

**FORMER MANCHESTER METROPOLITAN UNIVERSITY (MMU), ALSAGER CAMPUS, HASSALL ROAD, ALSAGER, CHESHIRE BARRATT/ DAVID WILSON HOMES & MMU - NULBC REF 348/231))**

**CHESHIRE EAST REF 15/5222C**

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

**This site is located in the western part of Alsager within that settlement's zone line boundary. Approximately 50% of the site is currently developed with former educational buildings, teaching facilities, halls of residence an, parking and sports facilities.**

**This full planning application is for the demolition of all existing buildings on the site and the erection of 408 dwellings with associated parking, laying out of new grass sports pitches, two artificial**

**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 6<sup>th</sup> January 2016.**

### **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 408 dwellings in this location will not have a significant impact on the 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).

### **KEY ISSUES**

The Borough Council has been consulted by Cheshire East Council on this full proposal, which would involve the demolition of the buildings at the former MMU site at Alsager.

The site falls with 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.

This site is proposed to be allocated for the development of 350 new homes under site allocation CS13 of the new Local Plan.

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 22<sup>nd</sup> April 2014. The representations did not object to proposed site allocation CS13, 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..

Following the suspension of the Examination for the Cheshire East Local Plan Strategy, an Objective Assessment of Housing Need has been published by ORS, acting on behalf of Cheshire East Council, on 13<sup>th</sup> May 2015. This identifies a need for a maximum of 36,000 new dwellings in Cheshire East between 2010 and 2030.

In light of this, your officers believe that the redevelopment of this site, which is in accordance with proposed allocation CS13 for residential use, is preferable to speculative residential development taking place elsewhere in Cheshire East and should therefore be supported. That the number of dwellings proposed (408) is greater than the number indicated in policy CS13 is not considered a matter of strategic interest to the Borough Council.

### **Material Considerations relevant to this recommendation:-**

#### **Congleton Borough Local Plan Review (2005)**

Policy DPI, DP2, DP3, DP3A, DP6 and DP7

#### **Cheshire East Local Plan**

The Cheshire East Local Plan Strategy: Submission version was submitted to the Secretary of State for Communities and Local Government on 20 May 2014. The Examination commenced on 16<sup>th</sup> September 2014 and was suspended on 15<sup>th</sup> December 2014 following the publication of the Inspector's Interim Views. Further work was then undertaken by Cheshire East Council in order to address the concerns raised by the Inspector, and following this, the Inspector agreed that the examination should continue.

#### **Supplementary Planning Document 16 : Manchester Metropolitan University, Alsager Campus Development Brief (October 2008)**

#### **Alsager Town Strategy 2012**

#### **Planning Policy**

National Planning Policy Framework (March 2012)  
Planning Practice Guidance (March 2014)

#### **Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (CSS)**

Policy SP1: Spatial Principles of Targeted Regeneration  
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

#### **Background Papers**

- National Planning Policy Framework
- Cheshire East Council Local Plan Submission Development Plan Document
- Planning Inspectorate letter to Cheshire East Council 15/12/14 re: Formal Request to Suspend the Cheshire East Local Plan Strategy Examination
- 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 22<sup>nd</sup> July 2014; “Cheshire East Local Plan Strategy”
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2009)

**Date report prepared**

21<sup>st</sup> December 2015