

STRATEGIC PLANNING BOARD – 21 September 2016

UPDATE TO AGENDA

APPLICATION NO: 15/5222C

LOCATION: Former Manchester Metropolitan University Alsager
Campus, Hassall Road, Alsager

APPLICANTS SUBMISSION

Following the receipt of the independent costing of the required improvement works to Alsager Leisure Centre to mitigate for the impact of the development, the applicant has confirmed that MMU are prepared to commit to a contribution of £486,771.10 to facilitate these works.

This amount appropriately reflects the independent costing and equipment costs.

The applicant does however consider that the works required through the Sports Needs Assessment can be delivered for less than this amount, and they note that this contribution will further worsen the viability position for the overall development.

CONSULTATIONS

Sport England – Withdraw previously lodged objection subject to:

1. S106 agreement securing £486,771 towards the cost of the indoor sports facility improvements at Alsager Leisure Centre and £14,888 to enable capacity improvements at Crewe Vagrants RUFC
2. Written confirmation from the Council that they accept the transfer of land from the current owner
3. Conditions relating to technical details of pitches, phasing and drainage.

REPRESENTATIONS

Three further letters of representation have been received. Two letters object to the proposal on the following grounds:

- Too many houses proposed
- The westernmost field has the status of 'Protected Open Space'
- Impact on highway safety
- Infrastructure improvement requirements are being ignored

The third letter reluctantly supports the proposal. It notes that too many houses are proposed and the services in Alsager will be unable to cope.

KEY ISSUES

At the time of the last Committee Sport England had submitted a holding objection to the application as the following matters were outstanding:

- Written confirmation from Everybody Sport and Recreation (ESAR) that it will take on the management of the outdoor facilities;
- Written confirmation from the Council that it will take the transfer of the sports pitches from the current owner, and;
- An agreed cost / contribution for the internal works at Alsager Leisure Centre.

Confirmation has been received from ESAR that it will take on the management of the Outdoor facilities following the transfer of the land to Council, and the necessary contribution has been agreed to enable the indoor works to take place. The letter from the Council regarding the transfer of the land is outstanding, but Sport England are willing to remove their objection subject to the receipt of the Council's written confirmation prior to a decision being issued.

The additional conditions recommended by Sport England are currently included within the Heads of Terms for the s106 agreement, in very broad terms. Discussions are ongoing with the applicant about the most appropriate mechanism for delivering these details (i.e. via conditions or the s106).

The comments received in representation raise issues that have been addressed in previous reports.

CONCLUSIONS

As in the original report a recommendation of approval is made, subject to conditions and s106 agreement.