

# 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