

**APPLICATION NO: 22/3512M**

**LOCATION: Land at Mereside Campus, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY**

**PROPOSAL: Hybrid planning application comprising full planning for the demolition of buildings on site and ground clearance; and outline planning for the development of life science uses comprising two office/ laboratory buildings (Use Class E(c) and E(g)) with ancillary retail and café provision (Use Class E(a) and E(b)) with all matters reserved including (Access, appearance, landscaping, layout and scale)**

## **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 7 of the applicants supporting statement but can be summarised as:

- Compliance with Policy LPS61 ambition – Life Science development
- Compliance with Alderley Park Development Framework
- Economic 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 the VSC’s exist to outweigh the harm to Green Belt openness and any other harm, which in this case is minimal.

## **CONCLUSION:**

There are no proposed changes to the recommendation.