

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