

**WHITE MOSS, BUTTERTON LANE, BARTHOMLEY, WEST OF ALSAGER
RENEW LAND DEVELOPMENTS LIMITED
(NULBC REF 348/236))**

CHESHIRE EAST REF 15/4888N

The Borough Council has been consulted by Cheshire East Council on an application for outline planning permission for up to 400 residential units on the above site to the west of Alsager

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 22nd June 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 this scale in this location would undermine the delivery of the Newcastle-under-Lyme and Stoke-on-Trent Joint Core Spatial Strategy.

KEY ISSUES

The Borough Council has been consulted by Cheshire East Council on this outline proposal,

The site extends to some 19.4 ha and consists of part of an active sand and peat quarry. The application is accompanied by an Environmental Statement, and by an indicative layout

There is a history of development proposals for White Moss Quarry, including an outline application in 2013 for the provision of up to 1000 residential dwellings and other mixed development on the whole of the quarry site (planning reference 13/4132N), this was followed by a revised scheme for up to 350 dwellings ("Phase 1") on the southern part of the site, which received consent in September 2015. The application now submitted, and upon which the Borough Council's comments are being sought relates to the northern part of the quarry – the development being referred to as 'Phase 2'. Were consent to be granted for this application, this would mean a total of up to 750 units would have outline planning consent at the White Moss Quarry site.

The site lies west of the settlement boundary of Alsager as defined on the Congleton Borough Local Plan Proposals Map in the open countryside. To the south of the site referred to in Phase 1 is the Radway Green BAE plant, and to the west the M6.

As members will be aware Cheshire East have not been able for some time to satisfy Inspectors that they can demonstrate a 5 year supply of deliverable housing sites, and a number of residential developments have been approved on the basis that existing policies that restrict the supply of housing are out of date. As indicated above 350 units have already been permitted on the southern part of the quarry site.

Cheshire East's Local Plan Strategy was submitted to the Secretary of State in May 2014 and is currently undergoing an independent examination. It identifies strategic sites and strategic location that will accommodate most of the development needed. Cheshire East have recently completed a consultation on proposed changes, following the publication by the Inspector of his Further Interim Views. Cheshire East are indicating a Core Strategy housing site at White Moss (CS42), but not one that includes the current application site, and their proposal envisages only 350 units (i.e. is equivalent to the consented Phase 1).

Given the scale of the additional proposed development, and its location fairly near to the Borough boundary, it is considered that the Borough Council, whilst it may be difficult to demonstrate by evidence a link between the scale of residential development in this location and the regeneration of

the North Staffordshire conurbation, the delivery of which is an objective of the existing Joint Core Strategy, should still express concerns that significant additional residential development is being proposed above and beyond that already provided for Alsager in the now submitted version of Cheshire East's Core Strategy.

Date report prepared

10th June 2016