

Report to Central Area Committee

Report of: Chief Planning Officer, and Director of Development and Regeneration

Services to Place

Date: 16 September 2021

Title: Stalled Sites Update – Edgeley and Cheadle Heath

1. Purpose of Report:

1.1 This regular report is in response to a request from members that officers provide an update on three stalled development sites in the Edgeley/Cheadle Heath Area:

- Springmount Mill, Stockport Road, Cheadle Heath
- St Augustines Church, St Augustines Road, Cheadle Heath
- 120 Stockport Road/Kent Road, Cheadle Heath.

2. Sites Update:

2.1 The table below outlines the issues for each site and along with an update and the current position with regards its planning and development status. Any updates are provided in the Current Position column. There are no significant changes to that reported in August:

Stalled Housing Development Sites – Edgeley and Cheadle Heath.				
Site Name and Location	Ownership	Planning Status	Site Status	Current Position
Springmount Mill, Stockport Road, Cheadle Heath	Private	Planning application resubmitted Dec 2020 for 202 apartments (DC/079227) Non material Amendment for additional Rooflights – Granted (DC/066621) Rebuilding of Boundary Wall and Installation of gates – Granted (DC/072801)	Buildings in poor condition. Asbestos, underground methane, land remediation, environmental barrier required Significant remediation costs potentially affecting viability	No change as the application is currently being considered by Planning. A viability Assessment is expected from the applicant soon. Building suffered storm damaged and was partially demolished due to health and safety concerns. New application includes demolition of the remaining parts of the main building and rebuild. Site is secure.

				<p>No current concerns from Enforcement perspective.</p> <p>Ongoing direct dialogue between developer and CBRE (on behalf of the Council) to understand issues preventing delivery in more detail.</p>
St Augustines Church, Edgeley	Private	Planning approved for 9 apartments (DC/057663)	Partly constructed. Development stalled	<p>The new site owners have since registered their ownership with the land Registry and <u>work has now recommenced on site.</u></p> <p>Officers will continue to monitor progress of the development which is ongoing.</p>
120 Stockport Road, Kent Road, Cheadle Heath	Private	Outline Consent for 12 apartments – Granted (DC/068474)	Former petrol filling station site which is contaminated. Some remediation work had been undertaken by the owner. Outline consent expires soon.	No change (see para 3.3 below.)

3. Additional Information:

- 3.1 As part of ongoing work in respect of housing delivery in the borough as well as the preparation of the new local plan, CBRE have been commissioned to undertake work to establish why a number of sites across the borough have stalled. This work has involved direct engagement with landowners and developers on behalf of the Council to unpick precisely what is preventing sites coming forward. The work has explored options available to the Council in terms of bringing these sites forward, including whether the use of CPO powers is appropriate, as well as the cost and timescale of doing so.
- 3.2 The work has included the assessment of 13 brownfield sites and found that 6 sites (740 homes) are expected to be delivered without any intervention and 4 sites (238 homes) are identified as being at a medium risk of non-deliver. The remaining 3 sites (84 homes – 16% of the total) are identified as being at major risk of non-delivery. Work is now underway to explore opportunities for intervention which could include:
- Introducing landowners to Homes England or GMCA to help improve the financial viability of sites.
 - Facilitating acquisition of the site by a preferred developer to increase development certainty
 - Acquisition of sites and either direct delivery or developer procurement/onward sale to a competent developer.
 - Acquisition of sites via the use of Compulsory Purchase Order (CPO) powers.
 - Providing risk appropriate financial support
- 3.3 In the Edgeley and Cheadle Heath ward, the three above sites were identified, all at medium risk of non-delivery. These are St. Augustine's Church, 120 Stockport Road and Springmount Mill. In the case of the latter site, this was used as one of the case study sites where more detail of the current position was provided. To summarise the case study findings, the site is owned outright by the developer who is revising the scheme to improve the viability, with a view to starting building work in the near future. To date they have found it difficult to balance the development costs against the expected end values, which has been made more difficult by a rapid increase in construction and materials costs. The overall finding of the consultants was that the owner is actively seeking to develop and bring forward a high quality scheme and that the Council should consider what support could be given, including exploring public funding options with Homes England and other private funders. To this end the owner has been encouraged to work with the Council's Registered Provider development partners. In the meantime, the site remains secure. Dialogue will continue and Members will be further updated as the position evolves.

To discuss this report or for further information please contact Robert Goulsbra , Head of Development and Regeneration. Telephone number 0161 218 1764 or by e-mail on robert.goulsbra@stockport.gov.uk