, for example within a certain settlement of the borough, and are required to be spent within certain timeframes, typically either 5 or 10 years.
- 6.12.** One such financial contribution has since been allocated to purchase a property within the north of the borough, which will be utilised by the Council to assist families and households who are experiencing homelessness and require safe accommodation.

7. Consultation and Engagement

- There is not a statutory requirement to have a policy in place, however it is good practice to have a clear, transparent approach for the council to assess and approve any funding provided through financial contributions in lieu of affordable housing. The approved 2021 policy was raised at relevant stakeholder meetings with local housing providers, and communication was sent to all town and parish council's advising that the 2021 policy had been updated and was open for applications.

8. Implications

8.1. Legal

- 8.1.1.** The production of a S106 financial contribution policy is not a statutory requirement but is good practice to provide applicants with a clear, transparent approach to how these funds are allocated.
- 8.1.2.** Any funds to be allocated and used should be in compliance with this policy. Where appropriate S106 monies should be used in line with any specific requirements of the original S106 agreement, in relation to geographical area and time frame in which it is to be spent.
- 8.1.3.** The policy reflects the subsidy control position as it currently stands in law. Given that the Subsidy Control Act 2022 is not yet operative (anticipated to be later this year) this area remains subject to change. Legal advice should be sought once the Act becomes operative to ensure the policy reflects the law in relation to subsidy control at that point.

8.2. Finance

- 8.2.1.** There are no additional financial implications. The use of S106 financial contributions in lieu of affordable housing is already approved. This update to the policy aligns the process with recent legislation regarding Subsidy Control and confirms who decision makers are in line with the Constitution.

8.3. Policy

- 8.3.1.** The policy will contribute towards the vision of the Corporate Plan 2021-2025 to be an open, fair and green Council and help to deliver additional affordable housing within the borough.
- 8.3.2.** The Cheshire East Council Housing Strategy 2018-23 details a requirement to see additional affordable housing provided across the borough. This policy will contribute to achieving that outcome by enabling access to funding which helps to deliver additional affordable homes.

8.4. Equality

- 8.4.1.** An Equality Impact Assessment (EIA) has been updated for the policy.

8.5. Human Resources

- 8.5.1.** There are no Human Resources implications.

8.6. Risk Management

- 8.6.1.** There are no risks associated with the policy, however if this policy is not approved this could impact on future allocations of S106 financial contributions.

8.7. Rural Communities

- 8.7.1.** Funding provided by this policy is available to all areas of the borough, however the Strategic Housing team are keen to enable affordable housing delivery in rural communities. This enables local families and households to remain in rural areas and contributes to supporting the economic sustainability of these communities.

8.8. Children and Young People/Cared for Children

- 8.8.1.** There are no specific impacts in relation to children and young people, however the policy seeks to enable the delivery of safe, secure and sustainable homes for residents to live and to thrive.

8.9. Public Health

- 8.9.1.** There are no specific impacts in relation to Public Health, however the policy seeks to enable funding to deliver additional safe, secure and sustainable homes which can assist in improving health outcomes of residents throughout the borough.
- 8.9.2.** The impact of poor housing conditions can have significant detrimental implications for all those affected, and it is therefore essential that families are able to access suitable housing options regardless of their location or financial circumstances.

8.10. Climate Change

- 8.10.1.** The updated policy seeks to enable funding opportunities which promote the delivery of high-quality affordable housing. New build housing will be subject to relevant building regulations and standards which promote less reliability on fossil fuels and greater levels of energy efficiency and sustainable building methods.

Access to Information	
Contact Officer:	Karen Carsberg Karen.carsberg@cheshireeast.gov.uk 07710975438
Appendices:	Appendix One – S106 financial contributions in lieu of affordable housing policy
Background Papers:	

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POLICY FOR ALLOCATION OF FINANCIAL CONTRIBUTIONS (COMMUTED SUMS) IN LIEU OF AFFORDABLE HOUSING FUNDING

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1. **Introduction:**

The Council, as the Planning Authority makes every effort to ensure that 30% affordable housing is delivered on-site in new housing developments, or off-site if this is not possible. However, in some limited circumstances where neither of these alternatives are possible, a financial contribution in lieu of on-site provision (commuted sum) can be accepted under Section 106 of the Town and Country Planning Act 1990. Such circumstances may include:

- The provision of the affordable housing elsewhere in the locality would provide a better mix of housing types.
- Management of the affordable dwellings on site would not be feasible, due to a lack of registered provider interest.
- It would be more appropriate to bring back existing vacant housing into use as affordable units which may also bring about regeneration benefits.
- There are specific and unusual constraints on the site that prevent the provision of the size and type of affordable housing required in the area.

The Council receives payments from developers, in lieu of the on-site provision having entered into legally binding agreements (S106 agreements) which contain obligations on the Council to use the financial contributions (commuted sums) in accordance with the provisions of each legal agreement, to enhance development opportunities throughout the borough.

This policy relates specifically to the obligations as they relate to affordable housing provision in the S106 agreements, to facilitate the delivery of high-quality affordable housing that meets the needs of the whole community and stimulates the housing market.

The Council is contractually bound by the terms of the S106 agreements and so can only apply the criteria set out in the policy, in so far as it does not conflict with the specific terms found in each S106 agreement, such as restrictions on the geographical area that a financial contribution can be spent.

1.1 **Definition of Affordable Housing:**

The National Planning Policy Framework 2021, Annex 2 (NPPF) defines affordable housing as:

‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following: affordable housing for rent, starter homes, discounted market sale housing and other affordable routes to home ownership’, e.g. shared ownership, shared equity and rent to buy.

First Homes are not addressed in the NPPF or referred to in the definition of affordable housing set out in Annex 2. National planning policy for First Homes is contained in a Written Ministerial Statement made on 24th May 2021. The Ministerial Statement states that a home

meeting the criteria of a First Home will also be considered to meet the definition of affordable housing. This is restated in the national planning guidance on First Homes published alongside the Ministerial Statement.

Please note: Should the NPPF's standard definition of Affordable Housing change then the above definition will be amended accordingly.

2. Priorities for allocating funds:

In some cases, the S106 agreements are prescriptive, e.g., limited by geographical area or ward and funds can only distributed in accordance with the specific terms and timescales set out in each individual S106 agreement.

In other S106 agreements the terms are not so rigid, and the funds received (commuted sums) will be pooled and allocated for the delivery of affordable housing across the whole of the borough. This allows the Council discretion in deciding how to allocate the funds available, to ensure the creation of mixed tenure affordable housing that meets the needs of communities.

In circumstances where the Council does have discretion to decide how financial contributions (commuted sums) are allocated for affordable housing, we will use them to:

- Purchase land and create new affordable housing schemes, where a need has been established.
- Provide funding to secure more affordable homes on specific developments in addition to those secured under the S106 agreements.
- Reduce funding gaps to help enhance developments, where a scheme will provide additional affordable housing.
- Invest in existing affordable housing stock within Crewe to raise the quality of accommodation (in accordance with Cheshire East Local Plan policy SC5 'affordable homes' – justification 12.51).

In addition, we will prioritise the housing needs of residents highlighted in the Council's Housing Strategy 2018-2023, including the development of:

- The right mix of affordable housing needed by the community.
- Additional temporary accommodation for people who have become homeless.
- Empty properties to bring them back into use.
- Specialist housing, e.g., for families with disabilities or for older people.
- Rural accommodation to enable people to continue to reside within their local communities.

In order to do this, we will apply the following priorities:

2.1 First Priority:

In cases where discretion can be exercised consideration will be given to whether the terms of the legal agreement (S106) will allow the funds to be used to develop Council owned sites or council led developments and property for redevelopment, where appropriate, through the new Housing Development Framework or another appropriate procurement route, to commission the development of mixed tenure affordable housing provision, to meet identified housing needs. This also includes the ability to use funds to purchase land for the development of affordable housing schemes, which will be developed via the Housing Development Framework or another appropriate procurement route. This will need to be achievable in the timescales (if applicable) outlined in the S106 agreement, in the geographical areas intended under each agreement.

2.2 Second Priority:

If no Council led development is possible then all planning applications in the relevant area will be checked to establish whether it would be appropriate for the Council to provide funding to enable more affordable homes to be purchased, with the developers applying for such funding. The council will consider this approach on developments where 30% affordable housing has already been secured under the S106 agreement; on sites where the level of affordable housing provided is below 30%, due to the contributions required from developers for specific local infrastructure projects, such as major road schemes, e.g. Congleton Link Road and Poynton Relief Road, and on developments with less than 15 dwellings (not covered by the S106 agreements) in key areas where a particular need has been identified, e.g. Rural areas etc. to help meet the needs of the local community.

2.3 Third Priority:

If no Council led developments are possible and there are no outstanding planning permissions which would be appropriate for use of the funds then the Council will annually consult with Town and Parish Councils and Registered providers to establish if any specific housing sites have been identified in Neighbourhood Plans or maybe coming onto the market in the near future to enable the Council to bring forward affordable housing in high priority areas, e.g. empty properties, specialist housing and other identified requirements, that have not already been met through the affordable housing provision in previous S106 agreements.

In addition, in certain circumstances, where the criteria of specific S106 agreements are not met by applying the other priorities and commuted sums remain unspent then advertisements will be placed in suitable media to attract applications which do meet the criteria.

2.4 Fourth Priority:

If the funds cannot be allocated after all the preceding steps had been followed any remaining funds should be pooled and allocated to the delivery of affordable housing anywhere in the borough of Cheshire East, provided that the terms of the s106

agreement allows this. In these circumstances funds will be allocated in accordance with the timescales in which they must be used under the terms of each individual agreement.

If the terms of the agreement do not allow pooling, then the funds will be available for use on any new affordable housing schemes that are bought forward within the time scales set out agreement for the provision of affordable housing.

In applying its discretion and the above criteria the Council will do so in deference to the terms of each individual agreement at each stage of the process and in all cases to ensure that the funding is used in the provision of affordable housing.

3. **Application Process:**

To assess the viability of requests for funding, all applicants will be invited to complete a financial contribution (Commuted sum) Application form (Appendix 1). Applications will be received and considered in date order and a record of the submission and nature of the applications kept.

On receipt of a completed Application form and all relevant supporting documentation, the **Strategic Housing team** will undertake a verification process which will include a credit check on the applicant, checking of the documents that show the ownership of the site, planning status documents and project plan.

Once applications have passed the verification process and are being actively considered for funding, the proposal will be assessed by the **Head of Housing** and **Section 151 Officer** to determine whether the proposal is financially viable; that it meets not just the criteria set out in the specific S106 agreement(s), but the key priorities and objectives for affordable housing in the borough, highlighted in section 2 (above), the Housing Strategy 2018-2023 and the procedures governing the allocation of Financial contributions (commuted sums) for the provision of affordable and specialist housing initiatives (Appendix 3) .

If the application is successful, but no financial contribution (commuted sum) funding is available for allocation then it will remain on the list of live funding applications and as funding becomes available for distribution then it will be considered against the terms of the S106 agreement and the Council's criteria.

In the event of there being more than one successful application for funding which meets the criteria specified in the S106 agreement, the following factors will be considered to decide which application should take priority:

- The project offers value for money and meets the identified needs of residents in 'high priority' areas, such as older people, the homeless and people with disabilities.
- It offers family homes to meet the needs of existing families and those moving into the area for work.
- The scheme can start on site within 3 months of being advised that the bid for funding has been successful.

- The applicant can demonstrate that the funding will be spent within the timescales set out in the S106 agreement.

Please note: Where an application doesn't sufficiently meet the housing needs or provide value for money, the Council reserves the right to refuse the application.

The Council must, to fulfil its function as the Planning Authority and its obligations under the individual legal S106 agreements, monitor the use of the financial contributions (commuted sums) and obligations may be imposed on any recipient regarding provision of evidence, as to how the money is used, regardless of when the money is received.

The Council must also account for its use of the money to the developers who paid the financial contribution (commuted sums) and remain in control of the use of and dissipation of the funding.

In the event of a dispute the case will be referred to the **Director of Growth and Enterprise** whose decision shall be final.

4. Approval for allocation of funds

The original Cabinet decision in July 2014 delegated authority to Portfolio Holder and Director level. To bring this policy up to date following the adoption of the Committee system, an officer decision report will be sent to request approval for funds to be allocated to the project as follows.

- Under £2 million – **the Director of Growth and Enterprise.**
- Over £2 million – **Cheshire East Council's Finance Sub Committee.**

If funding is agreed, then an offer letter will be sent to the applicant stating the specific terms of the offer and timescale for use of the funding.

4.1 Process for spending Funds:

Following approval payment will only be made on production of evidence that the specific works have been carried out in line with the original proposal and offer letter, and an invoice from the Developer or Registered Provider is received.

5 Consultation:

The Planning, Legal and Financial departments have all been involved in the development of this procedure.

5.1 Review:

This Procedure will be reviewed annually by Cheshire East officers when agreed. An update report will be provided to the Economy and Growth Committee on an annual basis.

5.2 **Contacts:**

Housing Strategy Team
Cheshire East Council
Westfields
Sandbach
CW11 1HZ

Tel: 01270 685 912

Email: housingpolicycec@cheshireeast.gov.uk

5.3 **Equal Opportunities:**

An Equality Impact Assessment has been carried out in respect of this procedure to ensure we serve the whole borough, tackle inequality, and allocate affordable housing fairly and objectively.

5.4 **Subsidy Control:**

Following the UK exiting the EU, State Aid rules have been replaced by “subsidy control” regulation. When allocating financial contributions, the Council is required to comply with subsidy control provisions that are set out in the Trade and Co-operation Agreement between the EU and the UK (“TCA”); World Trade Organisation rules and certain other international commitments (referred to as “Subsidy Control Materials”). This obligation kicks in whenever a “subsidy” (allocation) is being awarded by the Council to any organisation.

Prior to any allocation award an analysis will need to be made as follows:

- Determine whether the allocation is a subsidy and what Subsidy Control Materials are relevant.
- Evaluate whether the allocation is a prohibited subsidy.
- If in scope of the TCA, assess the allocation against the principles (principles which aim to ensure that subsidies are not allocated where they have, or could have, a material effect on investment or trade).
- Assess the likelihood of triggering a dispute under international obligations and agreements.
- Record the award of the allocation as a subsidy.

Assuming that any proposed allocation is in scope of the TCA; the Council will need on each occasion that an allocation is being considered to evaluate and model the award based on the principles within the TCA. It is therefore important that Legal Services are engaged at an early stage whenever the award of an allocation is being considered.

There are de minimis provisions, but application will depend upon whether in each circumstance other subsidies have been awarded to the organisation. First consideration should be given to the application of the principles to obviate the need to consider de minimis.

Subsidy control is currently in a state of transition. Whereas there is a new Subsidy Control Act 2022 (“the Act”) on the statute books; its operative provision is yet to be brought into

effect; but when they are the Act will form the backbone of the UK's subsidy control regime. The subsidy control aspects of this policy will need to be reviewed and if necessary adjusted when the Act is operative.

Financial contribution Agreement

Distribution of funds

Approval Process

Planning decision results in a financial contribution (commuted sum) in lieu of on-site affordable housing

Priority 1: Council-owned or Council-led developments in the borough through the Housing Development Framework or another appropriate procurement route.

Priority 2: Relevant planning applications checked to determine suitable sites to bring forward for affordable homes.

Priority 3: Liaison with Town and Parish Councils and Registered providers to bring forward affordable housing in high priority areas.

Priority 4: Funds pooled and allocated for delivery of affordable homes in the borough.

**** The only exception to this process is where a financial contribution is prescriptive in where and how it must be spent.**

Application form (Appendix 1) and all other supporting documentation received.

Application approved and added to list of live funding applications (in date order of receipt).

If/when a financial contribution is available, suitable application provisionally allocated the funding.

Offer letter sent to applicant stating specific terms and timescales for use of the funds.

Funds paid following provision of evidence (invoice) of completion.

Verification process carried out by Strategic Housing Team, including:

- Credit check on applicant
- Inspection of site ownership
- Proof of planning application status
- Review of Project plan and timescale for development

Key priorities and financial viability assessed by Head of Housing and Section 151 Officer

Approval sought for funds to be spent:

- < £2 million: by the Director of Growth and Enterprise
- > £2 million: via Cheshire East Finance Sub committee

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Working for a brighter future together

Economy and Growth Committee

Date of Meeting:	15 November 2022
Report Title:	Financial Review 2022/23
Report of:	Alex Thompson, Director of Finance and Customer Services (Section 151 Officer)
Report Reference No:	EG/07/22-23
Ward(s) Affected:	Not Applicable

1. Recommendations

That Economy and Growth Committee:

- 1.1. Notes the report of the Finance Sub-Committee ([Agenda for Finance Sub-Committee on Wednesday, 9th November, 2022, 2.00 pm | Cheshire East Council](#)), specifically the recommendations of that committee.
 - 1.1.1. Finance Sub-Committee recommend Service Committees to:
 - 1.1.1.1. note the financial update and forecast outturn relevant to their terms of reference.
 - 1.1.1.2. note that officers will seek to improve the financial outturn across all Committees to mitigate the overall forecast overspend of the Council.
- 1.2. Notes Appendix 4 and the following sections specific to this Committee:
 - Changes to Revenue budget 2022/23
 - Action Plan 2022/23
 - Corporate Grants Register
 - Debt Management
 - Capital Strategy
 - Reserve Strategy

2. Reasons for Recommendations

- 2.1.** Committees are responsible for discharging the Council's functions within the Budget and Policy Framework provided by Council. The Budget will be aligned with Committee and Head of Service responsibilities as far as possible.
- 2.2.** Budget holders are expected to manage within the budgets provided by full Council. Committee and Sub-Committees are responsible for monitoring financial control and making decisions as required by these rules.

Access to Information	
Contact Officer:	Alex Thompson Director of Finance and Customer Services (Section 151 Officer) alex.thompson@cheshireeast.gov.uk
Appendices:	Finance Sub Committee Financial Review 2022-23 which includes: Covering Report Annex 1: Appendix 4 Economy and Growth Committee.
Background Papers:	Medium-Term Financial Strategy First Financial Review, Item No.14



Working for a brighter future together

Finance Sub-Committee

Date of Meeting:	9 November 2022
Report Title:	Financial Review 2022/23
Report of:	Alex Thompson: Director of Finance and Customer Services
Report Reference No:	FSC/6/22-23
Ward(s) Affected:	Not applicable

1. Purpose of Report

- 1.1.** This report provides members with an overview of the Cheshire East Council forecast outturn for the financial year 2022/23 as reported to Corporate Policy Committee on 6 October 2022. This report gives all service committees an opportunity to consider the First Review forecasts and the associated Action Plans.
- 1.2.** Members are being asked to note the financial challenges being experienced by the Council and to recognise the importance of ongoing activity to minimise the impact on services. The report also requests approval for financial changes taking place during the year that require authorisation in-line with the Constitution.
- 1.3.** The report highlights the negative impact of increasing inflationary pressures on the Council's budget since it was set in February 2022. It also highlights ongoing costs of Covid-19 scarring, where expenditure is still increased due to the effects of the pandemic.
- 1.4.** Reporting the financial forecast outturn at this stage, and in this format, supports the Council's vision to be an open Council as set out in the Corporate Plan 2021 to 2025. In particular, the priorities for an open and enabling organisation, ensure that there is transparency in all aspects of council decision making.

2. Executive Summary

- 2.1. The Council operates a financial cycle of planning, monitoring and reporting. This review is part of the monitoring cycle providing the forecast outturn position and any impacts on planning for next year's budget. This report supports the Council priority of being an open and enabling organisation, ensuring that there is transparency in all aspects of council decision making.
- 2.2. The Council set its 2022/23 annual budget in February 2022. The budget was balanced, as required, and included important planning assumptions about spending in the year. The budget is part of the Medium-Term Financial Strategy (MTFS) 2022 to 2026.
- 2.3. The provisional financial outturn for 2021/22 was reported in July 2022 and highlighted good financial management in that year, with an overall revenue outturn favourable variance of £1.1m (0.4% of the net budget). The report also recognised emerging pressure within the final quarter of the year, particularly from rising inflation and complexity of demand for care. It was also acknowledged specific risks remained unmitigated in respect of the Council's Private Finance Initiative and High Needs within the Dedicated Schools Grant. The report also highlighted the end of Covid-19 grant funding. The ongoing assumption was that carried forward grant funding would have to be used to fund ongoing Covid-19 related pressure.
- 2.4. In monitoring the 2022/23 financial year the national increase in inflation, from 0.4% in February 2021 to 10.1% in July 2022, is having a significant impact on the cost of Council services as well as on the cost of living for local residents. Inflation is affecting several critical areas:
 - 2.4.1. Service demand and contract inflation: Care needs are demand led, but care costs are rising due to increasing complexity of need as well as rising provider costs linked to staff shortages and utility and fuel prices. Fuel prices are also causing increases in transport and waste services.
 - 2.4.2. Pay inflation: Assumptions about achieving target inflation at a national level are not realistic in the short to medium term. This is creating cost of living increases that are subsequently leading to increasing wage demands. Pay negotiations for Council staff are impacted by this too, but are carried out at a national, not local, level. The main Trade Unions are balloting their members on the Employers' final pay offer of a flat figure increase which averages at 6%. The outcome of the pay negotiations are expected in early November.
 - 2.4.3. Covid-19 scarring: Although government funding for Covid-19 related costs has ended there remains an ongoing impact on care services and some services funded from fees and charges. Waste services are also experiencing ongoing tonnage increases from changed behaviour linked to the pandemic.

- 2.5.** The findings of this financial review present a need to mitigate emerging financial pressures. The MTFS recognises that the Council has relatively low levels of reserves as funding is instead utilised to manage ongoing service demand. Mitigation can focus on several areas:
- 2.5.1.** Appropriate use of balances: Carried forward Covid-19 funding, MTFS Reserve, General Reserves and specific service and company reserves levels are being reviewed and funding released to support essential services where practical. Flexible use of Capital receipts is also under review, which can allow eligible one-off revenue transformation expenditure by services to be funded from the proceeds of asset sales.
- 2.5.2.** Efficiencies and Income generation: Services continue to review non-essential spending requirements to release efficiencies, delay spending or generate additional income from key stakeholders.
- 2.6.** The financial pressure being experienced by Cheshire East Council is not unique. Local authorities, including Cheshire East Council, continue to liaise with government departments over the severity of so many emerging financial issues. The Council achieves this liaison either directly or through professional or political networks. The County Councils Network's most recent analysis of the costs of inflation warn that "any moves to cut their budgets next year would be 'worse than austerity' and result in 'devastating' reductions in local services – with local authorities offering just the bare minimum" ([CCN News 2022](#)).
- 2.7.** The report sets out details of the latest Financial Review of the Council's forecast financial performance for 2022/23, including the forecast revenue position as reported to Corporate Policy Committee on 6 October 2022, and most recent updates to the Capital programme and grant funding received:

Annex 1: Financial Review 2022/23

- **Financial Stability:** Provides information on the overall financial stability and resilience of the Council. It demonstrates how spending in 2022/23 is being funded, including the positions on overall service budgets, centrally held budgets, council tax and business rates. Further details are contained in the appendices.
- **Appendices:**
 - Appendix 1** Adults and Health Committee.
 - Appendix 2** Children and Families Committee.
 - Appendix 3** Corporate Policy Committee.
 - Appendix 4** Economy and Growth Committee.
 - Appendix 5** Environment and Communities Committee.
 - Appendix 6** Finance Sub-Committee.
 - Appendix 7** Highways and Transport Committee.
 - Appendix 8** Update to the Treasury Management Strategy.
 - Appendix 9** Update to the Investment Strategy.

3. Recommendations

Finance Sub-Committee is asked to:

- 3.1. Note the forecast adverse Net Revenue financial pressure of £11.6m against a revised budget of £328.4m (3.5%) as reported to Corporate Policy Committee on 6 October 2022.
- 3.2. Note the forecast Capital Spending of £179.6m against an approved MTFS budget £185.2m due to slippage carried forward from the previous year.
- 3.3. Endorse the approach of Senior Officers to mitigate the adverse forecasts through the activities outlined in each 'Action Plan' contained in Annex 1 (Appendices 1 to 7), which include:
 - Managed restriction of in-year spending, whilst retaining essential services, in consultation with the relevant Committee.
 - Reviewing the level of spending on key contracts and reviewing the need for contract renewals during 2022/23.
 - Pricing and grant reviews to ensure income is being fully recovered on related activity.
 - Enhanced vacancy forecasting and management.
 - Re-alignment of, and appropriate use of balances, such as earmarked reserves, General Reserves and capital receipts.
 - Review and reprofile the Capital Programme to prevent any impact of related inflation on the revenue budget.
- 3.4. Note the contents of Annex 1 and each of the appendices, and note that any financial mitigation decisions requiring member approval will be presented to the appropriate Committee.
- 3.5. Approve supplementary capital estimates up to and including £1,000,000 in accordance with Financial Procedure Rules as detailed in **Appendix 6, Section 5 Capital Strategy, Table 5**.
- 3.6. Set up a Task Group to review the financial assumptions that will underpin the preparation of the Medium-Term Financial Strategy 2023/24-2026/27.
- 3.7. Note that Council will be asked to approve:
 - 3.7.1. Fully funded supplementary revenue estimates for specific grants coded directly to services over £1,000,000 in accordance with Financial Procedure Rules as detailed in **Appendix 6, Section 3 Corporate Grants Register, Table 1**.
 - 3.7.2. Supplementary capital estimates over £1,000,000 in accordance with Financial Procedure Rules as detailed in **Appendix 6, Section 5 Capital Strategy, Table 6**.

3.8. Recommend to Service Committees to:

- 3.8.1. Note the financial update and forecast outturn relevant to their terms of reference.
- 3.8.2. Note that officers will seek to improve the financial outturn across all Committees to mitigate the overall forecast overspend of the Council.
- 3.8.3. Approve supplementary revenue estimates for specific grants coded directly to services up to and including £1,000,000 in accordance with Financial Procedure Rules as detailed in **Appendix 2 Children and Families Committee, Section 3 Corporate Grants Register, Table 2.**

4. Reasons for Recommendations

- 4.1. The overall process for managing the Council's resources focuses on value for money, good governance and stewardship. The approach to these responsibilities is captured in the Medium-Term Financial Strategy.
- 4.2. The budget and policy framework sets out rules for managing the Council's financial affairs and contains the financial limits that apply in various parts of the Constitution. As part of sound financial management and to comply with the constitution any changes to the budgets agreed by Council in the MTFS require approval in-line with the financial limits within the Finance Procedure Rules.
- 4.3. This report provides strong links between the Council's statutory reporting requirements and the in-year monitoring processes for financial and non-financial management of resources.
- 4.4. In approving the Cheshire East Council Medium-Term Financial Strategy members of the Council had regard to the robustness of estimates and adequacy of reserves as reported by the s.151 Officer. The s.151 Officer's report highlighted the importance of each element of the MTFS and the requirement to achieve all the proposals within it. The recommendations of this report highlight the need for ongoing activity to manage the financial pressure being experienced by the Council.

5. Other Options Considered

- 5.1. None. This report is important to ensure members of the Committee are sighted on the financial pressure the Council is facing and the activity to date to try and mitigate this issue. Activity is required to ensure the Council balances its expenditure and income without serious impact on essential Council services.

6. Background

- 6.1. Managing performance is essential to the achievement of outcomes. This is especially important in evidencing the achievement of value for money across an organisation the size of Cheshire East Council. The Council is the third largest Local Authority in the Northwest of England, responsible for

approximately 500 services, supporting over 398,000 local people. Gross annual spending is over £700m, with a revised net revenue budget for 2022/23 of £328.4m.

- 6.2.** The management structure of the Council is organised into four directorates: Adults, Health and Integration; Children's Services; Place; and Corporate Services. The Council's reporting structure provides forecasts of a potential year-end outturn within each directorate during the year, as well as highlighting activity carried out in support of each outcome contained within the Corporate Plan.
- 6.3.** The political structure of the Council is organised into six committees, with a single sub-committee, all with financial responsibilities acutely aligned to the management structure. Performance against the 2022/23 Budget within each Committee, and the sub-committee, is outlined in Table 1 below.
- 6.4.** **Table 1 – Revenue Outturn Forecast split by the Six Service Committees and the Finance Sub-Committee as reported to Corporate Policy Committee 6 October 2022**

2022/23 (GROSS Revenue Budget £474.2m)	Revised Budget (NET) £m	Forecast Outturn £m	Forecast Variance £m
Service Committee			
Adults and Health	120.9	132.6	11.7
Children and Families	74.5	78.0	3.5
Economy and Growth	23.6	23.8	0.2
Environment and Communities	44.3	46.2	1.9
Highways and Transport	13.8	14.3	0.5
Corporate Policy	39.8	40.6	0.8
Sub-Committee			
Finance Sub	(316.9)	(323.9)	(7.0)
TOTAL	-	11.6	11.6

- 6.5.** The Council set a balanced net revenue budget of £327.7m at its meeting in February 2022. Current forecasts against the revised budget of £328.4m, shows a potential net expenditure of £340.0m.
- 6.6.** This position reflects the increase in demand led pressures in social care in both the Children's Services Directorate and Adults, Health and Integration Directorate. This mirrors national events and the County Council's Network has recently reported that forecast increases in care costs could be more than double those reported as recently as 2021.
- 6.7.** There are further pressures due to increased costs relating to rising inflation and the current national pay offer. The Council, in-line with most public

sector organisations, relies on government inflation targets when calculating budgets, target inflation remains at 2% but actual inflation is currently exceeding 10%. Some predictions say it may reach 13% by the end of the year. The Council actually forecast local pay increases of 2.5% recognising potentially higher increases for local lower paid workers. However, current national pay negotiations could see wages rise in excess of 6% for some lower paid workers.

- 6.8.** General Reserve balances are risk assessed and it was highlighted in the MTFS that emerging risks such as inflation and particularly the DSG deficit, as having no alternative funding. To address the issue of emerging financial pressure Senior Officers at the Council have set up Action Plans, which will continue to be developed to identify activities required to bring spending back in line with the MTFS.
- 6.9.** The emerging Action Plans reflect the Committee Structure to allow member oversight of the activities being carried out to manage in-year spending. Any appropriate decisions required from members will be brought to the Committee's attention via the Action Plans, to ensure appropriate context is provided.
- 6.10.** There is a clear ambition for each Committee to achieve spending in-line with the approved MTFS. However, in some cases, given the seriousness of the financial pressure being put on the Council, Committee members should consider options to exceed financial performance targets to retain an overall balanced position.
- 6.11.** Whilst some inflation factors may be temporary, the Action Plans must also consider the medium-term resilience of mitigation activity. For example, the use of one-off balances, to mitigate in-year spend, may be effective in the short term, but would not be effective if spending is likely to recur in later years.
- 6.12.** The Government is currently set to announce its Autumn Statement on 17 November 2022 and it may be helpful, in this very challenging environment, in providing some further information to assist local authorities in their business and financial planning
- 6.13.** As noted at recommendation 3.6 of this report, Finance Sub Committee are being asked to set up a task group to review the financial assumptions that will underpin the preparations of the Medium-Term Financial Strategy 2023/24 to 2026/27. This is vital to ensure that all current assumptions are reviewed and revised where necessary to reflect ongoing and emerging changes to the assumptions contained within the approved MTFS from February 2022.
- 6.14.** The intention is to report an updated Financial Review report to Corporate Policy Committee on 1 December 2022 which will be informed by the latest forecasts, and any information that may come from the Government's 17 November 2022 Autumn Statement.

7. Consultation and Engagement

- 7.1.** As part of the budget setting process the Pre-Budget Consultation provided an opportunity for interested parties to review and comment on the Council's Budget proposals. The budget proposals described in the consultation document were Council wide proposals and that consultation was invited on the broad budget proposals. Where the implications of individual proposals were much wider for individuals affected by each proposal, further full and proper consultation was undertaken with people who would potentially be affected by individual budget proposals.

8. Implications

8.1. Legal

- 8.1.1.** 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. The purpose of this paper is to provide a progress report for 2022/23.
- 8.1.2.** Other implications arising directly from this report relate to the internal processes of approving supplementary estimates and virements referred to above which are governed by the Finance Procedure Rules.
- 8.1.3.** Legal implications that arise when activities funded from the budgets that this report deals with are undertaken, but those implications will be dealt with in the individual reports to Members or Officer Decision Records that relate.

8.2. Finance

- 8.2.1.** The Council's financial resources are agreed by Council and aligned to the achievement of stated outcomes for local residents and communities. Monitoring and managing performance help to ensure that resources are used effectively, and that business planning and financial decision making are made in the right context.
- 8.2.2.** Reserve levels are agreed, by Council, in February each year and are based on a risk assessment that considers the financial challenges facing the Council. If spending associated with in-year delivery of services is not contained within original forecasts for such activity it may be necessary to vire funds from reserves.
- 8.2.3.** The unplanned use of financial reserves could require the Council to deliver a greater level of future savings to replenish reserve balances and / or revise the level of risks associated with the development of the Reserves Strategy in future.
- 8.2.4.** As part of the process to produce this report, senior officers review expenditure and income across all services to support the development of mitigation plans that will return the outturn to a balanced position at year-end.

- 8.2.5.** Forecasts contained within this review provide important information in the process of developing the Medium-Term Financial Strategy. Analysis of variances during the year will identify whether such performance is likely to continue, and this enables more robust estimates to be established.

8.3. Policy

- 8.3.1.** This report is a backward look at Council activities and predicts the year-end position.
- 8.3.2.** The forecast outturn position, ongoing considerations for future years, and the impact on general reserves will be fed into the assumptions underpinning the 2023 to 2027 Medium-Term Financial Strategy.

8.4. Equality

- 8.4.1.** 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.

8.5. Human Resources

- 8.5.1.** This report is a backward look at Council activities and states the forecast year-end position. 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.

8.6. Risk Management

- 8.6.1.** Performance and risk management are part of the management processes of the Authority. Risks are captured at Strategic and Operational levels, both in terms of the risk of underperforming and risks to the Council in not delivering its objectives for its residents, businesses, partners and other stakeholders.
- 8.6.2.** 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 2021/22 budget and the level of general reserves were factored into the 2022/23 financial scenario, budget and reserves strategy.

8.7. Rural Communities

- 8.7.1.** The report provides details of service provision across the borough.

8.8. Children and Young People/Cared for Children

- 8.8.1.** The report provides details of service provision across the borough.

8.9. Public Health

- 8.9.1.** 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.

8.10. Climate Change

- 8.10.1.** Climate change 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.

Access to Information	
Contact Officer:	Alex Thompson Director of Finance and Customer Services (Section 151 Officer) alex.thompson@cheshireeast.gov.uk 01270 685876
Appendices:	Annex 1 including: Section 1 provides information on the overall financial stability and resilience of the Council. Further details are contained in the appendices. Appendix 1 Adults and Health Committee. Appendix 2 Children and Families Committee. Appendix 3 Corporate Policy Committee. Appendix 4 Economy and Growth Committee. Appendix 5 Environment and Communities Committee. Appendix 6 Finance Sub-Committee. Appendix 7 Highways and Transport Committee. Appendix 8 Update to the Treasury Management Strategy. Appendix 9 Update to the Investment Strategy.
Background Papers:	The following are links to key background documents: Medium-Term Financial Strategy First Financial Review, Item No.14



Financial Review 2022/23

November 2022

This report receives scrutiny and approval from Members of Cheshire East Council. As a public report, the Council welcomes feedback to the information contained here.

Anyone wanting to comment is invited to contact the Council at:

shapingourservices@cheshireeast.gov.uk

Introduction

Cheshire East Council is the third largest Council in the Northwest of England, supporting over 398,000 local people with annual spending of over £470m.

Local government is going through a period of financial challenges, with a combination of the impact of increasing demand for services and rising costs due to inflation. There is also increasing uncertainty associated with income from business rates and government grants.

Demand for Council services is increasing, with more individuals and families needing support and services than ever before. This reflects an increase in population but also reflects changes in demographics and the national cost of living increases. This demand is resulting in forecast outturn of £340.0m against a net revenue budget of £328.4m, with the most significant impact within the rising complexity of needs in Adult Social Care.

When the 2022/23 budget was set, in February 2022, it was highlighted that the use of reserves was not sustainable in the medium term. Net spending therefore needs to be contained within the estimates of expenditure that form the budget. The forecasts at first review highlight pressures due to demand, inflation and pay negotiations. These will almost certainly affect the medium term finances of the Council. This situation must be addressed now and as part of the MTFS process for 2023 to 2027.

To support openness and transparency, and provide evidence of strong governance, the report has a main section, to provide background and context, and then nine supporting appendices with detailed information about allocation and management of public money during 2022/23:

The **Financial Stability** section provides information on the overall financial stability and resilience of the Council. It demonstrates how spending in 2022/23 is being funded, including the positions on overall service budgets, centrally held budgets, council tax and business rates. Further details are contained in the appendices.

- **Appendix 1** Adults and Health Committee.
- **Appendix 2** Children and Families Committee.
- **Appendix 3** Corporate Policy Committee.
- **Appendix 4** Economy and Growth Committee.
- **Appendix 5** Environment and Communities Committee.
- **Appendix 6** Finance Sub-Committee.
- **Appendix 7** Highways and Transport Committee.
- **Appendix 8** Update to the Treasury Management Strategy.
- **Appendix 9** Update to the Investment Strategy.

Alex Thompson

Director of Finance and Customer Services
(Section 151 Officer)

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2022/23 Outturn Forecast - Financial Position

2022/23	Revised Budget
(GROSS Revenue Budget £474.2m)	(NET) £m
SERVICE DIRECTORATES	
Adult, Health and Integration	120.9
Children's Services	74.5
Place	81.7
Corporate Services	39.8
CENTRAL BUDGETS	
Capital Financing	18.9
Transfer to/(from) Earmarked Reserves	(2.7)
Corporate Contributions / Central Budgets	(4.7)
TOTAL NET EXPENDITURE	328.4
Business Rates Retention Scheme	(49.1)
Specific Grants	(24.6)
Council Tax	(254.7)
Net Funding	(328.4)
NET (SURPLUS) / DEFICIT	-

Financial Stability

Introduction

1. The Council has a track record of sound financial management. Nevertheless, in common with all UK local authorities the Council finds itself in a position where pressures on the revenue budget are intensifying as a result of rapid inflation, the legacy impact of the Coronavirus pandemic and increasing cost of living pressure on households. These issues have the effect of increasing the demand for services and increasing costs of services.
2. Complexity and market sustainability in Adults' and Children's Social Care remains the most significant financial pressure for the Council in the medium term. Rising inflation in fuel, utilities and wage levels are affecting costs across all services.
3. **Table 1** provides a service summary of financial performance. The current forecast is that services will be £18.6m over budget in the current year. The Action Plans provide further details and changes to service net budgets since the Medium-Term Financial Strategy are analysed in the **Appendices 1-7**.
4. Further items impacting on the level of the Council's balances are detailed in **Table 2** below on Central Budgets and Funding.

Table 1 - Service Revenue Outturn Forecasts

2022/23	Revised Budget	Forecast Outturn	Forecast Variance	FOR INFO COVID Costs Included in Totals
(GROSS Revenue Budget £474.2m)	(NET)			
	£m	£m	£m	£m
SERVICE DIRECTORATES				
Adult Social Care - Operations	117.5	128.5	11.0	4.9
Commissioning	3.4	4.1	0.7	-
Public Health	-	-	-	-
Adult, Health and Integration	120.9	132.6	11.7	4.9
Directorate	1.0	0.9	(0.1)	-
Children's Social Care	46.6	48.5	1.9	0.1
Strong Start, Family Help and Integration	8.3	8.3	-	0.1
Education & 14-19 Skills	18.6	20.3	1.7	0.5
Children's Services	74.5	78.0	3.5	0.7
Directorate	0.8	0.7	(0.1)	-
Environment & Neighbourhood Services	44.3	46.2	1.9	2.3
Growth & Enterprise	22.8	23.1	0.3	0.1
Highways & Infrastructure	13.8	14.3	0.5	1.6
Place	81.7	84.3	2.6	4.0
Directorate	1.9	1.9	-	-
Finance & Customer Services	11.9	12.3	0.4	-
Governance & Compliance Services	11.7	11.2	(0.5)	-
Communications	0.7	0.7	-	-
HR	2.4	2.2	(0.2)	-
ICT	9.3	10.4	1.1	-
Policy & Change	1.9	1.9	-	-
Corporate Services	39.8	40.6	0.8	-
TOTAL SERVICES NET EXPENDITURE	316.9	335.5	18.6	9.6

Table 2 – Central Budgets and Funding Outturn Forecasts

2022/23	Revised Budget	Forecast Outturn	Forecast Variance
(GROSS Revenue Budget £474.2m)	(NET)		
	£m	£m	£m
CENTRAL BUDGETS			
Capital Financing	18.9	18.9	-
Transfer to/(from) Earmarked Reserves	(2.7)	(8.7)	(6.0)
Corporate Contributions / Central Budgets	(4.7)	(5.7)	(1.0)
Central Budgets	11.5	4.5	(7.0)
Business Rates Retention Scheme	(49.1)	(49.1)	-
Specific Grants	(24.6)	(24.6)	-
Council Tax	(254.7)	(254.7)	-
Net Funding	(328.4)	(328.4)	-

Outturn Impact

- The financial impact of the outturn forecast could decrease balances by £11.6m. This is over 75% of the Council's General Reserves balance, so mitigating actions must be taken to reduce the pressure during the year. Any deficit at the end of the year will be drawn down from the Medium-Term Financial Strategy Earmarked Reserve in the first instance, but drawdowns from that reserve are already factored in to the MTFS to manage the effects of variations in spending and income in specific years.
- The Council will continue to manage and review the financial forecasts in response to emerging pressures and how this affects the Council's revenue budget.

Collecting Local Taxes for Local Expenditure

- Cheshire East Council collects Council Tax and Non Domestic Rates for use locally and nationally.

Council Tax

- Council tax is set locally and retained for spending locally. Council tax was set for 2022/23 at £1,626.24 for a Band D property. This is applied to the taxbase.
- The taxbase for Cheshire East reflects the equivalent number of domestic properties in Band D that the Council is able to collect council tax from (after adjustments for relevant discounts, exemptions and an element of non-collection). The taxbase for 2022/23 was agreed at 156,607.48 which, when multiplied by the Band D charge, means that the expected income for the year is £254.7m.
- In addition to this, Cheshire East Council collects council tax on behalf of the Cheshire Police and Crime Commissioner, the Cheshire Fire Authority and Parish Councils. **Table 3** shows these amounts separately, giving a total budgeted collectable amount of £313.8m.
- This figure is based on the assumption that the Council will collect at least 99% of the amount billed. The Council will always pursue 100% collection, however to allow for non-collection the amount billed will therefore exceed the budget.
- This figure may also vary during the year to take account of changes to Council Tax Support payments, the granting of discounts and exemptions, and changes in numbers and value of properties. The amount billed to date is £315.3m.

Table 3 – Cheshire East Council collects Council Tax on behalf of other precepting authorities

	£m
Cheshire East Council	254.7
Cheshire Police and Crime Commissioner	36.9
Cheshire Fire Authority	12.9
Town and Parish Councils	9.3
Total	313.8

13. **Table 4** shows collection rates within three years, and demonstrates that 99% collection is on target to be achieved within this period.

Table 4 – 99% of Council Tax is collected in three years

Financial Year	CEC Cumulative			
	2018/19	2019/20	2020/21	2021/22
	%	%	%	%
After 1 year	98.2	97.9	97.4	97.8
After 2 years	99.0	98.8	98.3	**
After 3 years	99.2	98.9	**	**

**data not yet available

14. The council tax in-year collection rate for the period up to the end of September 2022 is 56.1%. This is a small decrease of 0.2% on the previous year, possibly indicating current cost of living pressures. Additionally, significant numbers of council tax staff have been supporting the government's energy

rebate payments which has impacted resource normally involved in collection.

15. Council tax support payments were budgeted at £18.4m for 2022/23 and at the end of September the total council tax support awarded was £18.9m.
16. During 2021/22 there was a consultation and review of the Council Tax Support scheme resulting in some amendments being made. The revised scheme was confirmed by full Council in December 2021.
17. Council tax discounts awarded are £28.6m which are comparable to the same period in 2021/22. A small increase is attributable to work related to raising awareness of the discounts available to residents.
18. Council tax exemptions awarded is £7.2m which although broadly in line with previous years shows a slight increase due to reasons shown at 17.

Non-Domestic Rates (NDR)

19. NDR is collected from businesses in Cheshire East based on commercial rateable property values and a nationally set multiplier. The multiplier changes annually in line with inflation and takes account of the costs of small business rate relief.
20. The small business multiplier applied to businesses which qualify for the small business relief was set at 49.9p in 2022/23. The non-domestic multiplier was set at 51.2p in the pound for 2022/23.
21. **Table 5** demonstrates how collection continues to improve even after year end. The table shows how over 99% of non-domestic rates are collected within three years.

22. The business rates in-year collection rate for the period up to the end of September 2022 is 58.6%. This is a significant increase on last year and begins to revert collection rates back to pre pandemic figures. A return to standard collection processes and government support through additional reliefs has assisted the recovery in collection.

Table 5 – Over 99% of Business Rates are collected within three years

Financial Year	CEC Cumulative			
	2018/19	2019/20	2020/21	2021/22
	%	%	%	%
After 1 year	98.5	98.2	92.4	95.6
After 2 years	99.4	98.4	97.4	**
After 3 years	99.4	99.2	**	**

**data not yet available

Appendices to the Financial Review 2022/23

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Appendix 4 : Economy and Growth Committee

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Economy and Growth Committee Extracts

- 1. Changes to Revenue Budget 2022/23 since Medium Term Financial Strategy**
- 2. Action Plan 2022/23 as reported to Corporate Policy Committee 6 October 2022**
- 3. Corporate Grants Register**
 - Table 1: Economy and Growth Committee Grants**
 - Table 2: Supplementary Estimates for Committee to Note**
 - Table 3: Delegated Decisions for Committee to Note**
- 4. Debt Management**
- 5. Capital Strategy**
- 6. Reserves Strategy**

Appendix 4

Economy and Growth Committee

1. Changes to Revenue Budget 2022/23 since Medium Term Financial Strategy

	MTFS Net Budget £000	Additional Grant Funding £000	Restructuring & Realignments £000	Revised Net Budget £000
Economy and Growth				
Directorate	851	-	(17)	834
Growth & Enterprise	22,659	-	102	22,761
	23,510	-	85	23,595

2. Action Plan 2022/23 as reported to Corporate Policy Committee 6 Oct 2022

Economy and Growth Committee	Exp £m	Inc £m	Net Revised Budget £m	MTFS Proposal	Value 2022/23 £m	MTFS Ref	RAG Rating	Comments	Variance from MTFS 2022/23 £m
E&G Committee				Pay Inflation	0.528	3&4	Red (will not achieve)	Represents current estimate of the impact on Committee services in excess of the MTFS, from a nationally negotiated pay award.	0.153
Directorate	2.4	-1.6	0.8	Staff Travel and related savings	-0.082	29	Amber (on track but may not achieve all)		0.000
				Place directorate mitigating actions				Savings on feasibility, travel and consultancy	-0.042
				Transformation				Use flexible receipts to capitalise costs of transformation - Planning Deep Dive.	-0.074
Growth and Enterprise	30.6	-7.8	22.8	Neighbourhood Estate Review	-0.260	31	Red (will not achieve)	Delayed - Awaiting progress on the Leisure Review.	0.219
				Estates Transformation - Office Accommodation	-0.100	32	Red (will not achieve)	Progress of the Estates Transformation. Cledford House is being advanced to enable property to be vacated and then disposal or alternative use sought. Potential Send School.	0.100

Economy and Growth Committee	Exp £m	Inc £m	Net Revised Budget £m	MTFS Proposal	Value 2022/23 £m	MTFS Ref	RAG Rating	Comments	Variance from MTFS 2022/23 £m
				Transfer of Congleton Visitor Information Centre	-0.020	11	Green (on track and should achieve)	Previous agreement in place for transfer and phased saving over period.	0.000
				Asset / Service Transfer	-0.030	51	Amber (on track but may not achieve all)	Final agreement and conclusion of legals on property transfers.	0.030
				Tatton Park	-0.006	52	Green (on track and should achieve)	Already built into budget.	0.000
				Investment in Public Rights of Way	0.200	59	Green (on track and should achieve)	Recruitment process underway – however securing a suitable candidate has been difficult.	-0.044
				Utility Costs / Carbon	1.500	57	Green (on track and should achieve)		0.000
				Estates Pressures		New		Reflects increases in maintenance, utility and business rates and a pressure on rental income within the Investment portfolio.	0.820
				Estates mitigating actions		New		Mitigating actions to offset pressures, largely vacancies and better income within Facilities Management.	-0.529

Economy and Growth Committee	Exp £m	Inc £m	Net Revised Budget £m	MTFS Proposal	Value 2022/23 £m	MTFS Ref	RAG Rating	Comments	Variance from MTFS 2022/23 £m
				Rural & Culture Pressures		New		Reduction in visitor numbers at Tatton Park of over 20% in addition to inflationary increases in energy, materials as well as increases across supplies and services and premises costs. There is also an ongoing shortfall in Public Path Order income due to Covid.	0.491
				Rural & Culture Mitigating Actions		New		Mitigating actions to offset pressures are largely vacancies across the service and a reserve release for Tatton Park.	-0.359
				Housing Mitigating Actions		New		Small Covid pressure £7,000 due to cleaning costs, offset by mitigating actions including vacancies and drawing down grant from balance sheet.	-0.387
				Economic Development Mitigating Actions		New		Mitigating actions to offset pressures, largely vacancies.	-0.187
Total	33.0	-9.4	23.6		1.730				0.191

3. Corporate Grants Register

Table 1 – Corporate Grants Register

Grants 2022/23	Revised Forecast FR1 2022/23 £000	Latest Forecast 2022/23 £000	Change from FR1 2022/23 £000	Treatment of Grant <i>Notes 2 - 5</i>
ECONOMY & GROWTH				
Specific Use (Held within Services)	2,392	3,439	1,047	
General Purpose (Held Corporately)				
TOTAL ECONOMY & GROWTH	2,392	3,439	1,047	

Notes

1 The Dedicated Schools Grant, Pupil Premium Grant, Sixth Form Grant and Other School Specific Grant from the Education Funding Agency (EFA) figures are based on actual anticipated allocations. Changes are for in-year increases / decreases to allocations by the DfE and conversions to academy status.

2 SRE - Supplementary Revenue Estimate requested by relevant service.

3 ODR - Officer Decision Record to approve immediate budget change to relevant service.

4 Reserves - transfer to reserves at year end.

5 Balances - amount will be included as a variance to budget.

3.1 Cheshire East Council receives two main types of Government grants; specific use grants and general purpose grants. Specific use grants are held within the relevant service with a corresponding expenditure budget. Whereas general purpose grants are held in central budgets with a corresponding expenditure budget within the allocated service area.

3.2 The increase in specific grants relates mainly to increases in the Rough Sleeping and Local Enterprise Partnership (LEP): Skills Bootcamp grant.

3.3 Requests for the allocation of the additional specific grants received are detailed in **Table 2** and **Table 3**.

3.4 Spending in relation to specific use grants must be in line with the purpose for which it is provided.

Table 2 – Note that Council will be asked to Approve Supplementary Revenue Estimate Requests for Allocation of Additional Grant Funding (Specific Use) Over £1m

Committee	Type of Grant	£000	Details
Economy and Growth	Local Enterprise Partnership (LEP): Skills Bootcamp (Specific Purpose)	1,037	<p>This grant is from the Department for Education. This funding is to arrange for the delivery, management and funding of Skills Bootcamps within the geographical area, and in neighbouring areas with agreement with relevant local authorities. The Skills Bootcamps shall be aligned to employer needs and directly linked to employment opportunities with outcomes to be delivered a maximum of 6 months following the agreement end date.</p> <p>Skills Bootcamps are free, flexible courses of up to 16 weeks for adults aged 19 or over. They give people the opportunity to build up valuable sector-specific skills based on local employer demand and provide a direct path to a job on completion. Skills Bootcamps (publishing.service.gov.uk)</p>
Specific Purpose Allocations less than £500,000		1,037	

Table 3 – Note Delegated Decision - Supplementary Revenue Estimate Requests for Allocation of Additional Grant Funding (Specific Use) £500,000 or less

Committee	Type of Grant	£000	Details
Economy and Growth	Rough Sleeping Initiative (Specific Purpose)	10	Increase on Financial Review 1 forecast. This grant is from the Department for Levelling Up, Housing and Communities (DLUHC). Funding has been used to establish or continue Rough Sleeping Initiative services agreed by the Department for Levelling Up, Housing and Communities (DLUHC) to immediately intervene in, prevent and reduce rough sleeping. Rough Sleeping Initiative: 2022 to 2025 funding allocations - GOV.UK (publishing.service.gov.uk)
Specific Purpose Allocations less than £500,000		10	

4. Debt Management

	Outstanding Debt £000	Over 6 months old £000
Economy and Growth Committee		
Growth and Enterprise	479	202

5. Capital Strategy

Economy and Growth													CAPITAL
CAPITAL PROGRAMME 2022/23- 2025/26													
Scheme Description	Total Approved Budget	Prior Years £000	Forecast Expenditure				Total Forecast Budget 2022/26 £000	Forecast Funding					Total Funding £000
			Forecast Budget 2022/23 £000	Forecast Budget 2023/24 £000	Forecast Budget 2024/25 £000	Forecast Budget 2025/26 £000		Grants £000	External Contributions £000	Revenue Contributions £000	Capital Receipts £000	Prudential Borrowing £000	
Committed Schemes													
Culture & Tourism													
Archive Option Development	396	293	103	-	-	-	103					103	103
Countryside Capital Projects	605	601	4	-	-	-	4	4					4
Countryside Vehicles	999	0	-	702	167	130	999					999	999
Public Rights of Way - CMM A6 MARR	100	2	5	93	-	-	98	98					98
Public Rights of Way - Flood Damage Investment	63	15	48	-	-	-	48					48	48
Public Rights of Way - Capital Works	860	770	91	-	-	-	91	91					91
Rural & Green Section 106 Schemes	50	16	34	-	-	-	34		34				34
Tatton Park Investment Phase 2	1,969	0	1,259	710	-	-	1,969					1,969	1,969
Economic Development													
Connecting Cheshire 2020	7,238	0	3,000	2,500	738	1,000	7,238	7,655				-417	7,238
Connecting Cheshire Phase 2	883	0	-	-	-	883	883		313			570	883
Connecting Cheshire	595	0	-	-	-	595	595		48			547	595
Crewe Town Centre Regeneration	32,019	11,940	3,474	14,573	-	2,031	20,078	665				19,413	20,078
Demolition of Crewe Library Site	2,765	13	305	1,077	1,370	-	2,752	1,229				1,523	2,752
Future High Street Funding - CEC Innovation Centre	1,169	58	517	594	-	-	1,111	1,111					1,111
Future High Street Funding - Christ Church Innovation Centre	1,934	71	504	1,359	-	-	1,863	1,863					1,863
Leighton Green	2,096	1,455	75	266	300	-	640					640	640
Macclesfield Town Centre	2,219	1,767	252	200	-	-	452					452	452
North Cheshire Garden Village	64,707	5,491	900	13,994	30,621	13,702	59,216	21,950			21,233	16,034	59,216
Red Roofs Hole Farm Alderley Edge - Acquisition	15	12	3	-	-	-	3					3	3
Public Sector Decarbonisation Fund - Substation	120	60	60	-	-	-	60	60					60
Public Sector Decarbonisation Fund - Cledford	165	160	5	-	-	-	5	5					5
South Macclesfield Development Area	34,630	3,089	895	1,745	19,333	9,568	31,541	10,838	10,000		9,568	1,135	31,541

CAPITAL PROGRAMME 2022/23- 2025/26

Scheme Description	Total Approved Budget	Prior Years £000	Forecast Expenditure				Total Forecast Budget 2022/26 £000	Forecast Funding					Total Funding £000	
			Forecast Budget 2022/23 £000	Forecast Budget 2023/24 £000	Forecast Budget 2024/25 £000	Forecast Budget 2025/26 £000		Grants £000	External Contributions £000	Revenue Contributions £000	Capital Receipts £000	Prudential Borrowing £000		
Committed Schemes														
Estates														
Corporate Landlord - Operational	1,027	963	65	-	-	-	65						65	65
Farms Strategy	1,710	0	184	218	218	1,090	1,710						1,710	1,710
Malkins Bank Landfill Site	1,360	511	200	649	-	-	849						849	849
Public Sector Decarbonisation Fund - FM 1	1,855	1,759	96	-	-	-	96	96						96
Public Sector Decarbonisation Fund - FM 2	604	389	216	-	-	-	216	216						216
Premises Capital (FM)	14,663	0	5,032	3,662	3,500	2,469	14,663						14,663	14,663
Schools Capital Maintenance	2,582	0	1,767	815	-	-	2,582	2,291					291	2,582
Septic Tanks	636	250	387	-	-	-	387						387	387
Housing														
Astbury Marsh Caravan Park	247	143	104	-	-	-	104						104	104
Disabled Facilities Grant	10,871	0	3,845	2,342	2,342	2,342	10,871	9,943					928	10,871
Future High Street Funding - Chester Street	1,378	3	-	1,375	-	-	1,375	1,375						1,375
Future High Street Funding - Delamere Street	1,459	4	-	1,455	-	-	1,455	1,455						1,455
Green Homes Grants	3,890	769	3,121	-	-	-	3,121	1,452	1,669					3,121
Gypsy and Traveller Sites	3,701	1,246	1,237	1,218	-	-	2,455	700					1,755	2,455
Home Repairs for Vulnerable People	846	0	246	200	200	200	846						846	846
Social Housing Decarbonisation Fund	1,565	0	1,565	-	-	-	1,565	1,565						1,565
Sustainable Warmth - Home Upgrade Grant	3,289	4	3,285	-	-	-	3,285	3,285						3,285
Temporary Accommodation	958	300	658	-	-	-	658		318	340				658
Warm Homes Fund	239	173	66	-	-	-	66	66						66
Total Committed Schemes	208,477	32,326	33,606	49,747	58,788	34,010	176,151	68,012	12,381	340	30,801	64,617	176,151	
New Schemes														
Culture & Tourism														
Crewe Towns Fund - History Centre Public Realm	10	0	10	-	-	-	10	10						10
Crewe Towns Fund - Lyceum Powerhouse	260	0	260	-	-	-	260	260						260
New Archive Premises	10,250	0	-	4,100	5,699	451	10,250						10,250	10,250
Rural & Green Section 106 Schemes	24	0	24	-	-	-	24		24					24
Economic Development														
Connecting Cheshire Phase 3	8,000	0	500	1,500	2,000	4,000	8,000		8,000					8,000
Handforth Heat Network	13,710	0	-	9,910	2,000	1,800	13,710	5,420	4,890				3,400	13,710
Public Sector Decarbonisation Fund - FM 3	3,714	0	3,714	-	-	-	3,714	3,714						3,714
Crewe Towns Fund - Mill Street Corridor	140	3	137	-	-	-	137	137						137
Crewe Towns Fund	19,560	0	6,060	6,886	5,404	1,210	19,560	19,560						19,560
Housing														
Crewe Towns Fund - Warm and Health Homes	100	0	20	80	-	-	100	100						100
Total New Schemes	55,768	3	10,724	22,476	15,103	7,461	55,764	29,201	12,914	0	0	13,650	55,764	
Total Economy and Growth Schemes	264,244	32,329	44,330	72,223	73,891	41,471	231,915	97,213	25,295	340	30,801	78,267	231,915	

6. Reserves Strategy

Economy and Growth Committee

Name of Reserve	Opening Balance 1st April 2022 £000	Forecast Movement in Reserves 2022/23 £000	Forecast Closing Balance 31st March 2023 £000	Notes
Directorate				
Place Directorate	1,684	(1,368)	316	To support a number of widespread projects within the Place Directorate. A significant number of these projects are expected to be fully utilised in year, with the remaining reserve to be fully used in 2023-24.
Investment (Sustainability)	680	(219)	461	To support investment that can increase longer term financial independence and stability of the Council.
Growth and Enterprise				
Legal Proceedings	285	(100)	185	To enable legal proceedings on land and property matters. Hard to gauge the pace of cases but this is the anticipated amount based on end of June costs.
Investment Portfolio	155	174	329	Total rent, fee costs and the amount the service are allowed to keep (£250k) all stay the same so anticipating a similar contribution to the reserve. Looked at the investment summary to determine 22-23 MRP and interest costs. Reserve being built up to be used in the future if the site is vacated. Current lease extends beyond 2026.
Homelessness & Housing Options - Revenue Grants	130	(130)	0	To cover costs of purchase and refurbishment of properties to be used as temporary accommodation to house vulnerable families. It is anticipated that this will be utilised in 2022-23, however this is dependent on the housing market and the availability of suitable properties.
Tatton Park Trading Reserve	111	(111)	0	Service anticipating utilising some of the funds although a decision on amount will be made later in the year once income trends become clearer. Early estimation it will be utilised for catering equipment renewal of £30k and a Glasshouse survey of £5k. Also available to be used to cover in year pressures outside of base budget in 2022-23 and future years. Note this is a ring fenced reserve.
Royal Arcade Crewe	99	(99)	0	Original purpose was to fund vacant possession related costs for the Royal Arcade until demolition. The balance will now be used to pay for ongoing maintenance costs for Crewe Bus station. FM pressures will mean that the reserve will be utilised in 2022-23; with costs of £45k at First Finance Review, it is anticipated to be fully drawn down in year.
ECONOMY AND GROWTH TOTAL	3,144	(1,853)	1,291	

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Working for a brighter future together

Economy & Growth Committee

Date of Meeting:	15 November 2022
Report Title:	Crewe regeneration programme update
Report of:	Jayne Traverse, Executive Director - Place
Report Reference No:	EG/21/22-23
Ward(s) Affected:	Crewe Central ward and other Crewe urban wards

1. Purpose of Report

- 1.1. To provide the committee with an update on progress with the Crewe town centre regeneration programme, including projects supported by funding from the Future High Streets Fund and Towns Fund.
- 1.2. To consider a specific recommendation from Crewe Town Board which, having considered cost and delivery risks across the Towns Fund programme, advises that a request be made to Government to remove one project from the programme and reallocate funding across the remaining projects.
- 1.3. This report relates to the Council's Corporate Plan priority "a thriving and sustainable place", specifically:
 - a great place for people to live, work and visit;
 - welcoming, safe and clean neighbourhoods;
 - a transport network that is safe and promotes active travel; and
 - thriving urban and rural economies with opportunities for all

2. Executive Summary

- 2.1. A comprehensive programme of regeneration is already underway in Crewe town centre, building on initial investment by the council in 2015 and including funding secured as a result of successful bids for Government funds including

the Local Growth Fund and the Future High Streets Fund, as well as drawing on allocations made more recently through the Towns Fund.

- 2.2.** This report, and the associated verbal briefing, provide a high-level update on the comprehensive regeneration programme that is underway in Crewe town centre and follows previous reports to this committee in November 2021 ('Town Centre Regeneration Update') and to the council's cabinet in November 2020 ('Crewe Regeneration & Investment Programme').
- 2.3.** It identifies the key issues or risks associated with these projects and mitigation measures - either in place or proposed - to address these.

3. Recommendations

- 3.1.** To note the report and to agree to further regular briefings to this committee on the Crewe regeneration programme.
- 3.2.** To approve the submission of a request to Government to remove the Lyceum Powerhouse project from the Towns Fund programme and to delegate authority to the Director of Finance & Customer Services, in consultation with the Executive Director Place and Crewe Town Board, to propose the reallocation of funding across the remaining Towns Fund programme.

4. Reasons for Recommendations

- 4.1.** Crewe town centre has the largest regeneration programme in the borough and one of the most significant in the north-west. The council is responsible for managing this programme and most of the projects within it, and it also has responsibilities as the accountable body for the grant funding that has been secured.
- 4.2.** Previous Full Council and Cabinet decisions have delegated responsibility for most decisions related to the regeneration programme to the Executive Director – Place and/or the Director of Finance & Customer Services. Where appropriate, officers provide briefings to local members, but it was previously agreed that this committee would receive regular update briefings.
- 4.3.** Crewe Town Board (CTB) has undertaken an independent review to consider the cost and delivery risks facing the projects in the Towns Fund programme, particularly in relation to the increasing risk and potential impact of cost inflation. The outcome of this, which has been agreed by CTB at its meeting on 28 October, is to request the withdrawal of the Lyceum Powerhouse project from the programme, which would create a saving of £4,998,000 which could be reallocated across the programme. As accountable body for CTB and the Towns Fund, the Council's S151 Officer is required to approve any change requests to Government. Given the significance of this decision, Committee approval is sought to support this this decision.

Other Options Considered

4.4. In relation to the briefing elements of this report:

Option	Impact	Risk
Do nothing	Committee members would receive very limited information on the Crewe regeneration programme.	This would result in committee members being unaware of much of the regeneration programme activity.

4.5. In relation to the decision to submit a request to remove the Lyceum Powerhouse project from the Towns Fund programme:

Option	Impact	Risk
Remove one or more other projects from the Towns Fund programme and retain the Lyceum Powerhouse Project within the programme.	This would result in other projects being stopped at a stage where legal and commercial activity is well advanced.	There would be a high likelihood of significant reputational risk, particularly in relation to those projects that have well-articulated social and community benefits. This could result in third party legal challenges to such decisions which the Council, as accountable body, could be exposed to.
Retain all projects within the Towns Fund programme.	This would require all projects to seek alternative funding to address any unfunded cost increases, or descope projects to remain within budget.	It is highly likely than many projects would be unable to identify additional funding which could place the Council at risk, financially and/or reputationally whether projects proceed or terminate prior to completion. Although some projects may be capable of being descope, this can cause further delay and exposure to cost inflation, and the outcomes of the project would be at risk of non-delivery in terms of quantity and/or quality.

5. Background

5.1. All town centres play an important role in the economic, social and cultural function of their towns and hinterland and, as the borough's largest town, Crewe town centre has an important role to play both locally and in the wider sub-region.

5.2. This is a pivotal time for Crewe town centre. It is faced with wider economic challenges, such as the decline in demand for physical retail space, recovery from the pandemic and the cost-of-living crisis, but it also has huge potential in terms of both recent growth of its population and economy, and as the first northern hub for HS2 services.

5.3. To address these, a comprehensive programme of regeneration is already underway in Crewe town centre, which:

- builds upon key plans including the town's Regeneration Delivery Framework and Cultural Strategy which, with strong stakeholder support, seeks to place culture and heritage at the heart of Crewe's regeneration and culture-led economic growth;
- follows initial investment by the council in 2015, including funding secured as a result of successful bids for Government funds including the Local Growth Fund (LGF);
- incorporates projects developed in response to the Government's Future High Streets Fund (FHSF), which the Council was successful in bidding £14.1m for; and
- has been extended to include other projects following Crewe's selection as a town eligible for the Government's Towns Fund, which has involved supporting the establishment and operation of Crewe Town Board, including the development a Town Investment Plan (TIP) which led to £22.9m being allocated for a range of projects.

5.4. This programme has potential to grow further, with:

- a) the prospect of Crewe becoming the headquarters of Great British Railways (GBR), following the town it being shortlisted as one of only six potential locations;
- b) bids submitted by the Council in August through the Government's Levelling Up Fund (LUF) which would support regeneration projects at Nantwich Road, adjacent to Crewe railway station;
- c) the submission in August of the borough's Shared Prosperity Fund Investment Prospectus, which is expected to secure £11.5m to support

economic development priorities over the next 30 months, including within Crewe.

- d) the submission of an expression of interest to Government to establish a Investment Zones in Cheshire East, including four locations in Crewe, as well as other potential locations elsewhere in the borough.
- 5.5.** The regeneration programme is essentially based on a drive to ‘provide more reasons for more people to visit the town centre, more often’. A visual plan of the projects within the regeneration programme ‘pipeline’ is provided in Appendix 1.
- 5.6.** Appendix 2 provides a summary update on all the projects in the Crewe regeneration programme. The most significant project-specific matters to highlight at the current time are:
- a) Royal Arcade Phase 1: This is progressing to the timetable confirmed in spring this year, with the interim bus station expected to be operational from January to December 2023, at which point the new permanent bus station will become operational. The new multi-storey car park is expected to be completed at the same time, and will free-up capacity at other town centre car parks, enabling other regeneration projects to proceed;
 - b) Royal Arcade Phase 2: The council’s development partner, Peveril Securities, are in dialogue with commercial occupiers/investors. As appropriate, over the next few months, the Council will engage in confidential commercial negotiations with Peveril with the intention of securing a commercially viable development which makes a significant positive contribution towards the regeneration of the town centre;
 - c) Earle Street Bridge link: As part of the Future High Streets Fund (FHSF) programme, the Council had secured funding to undertake technical assessment and enabling activities which require further funding, to support the creation of a new pedestrian and cycle link over the west coast mainline from Earle Street to Vernon Way. Following extensive design development and dialogue with Network Rail, it is evident that there is no design solution that would both address NR requirements and provide a satisfactory route. As a result, in accordance with delegated powers, a recommendation will be made for an officer decision to be taken to authorise that the Council submit a ‘change request’ to Government, advising that the project will be withdrawn from the FHSF programme, and requesting that the remaining unspent grant relating to this project be reallocated to other FHSF projects that are experiencing cost pressures as a result of construction cost inflation.
 - d) The significant and persistent cost inflation in the construction sector represents a major risk to all capital projects, in particular those that are included in the Crewe Towns Fund programme, which is led by Crewe Town Board and

supported by the council as accountable body. To assess the risk and the ability of projects to address cost increases (e.g. through descoping or identifying additional sources of funding), a review of the existing Towns Fund programme has been undertaken with the support of project leads, and external experts (Ekosgen and Currie & Brown).

In relation to the Lyceum Powerhouse project, identified risks include the current funding gap and the uncertainty as to when/how this will be closed, delivery arrangements (including the requirement for soft-market testing to confirm operator interest), and the proposed programme which exposes the project to greater inflationary risk compared to projects which can secure contracts at an earlier stage.

As a result, the Town Board has requested that a 'change request' be submitted to Government proposing that the Lyceum Powerhouse project be withdrawn from the Towns Fund programme, and requesting that the remaining unspent grant relating to this project be reallocated to other Towns Fund projects/activities that are experiencing cost pressures as a result of construction cost inflation. The background paper to Crewe Town Board relating to this is included as Appendix 3.

5.7. As identified in Para 8.6, risk management forms a fundamental part of the programme and project management. The most significant issues and risks facing the overall programme currently are:

- a) **Cost inflation:** The cost of materials and contractors has seen significant growth over the past 18 months – it has generally exceeded RPI inflation and is forecast to continue, with high interest rates and labour shortages exacerbating the problem. Many projects within the regeneration programme have been costed prior to this period of inflation and, even those costed more recently, are facing significant issues which will require either additional funding and/or 'value-engineering' - i.e., changing the scope - for example by reducing the size of a project, or changing the materials to be used in the project - for example by using lower cost, lower quality materials. The removal of the Lyceum Powerhouse project from the Towns Fund programme and subsequent reallocation of funding would reduce the risk of overspends across the remaining projects.
- b) **Revenue costs:** Almost all the funding secured for projects is capital, with the expectation that revenue costs are funded/absorbed by the organisation leading the delivery of the project. Whilst the council has operational mechanisms in place to identify these costs for those projects it is responsible for, there is a significant and growing revenue funding requirement, exacerbated by cost inflation - for example energy costs or increasing statutory obligations for maintenance/management". This is a

key consideration for the Council in terms of its Medium-Term Financial Strategy.

- c) **Staffing capacity:** The number of posts within the Growth & Enterprise directorate remains at the same level as three years ago, and the same staff are now managing a significantly larger and more complex mix of projects, as well as ensuring the necessary governance at a programme level (e.g., monitoring of project expenditure, reporting to government, etc). The same is true of enabling services that provide key technical inputs to support the delivery of the projects, including officers in Legal, Planning, Communications and Estates services. The Council will review other priorities across the teams in order to ensure adequate capacity within the existing resources

6. Consultation and Engagement

- 6.1. Consultation and stakeholder engagement has been undertaken throughout the development and delivery of this programme, including in the development of:
- Crewe Town Centre Regeneration Delivery Framework
 - Crewe Cultural Strategy
 - Crewe Town Investment Plan (led by Crewe Town Board)
- 6.2. Each project is also required to consult and/or engage with key stakeholders including users, and this is monitored at programme level. In the context of the recommendation relating to the withdrawal of the Lyceum Powerhouse project from the Towns Fund programme, Crewe Town Board has been actively engaged, and local members as well as the project managers have been informed of the review and its recommendation.

7. Implications

7.1. Legal

The schemes set out in this report have been the subject of previous reports and so are subject to their own decision-making processes. The report highlights the risks associated with delivering projects and managing schemes during a period of cost inflation with limited resources. The legal team will continue to advise on the governance and decision-making matters that arise within each scheme and upon ongoing negotiations and contracts (existing and contemplated) and associated risks and liabilities.

7.2. Finance

Although this is an update report and there are no financial implications related to the recommendations in this report, Paras 6.7 a) and b) identify key issues in relation to cost inflation and revenue costs that require further comment.

In the main these have either been addressed separately through previous decisions, or delegations from Council/Cabinet/Committee(s), and/or are being managed as delegations under the Council's Constitution and schemes of delegation.

The cost of materials and contractors has seen significant growth over the past 18 months – it has generally exceeded RPI inflation and is forecast to continue, with high interest rates and labour shortages exacerbating the problem. Many projects within the regeneration programme have been costed prior to this period of inflation and we are starting to see more recent real costings considerably exceed our inflationary assumptions. If these are repeated then projects will require additional funding and/or 'value-engineering' - i.e., reducing the scope or quality of the project.

The removal of the Lyceum Powerhouse project from the Towns Fund programme and subsequent reallocation of funding will reduce the risk of overspends across the remaining projects.

With regards to the pressures on revenue budgets there is a need to articulate the level of growth bid being sought as part of the Council's Medium Term Financial Strategy.

7.3. Policy

The programme and projects identified in this report align with the Council's existing Crewe Town Centre Regeneration Delivery Framework, as well as the Cultural Strategy, Housing Strategy and Local Transport Plan.

7.4. Equality

There are no direct equality implications related to the recommendations in this report but it should be noted that every project is usually required to undertake an equality impact assessment as part of the project's initial scoping and subsequent delivery.

7.5. Human Resources

Para 6.7 c) identifies issues associated with staffing capacity, but there are no direct human resource implications related to the recommendations in this report. Separate proposals are being developed, as part of the council's Medium Term Financial Strategy, to increase staffing capacity within the Economic Development team, to ensure there is adequate capacity to support the delivery of the regeneration programme and the projects within it. In addition, the Council will review other priorities across the teams in order to ensure adequate capacity within the existing resources

7.6. Risk Management

Key project level risks (and issues) are identified as part of the programme update in Appendix 2. In terms of programme-level risks, Para 6.7 identifies some key risks/issues but the monitoring of risks forms a fundamental part of the programme and project management and are included as part of 'highlight reports' that are provided every month to the operational programme boards and the executive Place Board that oversee these projects.

7.7. Rural Communities

There are no direct implications for rural communities related to the recommendations in this report, although the benefits of regeneration in Crewe town centre extend beyond the communities of Crewe into other the town's wider hinterland.

7.8. Children and Young People/Cared for Children

There are no direct implications for children, young people and cared for children related to the recommendations in this report, but it should be noted that some of the projects being delivered as part of the Crewe town centre regeneration programme have a direct and positive benefits for children and young people, particularly the YouthZone and Youth Club projects.

7.9. Public Health

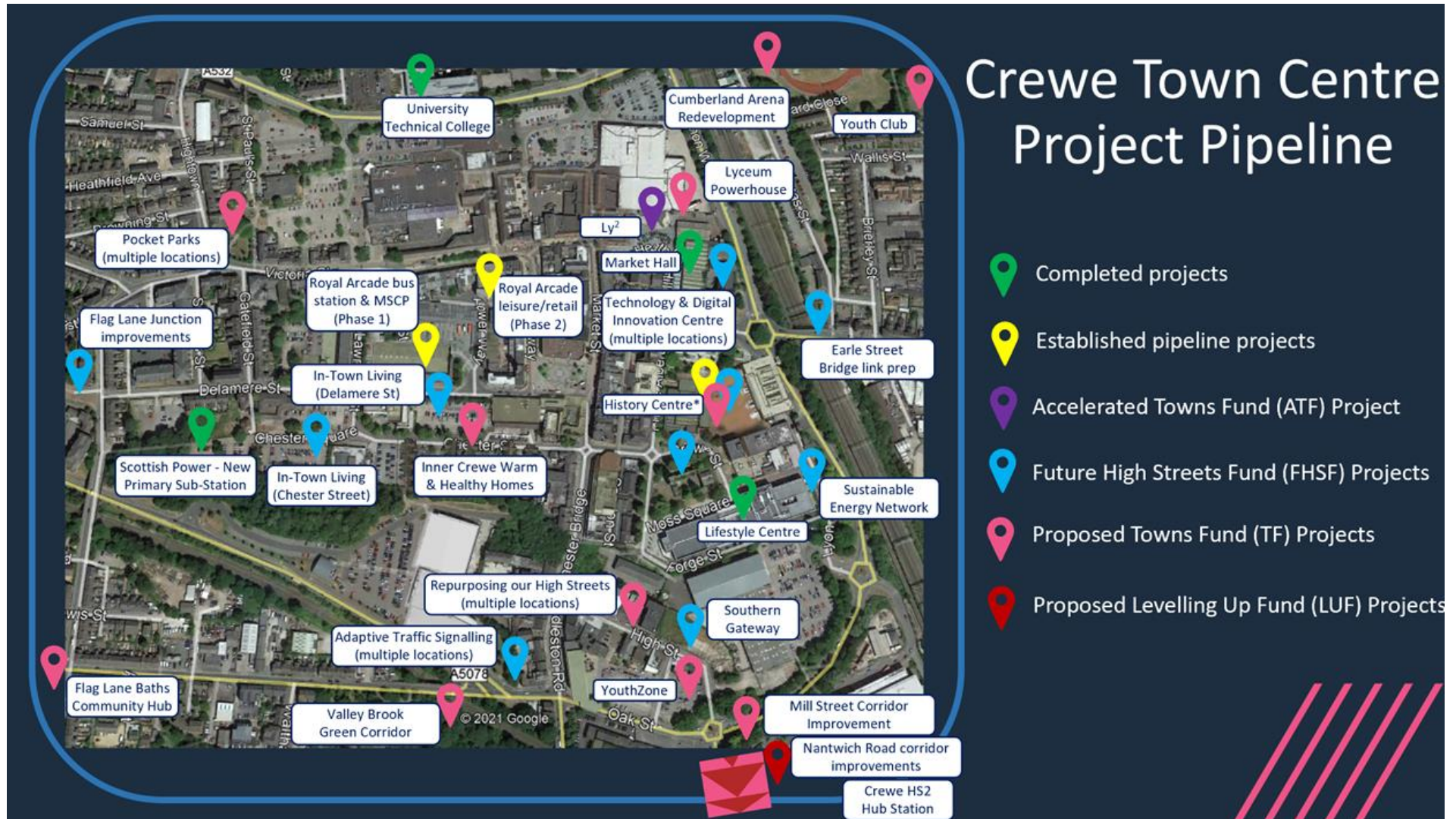
There are no direct public health implications related to the recommendations in this report, but it should be noted that several projects within the programme are expected to have direct and positive impacts on public health, including the Valley Brook and Mill Street Corridor projects and the Southern Gateway project which all promote active travel, as well as Pocket Parks, YouthZone and Youth Club projects that will also promote more physical activity.

7.10. Climate Change

There are no direct climate change implications related to the recommendations in this report, but it should be noted that several projects within the programme are expected to have direct and positive impacts on climate change, including the Sustainable Energy Network. All projects that involve construction will, as part of any planning consent, will need to demonstrate how any climate impacts are mitigated.

Access to Information	
Contact Officer:	Jez Goodman jez.goodman@cheshireeast.gov.uk 01270 685906
Appendices:	Appendix 1: Crewe Town Centre Project Pipeline Appendix 2: Crewe town centre regeneration programme update Appendix 3: Crewe Town Board report on Crewe Towns Fund programme
Background Papers:	None

Appendix 1: Crewe Town Centre Project Pipeline



Appendix 2: Crewe town centre regeneration programme update

Project Name	Summary Description	Lead/Key Delivery	CEC Budget commitment	Other budgets	Funding Sources	Current forecast completion/ operation	Current status	Issues/Risks
Royal Arcade Phase 1	New bus station and multi-storey car park	CEC/Peveril Securities Ltd	£15.85m		CEC	Dec 2023	Stage 1 demolition completed. Temp. bus station operational Jan 23. Heritage Wall consultation complete mid Nov,	Design development / refinement at RIBA Stage 4. Remaining risk items may require use of allocated CEC contingency.
Royal Arcade Phase 2	Cinema-anchored, leisure-led mixed-use development	Peveril Securities Ltd	£3.5m	tbc	PSL, CEC	2025/26	Awaiting satisfaction of other pre-commencement conditions in Development Agreement	Cost inflation; market conditions in commercial sector
History Centre	Demolition of former library and civic centre car park, creation of new history centre including Cheshire archive, with new public realm	CEC / Cheshire West & Cheshire Council	£10m + £1.5m	£10m CWaC, NLHF budget +£1½m FHSF +£¼m TF	CEC, FHSF, TF, NLHF	2024/25	Awaiting NLHF application outcome- due Dec 2022. Planning application for demolition/public realm and History Centre submitted early Nov. Demolition target completion: Late 2023	Cost inflation, estimated time for planning permission to be approved
Flag Lane Link	Creating new connection for vehicles from west of Crewe to Flag Lane/Delamere St. junction	CEC /Ringway Jacobs	n/a	£1.5m	FHSF	March 2023	Utility diversion works commence November 22 to be complete mid-December '22. Main Scheme starts after Christmas	Reduced risk budget due to construction inflation. Co-ordination of Utility companies.
Earle Street Bridge	Feasibility and land assembly (not construction)	CEC/ Ringway Jacobs	n/a	£1.2m	FHSF	N/A	Feasibility work for new Bridge completed alongside Network Rail.	NR requirements mean that a practical new bridge structure is undeliverable.
Southern Gateway	New pedestrian and cycle route from Oak St. to Forge St.	CEC / Ringway Jacobs	n/a	£3.8m	FHSF	March'24	Planning Application submitted. Heads of Terms for land acquisition agreed.	Cost inflation means that original budget is exceeded. A residual risk that land agreement does not proceed to legal completion.

Adaptive Signalling	Updating traffic control infrastructure to provide demand-responsive signalling	CEC / Ringway Jacobs	£0.22m	£0.31m	FHSF, CEC	November 23	New system installed at Oak Street / Eddleston Road. To be 'activated' at Christmas '22. System on Nantwich Road to be installed in November '23.	On target. Although outside of the original scope, the additional widening of South Street is not possible within budget due to poor ground conditions.
In Town Living: Chester Street	Social housing on current car park site	CEC	n/a	£1.4m +	FHSF, developer	2025	Retendering has commenced through the Housing Development Framework and the tender submission deadline is 27 th October 2022	No compliant tenders are received due to economic climate Design – risk it may not meet expectations
In Town Living: Delamere Street	Social housing on current car park site	CEC	n/a	£1.5m +	FHSF, developer	2025	Retendering has commenced through the Housing Development Framework and the tender submission deadline is 27 th October 2022	No compliant tenders are received due to economic climate Design – risk it may not meet expectations
Technology & Digital Innovation Campus (TADIC)	Flexible co-working office accommodation utilising underused assets	CEC	n/a	£3.0m	FHSF	2024/2025	Feasibility completed, survey work being assessed for Christchurch and agreement for main TADIC site being sought.	Cost inflation; listed building and other consents for Christchurch; timescale for securing asset for main building.
Sustainable Energy Network	Carbon reduction and energy resilience for some of our town centre assets.	CEC			FHSF, PSDS	2023/24	Contractor appointed and RIBA Stage 4 design completed. Assessing value-for-money and optioneering.	Cost inflation, may require change in strategy; Lead-in times for equipment; Energy costs impacting on business case.
Ly ²	New public event and activity space	CEC	£0.23m	£1.06m	ATF, CTC, SPF, CEC	May 2023	Planning approval May 2022; Condition Discharge submission June 2022, Variation to approval be submitted Oct 2022, entering into contract with main works contractor Oct 2022	Cost Inflation, Planning timescales, Ongoing management responsibilities and revenue costs.
Lyceum Powerhouse	New live music and arts venue	CEC		£5.3m	TF	2025/26	Business case and funding approved by DLUHC/CTB, subject to further review of outstanding conditions.	Subject to market testing including £0.6m contribution and £0.4m funding gap, before any further cost inflation.

Flag Lane Baths	Community Hub – Multiuse spaces (Café, Social Supermarket etc)	Always Ahead Charity		£3.1m £800k	TF / Match Funding	December 2023	Business case and funding approved by DLUHC/CTB. Feasibility complete. Planning Permission has been granted; PCSA with Main Contractor has been agreed and awaiting final signoff. Match funding is on-going (as planned)	Cost Inflation / Unknown site conditions (Structural surveys to be undertaken)
Cumberland Arena	Improvements & extension to the pavilion, improved spectator provision and accessibility to the site.	CEC/EH&L	£0	£1.9m	TF	Projecting opening for Summer 2024	Business case and funding approved by DLUHC/CTB. Submission of a planning application followed by the procurement of a Contractor to lead the build phase.	Cost increase / inflation leading to insufficient funding to deliver full scope, potential issues with achieving planning consent.
Mill Street Corridor	Active travel route featuring high quality public realm that will link Crewe Station and future HS2 hub with the town centre. The link will also feed into the Valley Brook project.	CEC / Ringway Jacobs		£2.8m	TF	Feb 2025	Business case and funding approved by DLUHC/CTB. Feasibility designs completed. Next stage will be to jointly procure OPEN/Jacobs to produce detailed designs for a planning application. Engagement with key stakeholders/landowners now underway.	Cost inflation Land assembly Revenue/management costs post delivery
Warm & Healthy Homes	Grant scheme to support energy improvements to older homes.	CEC		£1.7m	TF	2025/26	Business case and funding approved by DLUHC/CTB. Mobilisation commencing.	Planning and listed building consents; securing match; cost inflation and lead-in times.
Repurposing Our High Streets	Grant scheme to support businesses taking leases on vacant town centre premises,	CEC		£1.5m £0.1m	TF Other	Operating from Jan 2023-Dec 2025	Now approved by CTB and DLUHC. Seeking capacity to develop the detailed criteria, processes, publicity and engagement plan.	Sufficient demand for premises; Confirmation of scheme management arrangements.
Pocket Parks	Improvements to eight pocket parks, with more attractive and better equipped spaces for physical and social activity.	CEC / ANSA / Wishing Well Charity	£0.06m	£0.93m	TF, CEC	Feb 2024 (Jubilee site) Mar 2024: 4 Parks May 2025: 2 Parks Mar 2026: 2 Parks	Concept Designs & Engagement for first 4 Parks. External Funding Applications for further £400K to be submitted.	Planning Permission (site adj. Jubilee Gardens); external funding applications; Cost Inflation; Presence of Contaminated Land

Valley Brook Corridor	Unlocking Crewe's hidden water course – improving green & blue spaces plus developing walking and cycling infrastructure across the town	CEC / Environment Agency / Crewe Town Council	£0	£2.7m	TF	Phased delivery – fully open by Spring 2025	Business case and funding approved by DLUHC/CTB. Beginning detailed design for the project – progressing key dependencies & statutory consents.	Cost inflation / increases, not acquiring key land, not receiving all partner funding, not achieving required statutory consents.
Youth Zone (Oak Street)	New purpose-built multi-use facility for young people, including recreational/social activities and training/support.	CEC / OnSide	£2.2m	£2.0m + tbc	TF YIF / OnSide	Soft opening Jan 2025 and public opening April 2025	Business case and funding approved by DLUHC/CTB. RIBA Stage 2 / 3 and Planning application early November. Awaiting sign-off of Grant Funding Agreement with OnSide and major funding milestone expected end of October with YIF outcome.	Cost inflation; market conditions in commercial sector
Crewe Youth Club (Mirion Street)	New boxing/fitness facility on site of former youth club.	Crewe Youth Club Charity		£0.6m	TF	Anticipated Nov 2023	Business case and funding approved by DLUHC/CTB. RIBA Stage 1 / 2. Planning application is planned for November.	Cost inflation; market conditions in commercial sector

KEY

ATF	Accelerated Towns Fund
CTB	Crewe Town Board
CTC	Crewe Town Council
FHSF	Future High Streets Fund
NLHF	National Lottery Heritage Fund
PSL	Peveril Securities Ltd
SPF	Shared Prosperity Fund
TF	Towns Fund
YIF	Youth Investment Fund

Economy & Growth Committee 15 November 2022

Appendix 3: Crewe Town Board Briefing Report**BRIEFING PAPER**

Version 1

Crewe Town BoardDate of Meeting: 28th October 2022

Report Title: Towns Fund Cost & Delivery Risk Review (supporting Agenda Item 4.)

1.0. Introduction

- 1.1. At its meeting on 30th September 2022, the Crewe Town Board (CTB) was advised of an ongoing review that had been requested by Board's Towns Fund Projects Sub-Group (TFSG), which had been commenced to consider the cost and delivery risks facing the projects in the Towns Fund programme, particularly in relation to the increasing risk and potential impact of cost inflation. A review of all ten Towns Fund projects has been completed by independent advisers, Ekosgen and cost consultants Currie & Brown.
- 1.2. All ten projects in the programme have now been approved by both the Board and the Department for Levelling-Up Housing & Communities (DLUHC). The review has found that the approach to addressing contingency to address inflation risks has been inconsistent across the ten projects, partly due to the nature of each project and the extended timeframe – over the past year – that the projects' business case and financial appraisals have been undertaken.

2.0. Update on the Review

- 2.1. At the TFSG meeting on 21st October, members received updates from its lead advisers, Ekosgen, on each of the ten projects, their respective costs assumptions and the wider delivery risks.
- 2.2. The review identified that most projects have insufficient budget allocated to meet current and future inflationary pressures, and whilst some of these had identified mitigation measures such as seeking additional co-funding or value-engineering (i.e. descoping the scale/quality of the project), significant risks remain).
- 2.3. Three projects are identified as facing 'significant' inflationary and delivery risks:
 - a) **Lyceum Powerhouse**: risks include the current funding gap and the uncertainty as to when/how this will be closed, delivery arrangements (including the requirement for soft-market testing to confirm operator interest), and the proposed programme which exposes the project to greater inflationary risk compared to projects which can secure contracts at an earlier stage.

- b) **Flag Lane Baths:** risks include the funding gap associated with the final phase of the project that relates to the outdoor space (outside the scope of the Towns Fund proposals) and the community-based retail units. Also, some cost increases linked to the core Towns Fund related investment, which are expected to be addressed through further fundraising, which is already being progressed.
- c) **Youthzone project:** risks include the outstanding funding gap, subject to a funding bid to the Youth Investment Fund, with a decision due imminently.

2.4. The TFSG discussed the implications of these findings, and identified that:

- 2.4.1.** Government and other estimates of 18% construction inflation over the lifetime of programme delivery represent a major risk to project delivery;
- 2.4.2.** Other Town Boards elsewhere in England had broached these issues with DLUHC, with the response that no additional grant funding can be made available, but that it would give fair consideration to any proposals to change the composition of projects within any Towns Fund programme;
- 2.4.3.** DLUHC has already indicated that it would not agree to any reallocated grant being used for 'general contingency' but must be fully allocated across the programme, or it would be likely to claw back unallocated funding;
- 2.4.4.** DLUHC has also indicated that it would review any proposed changes in the context of the overall outcomes of the programme and the 'Theory of Change' set out in the original Town Investment Plan, but any project receiving additional funding to deliver the same or similar outcomes would not be expected to provide an update Benefit:Cost Ratio (BCR) assessment.
- 2.4.5.** New project co-funding sources cannot be relied upon;
- 2.4.6.** Value-engineering of projects has the potential to undermine the impact of projects or have consequential impacts
- 2.4.7.** Progressing all ten projects within the current budget allocations is likely to result in one or more projects failing to be delivered, with consequential impacts for the project lead (e.g., potential

clawback of grant already spent, impact on the project lead organisations) as well as wider reputational impacts for CTB and its stakeholders;

2.4.8. To mitigate these risks, it would be preferably to submit a request to DLUHC to withdraw one or more projects and reallocate the funding across the remaining projects in the Towns Fund programme. The basis for the reallocations to other projects would be to 'top-up' their Towns Fund budgets to cover the expected inflationary funding gap and provide funding to account for value re-engineering (e.g., taking into account changes made to some projects following the reduced allocations made in autumn 2021). The top-up funding would not be used to replace the commitments projects have sought for co-funding. Any remaining funding would be allocated to 'programme management' costs to support the governance, delivery and marketing of the programme.

2.4.9. On further discussion at TFSG, it was agreed that the recommendation would be to withdraw the Lyceum Powerhouse project, which would create a saving of £4,998,000 which could be reallocated across the programme (this represents the full grant allocation of £5,258,000 less the £260,000 advanced payment made by DLUHC to project development costs (which is non-recoverable). This decision was arrived on after considering:

- the current funding gap and the uncertainty as to when/how this will be closed;
- the likelihood that the proposed programme, and current delays, will expose the project to further inflationary pressures; and
- the Theory of Change identified in Crewe's Town Investment Plan, and the fact that several social benefits in the project had already been descoped. The negative impact, relative to the other 'significant risk' projects are expected to deliver greater social and community outcomes.

3.0. Recommendations

- 3.1. As a result of this comprehensive and testing review, the TFSG recommends to the Crewe Town Board that:
 - 3.1.1. The CTB submits a request to DLUCH, through Cheshire East Council as accountable body, to withdraw the Lyceum Powerhouse project from its programme and the funding is reallocated across other projects;
 - 3.1.2. Further engagement with key stakeholders is undertaken, including with local councillors and the MP;
 - 3.1.3. It delegates a decision on the amount of funding to be reprofiled across the remaining programme to the Chair and Vice Chair of CTB, in consultation with the TFSG;
 - 3.1.4. TFSG reports back to Crewe Town Board on progress with these actions;
 - 3.1.5. TFSG continues to provide regular updates on cost and delivery risks to Crewe Town Board.

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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/11/22-23	17 Jan 2023	Mid-Year Performance Review	To consider mid-year performance.	Director of Growth and Enterprise		No	No	Open	
EG/18/22-23	17 Jan 2023	Handforth Garden Village - Delivery Strategy	To seek approval for the funding and delivery strategy to safeguard, stabilise and ultimately restore the derelict buildings at Dairy House Farm and the procurement of the Pre-Construction works at the Garden Village.	Director of Growth and Enterprise		No	Yes	Fair; Green; Open	Yes - 3
EG/15/22-23	17 Jan 2023	Visitor Economy Strategy	To approve the adoption of the Cheshire East Visitor Economy Strategy 2023-2028.	Director of Growth and Enterprise		TBC	No	Green	No
EG/03/2022-23	17 Jan 2023	Asset Management Plan	The report introduces the Council's Asset Management Strategy and Corporate Asset Management Plan.	Director of Growth and Enterprise		Yes	Yes	Green	No
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	Open	No
EG/09/22-23	14 Mar 2023	Second Financial Review Report	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	Open	No
EG/02/2022-23	17 Jan 2023	Town Centre Vitality Plans	To consider the outcomes of the public consultation.	Director of Growth and Enterprise		Yes	No	Fair; Green	No
EG/25/22-23	17 Jan 2023	Notice of Motion: Public Art Consultations	To consider the Notice of Motion.	Director of Growth and Enterprise		TBC	TBC	Fair; Open	

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/27/22-23	17 Jan 2023	Regional Sustainable/Inclusive Growth Report	To consider the recommendations of the report on sustainable and inclusive growth.	Executive Director Place		Yes	Yes	Green	No
EG/24/22-23	14 Mar 2023	Carbon Update	To provide an update on the progress of the carbon programme and to seek from the committee such decisions as shall be necessary in order to further the programme to its agreed conclusion.	Director of Growth and Enterprise		Yes	Yes	Green	
EG/26/22-23	14 Mar 2023	Cultural Framework 2023 - 2028	To approve a refreshed CEC Cultural Framework for 2023 - 2028.	Director of Growth and Enterprise		yes	yes	Fair; Green; Open	
EG/12/22-23	TBC	Empty Homes - Our Approach	To outline the options available to the Council to bring empty homes back into use, outlining the powers and financial requirements and approve an agreed approach which will be implemented by the Housing Standards and Adaptations Team.	Director of Growth and Enterprise		TBC	No	Green	
EG/04/22-23	TBC	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	Fair; Green	No

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