

ARAG Summary Statement If the Letter is not Read Out

You will have seen the communication from ARAG of 30/10/2013, which I can read to you. Alternatively, I can summarise the letter or the ARAG Officers who are here could answer any questions you might have.

Summary:

There are a number of important issues associated with the White Moss, over and above the many well known specific planning issues:

1. Part of this location is the subject of the Ombudsman's report, which found several areas of maladministration. **The final outcome is yet to be decided.**
2. The Inspector from the Sandbach Road North appeal found that Alsager is an area of restraint, to support regeneration of the Potteries and the wishes of neighbouring Authorities. **1,000 houses on the White Moss demonstrates no restraint, quite the opposite in fact**
3. If Cheshire East adopt this location as a strategic location, it will demonstrate tremendous inconsistency and be in conflict with the arguments which defended Sandbach Road North. **It will also undermine any subsequent appeal.**
4. The White Moss Quarry is subject to a detailed Restoration Plan, a legal agreement which **cannot simply be swept under the carpet.**
5. Planning conditions have not been enforced over the years and conditions have been changed with no consultation. Adopting this location would absolve the Quarry Operator of these issues and responsibilities and actively support the recently submitted planning proposal for White Moss development.

Why would Cheshire East consider making this decision when:

- Alsager can't cope with it.....it isn' t sustainable...It would paralyse Alsager?
- Residents don't want it?
- Alsager doesn't need it?
- Cheshire East's own appeal arguments argue against it?
- There are so many important unresolved open issues and arguments against it?
- The Alsager Town Council clearly states that it doesn't want it?

Adopting this site as a Strategic Location and doubling or even trebling Alsager's housing allocation can clearly not be justified on Planning Grounds, which is essential if Cheshire East is to be seen to be acting in a consistent manner.

Alsager Residents are asking what possible basis can there be for this development to proceed?