

Strategic Planning Board Meeting Thursday 26/09/2012

Chas Howard - Alsager Residents Action Group

Inconsistency

If the White Moss site is included in the Local plan, it will seriously compromise the position taken by Cheshire East at the recent Alsager appeals and make its future position untenable.

Throughout these appeals, Cheshire East argued that Alsager :

- *is unsustainable as a Key Service centre*
- *it can't take more than its allocation of 1,000*
- *it is an area of restraint*
- *and settlement Zone Lines must not be violated*

This position is now part of the **evidence base**.

How can that argument be sustained when within weeks, Cheshire East:

- *doubles the allocation - worsening unsustainability*
- *it demonstrates no restraint, by dumping extra housing on Alsager*
- *it promotes violation of Settlement Zone lines*
- *and it ignores a restoration agreement*

If the SPB adopts this additional site into the Local Plan, it will seriously compromise Cheshire East's position at future planning appeals and the Plan itself.

In turn, this inconsistency could open the door for 3,000 new houses in Alsager. Barristers will simply pull it apart.

Pollution

This proposed development is very close to the M6 motorway.

There is significant published evidence that people and in particular children living close to motorways are at risk.

Cheshire East has a responsibility for the Health and Well-being of Communities within its boundaries

Air Quality is a material consideration under the planning system and the NPPF but Cheshire East does not measure NO₂ hourly levels or particulate pollution in the area of the White Moss as required by EU and DEFRA regulations.

The fact is that nobody knows if national limits are exceeded in the vicinity because there has been no measurement.

How could anyone locate 2,500 people and a Primary School in a potentially dangerous place without knowing absolutely that there is no increased risk?

Independent advice considers that Cheshire East should provide objective, professional evidence to prove that Air Quality is not a Health Risk for this development.

As a final point

ARAG Officers and members committed a great deal of time and effort to support Cheshire East Officers at the recent Appeals.

We find it ironic that our community is repeatedly disadvantaged by the decisions of elected representatives.

Our Community is increasingly asking the question why this should be so?