APPLICATION NO: 22/2819M

LOCATION: **Land at Heatherley Woods, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD**

PROPOSAL: **Full planning application proposing redevelopment of the Site to create a single Integrated Retirement Community (Use Class C2) comprising 159 no. Extra Care units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works.**

KEY ISSUES

Green Belt – The officers report sets out the policy position with regards to Green Belt and concludes the development is considered to be "appropriate". However, the applicant's agent was keen to highlight that:

"one interpretation is that one can take into account the former buildings when assessing openness, and if one does that here then the development is appropriate development in the green belt. However, there is an alternative interpretation of the law and policy which is that one cannot take into account buildings that are no longer there, and in that case the development would be "inappropriate development". However, even if one takes that view then the recommendation to approve remains the same as there are very special circumstances (VSC's) which outweigh the harm to the Green Belt and other harm"

The VSC's are outlined in Chapter 8 of the applicants supporting statement but can be summarised as:

- Compliance with Policy LPS61 ambition – Life Science development
- Compliance with Alderley Park Development Framework
- Capital receipt from Symphony Park to Life Science Development
- Contribution towards older persons housing land supply and delivery
- Contribution towards key-worker housing at Alderley Park
- Economic benefits
- Health and social benefits
- Redevelopment of previously development land in the Green Belt
- Landscape and ecological benefits in BNG

Should the application be viewed as "inappropriate" then it is accepted that VSC's exist to outweigh the harm to Green Belt openness and any other harm. Although in this case as highlighted in the report there is "other harm" notably visual impact, trees/ecology and lack of affordable housing, but on balance the development is considered acceptable.

Key Worker Housing (KWH) – Section 106 Agreement

As outlined in the report key worker housing is a benefit of the proposals, but no agreement has been made on an agreed delivery programme. The applicant has proposed that the "trigger" should be linked to the Life Sciences application 22/3512M:

"Alderley Park considers that the outline planning application for a significant quantum of new commercial/life sciences floorspace at Mereside would be an appropriate opportunity to address this. These new buildings will add significant additional employees to Alderley Park (circa 1,600). This will provide a critical mass of employees to the Park so that the Key Worker Housing can be best be delivered alongside the balance of the open market rental units in Building 26. It is also the case that the final number of KWH units required will be clarified assuming the Symphony Park proposals are approved.

We would therefore propose for your consideration the following Section 106 HOT for the life sciences application:

Delivery of Key Worker Housing (Building 26 at Alderley Park) in association with the occupation of the proposed life sciences/commercial buildings"

In addition, a fallback position is set out should the reserved matters not be forthcoming or only in part.

While the above is noted and understood, it is considered that the agreement should be linked to the Retirement Community application (Use Class C2) as this is the development that requires the affordable housing contribution not the Life Science development and is consistent with other residential developments at Alderley Park. As to-date no key worker housing has been provided, (although consented), and it is important the provision is made in a timely manner. Therefore, it is considered that the trigger should be:

The Key Worker Housing provision to be made available for occupation within 12 months of the 1st occupation of the Retirement Community development.

CONCLUSION:

There are no proposed changes to the recommendation, but with the addition of the trigger for the provision for the key worker housing.