

The Borough Council has been consulted by Cheshire East Council on an application for outline planning permission for major residential development.

This 4.61 hectare site is located in the southern part of Alsager within the urban boundary. The current uses on the site are the Cardway Cartons factory, an associated aggregates storage yard and an area of scrubland that is protected as open space within the adopted Congleton Borough Local Plan. Cardway Cartons are due to relocate elsewhere in Cheshire East, leaving this site vacant.

This outline planning application is for the construction of up to 110 residential dwellings.

For the Borough Council's comments to be taken into account by Cheshire East Council in their decision, they must be received by them by 27th August 2014.

RECOMMENDATION

That Cheshire East Council be advised that the Borough Council has NO OBJECTIONS to the application.

Reason for Recommendation

Your officers consider that the development of 110 dwellings in this location will not have a significant impact on Newcastle-under-Lyme Borough. It would be in line with the submitted Cheshire East Local Plan and it can be considered against existing local planning policies within the adopted Congleton Borough Local Plan and the National Planning Policy Framework (NPPF).

Material Considerations relevant to this recommendation:-

Congleton Borough Local Plan Review (2005)

- Policy PS3: Settlement Hierarchy
- Policy PS4: Towns
- Policy GR1: New Development
- Policy GR6: Amenity and Health
- Policy GR9: New Development (Accessibility, Servicing and Parking Provision)
- Policy GR10: New Development (Accessibility, Servicing and Parking Provision)
- Policy GR18: Traffic Generation
- Policy GR19: Infrastructure
- Policy GR20: Public Utilities
- Policy GR22: Open Space Provision
- Policy NR1: Trees and Woodlands
- Policy E10: Re-use or Redevelopment of Existing Employment Sites
- Policy H1: Provision of New Housing Development
- Policy H2: Provision of New Housing Development
- Policy H4: Residential Development in Towns
- Policy H13: Affordable and Low-Cost Housing
- Policy RC2: Protected Areas of Open Space

Cheshire East Local Plan

Cheshire East Local Plan Strategy: Submission version submitted to the Secretary of State for Communities and Local Government on 20 May 2014.

National Planning Policy

National Planning Policy Framework (March 2012)

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026

Policy SP1: Spatial Principles of Targeted Regeneration

Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

KEY ISSUES

The Borough Council has been consulted by Cheshire East Council on this outline proposal, which would involve the demolition of the existing industrial units on Cardway Business Park and redevelopment of the site to accommodate up to 110 new dwellings.

The site falls within the urban boundary of Alsager as defined by the 'settlement zone' on the Congleton Borough Local Plan Proposals Map. This is a location where development is viewed favourably under policies PS3 and PS4 of the Congleton Borough Local Plan. The same settlement zone boundary for this part of Alsager is proposed to be carried forward in to the Cheshire East Local Plan. Policy PG6 of the Cheshire East Local Plan Strategy Submission Document proposes that 1,600 new homes are to be accommodated within Alsager in the period up to 2030.

The Cardway Business Park and the nearby Twyfords site to the north are both proposed to be allocated for the development of 550 new homes under CS12 of the new Local Plan. Most of the Twyfords site already has approval for 335 dwellings under planning application 11/4109C and there is an additional area of land in this northern part that could accommodate any additional capacity from CS12 that is left over should this current planning application be approved.

The Borough Council has submitted representations jointly with Stoke-on-Trent City Council on the Cheshire East Local Plan Strategy Submission Document and these were presented to Planning Committee on 22nd April 2014. The representations did not object to proposed site allocation CS12, however they did object to the calculation of future windfall development which is likely to drive the housing requirement in the new plan beyond the high growth figure of 29,128 new dwellings. The resulting high growth could undermine regeneration programmes in north Staffordshire and could also see speculative development undermining the site allocations proposed within Cheshire East.

In light of this, your officers believe that the redevelopment of this site, which is in accordance with proposed allocation CS12 for residential use, is preferable to speculative residential development taking place elsewhere in Cheshire East and should therefore be supported.

An additional consideration for Newcastle-Under-Lyme would be the loss of the businesses in this location which may be providing employment opportunities for local residents within the Borough. Policy E10 of the Congleton Borough Local Plan aims to restrict the redevelopment of existing employment sites to other uses, unless it can be shown that the employment use is no longer suitable or that there would be substantial benefit in permitting

alternative uses. Policy EG3 of the Cheshire East Local Plan Strategy Submission Document reiterates this by stating that existing employment uses are to be protected unless they are no longer suitable or viable and there is no potential for modernisation, alternative use or occupation from other employment industries.

The existing businesses on Cardway Business Park are due to relocate to more suitable premises elsewhere within the next five years. Whilst no new location has been identified within the submitted planning application documents, the Planning Statement does state that this will be a 'more suitable site in Cheshire East'. It is therefore not possible at present to determine whether or not the relocation of the existing business on the site would have a detrimental or beneficial impact on Newcastle-Under-Lyme Borough. This will however also be a key issue for Cheshire East to consider in determining this planning application, as employment opportunities in Alsager and nearby areas would also be similarly affected should the business relocate further afield.

Background Papers

- National Planning Policy Framework
- Cheshire East Council Local Plan Submission Development Plan Document
- Joint letter to Cheshire East Council 16/11/13 re: Local Plan Strategy Pre-Submission version.
- Joint letter to Cheshire East Council 25/04/14 re: Local Plan Strategy Submission version.
- Report to Planning Committee on 22nd July 2014; "Cheshire East Local Plan Strategy"
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009)

Date report prepared

13th August 2014