

Southern Area Planning Committee – Wednesday 22nd October 2014

Agenda Item 5 13/4081C Cardway Business Park

Presentation for Alsager Residents Action Group

by Hon. Alderman Derek Bould

Good afternoon,

I have a few issues that I wish to raise regarding this application.

- Alsager is identified as a Key Service Centre, in the Submission Local Plan, but failed to meet the criteria for this categorisation for the provision of employment. During at least two appeals, a Cheshire East Officer, Mr Adrian Fisher, admitted that Alsager failed to meet this specific criteria; accepting that Alsager was short of 300 jobs. The Alsager Town Strategy, a Local Plan Evidential Support Document, identified the Cardway 'Brownfield' site for 50 houses and employment land and your committee should be strongly supporting this, in order to secure critically essential job opportunities.
- The application site cannot be called 'Brownfield' because a third of the proposed dwellings are on Greenfield land and your Council Leader, on behalf of the Council, has repeatedly pledge his support for a Brownfield before Greenfield strategy. Only the Brownfield site should be considered for housing, and employment development, because it is the Brownfield area which is identified as a Strategic Site in the Submission Local Plan.
- Finally, and possibly most disturbing, the Greenfield element of the application site is in the ownership of your council, Cheshire East, and is "an amenity greenspace identified as A30 by the Open Spaces Assessment"; "containing shrubs and mature trees, which green the residential environment". Residents will fail to understand how your committee may be seen to make a truly independent decision, on this application, when Cheshire East would appear to be making a significant financial gain from its approval.