

Report to Central Stockport Area Committee

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

Services to Place

Date: 27th January 2022

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	Development management officers met with the developer and consultancy team prior to the Christmas break. At the meeting the developer confirmed that they remain committed to proceeding with the redevelopment of the site at the earliest opportunity. During this meeting, officers stressed the desire to progress matters quickly and to the next available committee. They outlined the additional information that was required to enable the application to progress. Whilst outstanding information has been

				submitted a Viability Appraisal submitted in support is currently being independently assessed. Once an assessment has been concluded a Planning Report will be prepared to be included within the agenda for the next Central Area Committee on 10 th March 2022.
St Augustines Church, Edgeley	Private	Planning approved for 9 apartments (DC/057663)	Partly constructed. Development stalled	<p>Work is continuing on site. The scheme is now scheduled for completion around mid-Feb 2022. The apartments are currently being marketed.</p> <p>Officers will continue to monitor progress of the development which is ongoing.</p>
120 Stockport Road, Kent Road, Cheadle Heath	Private	Granted outline consent for 12 apartments (DC/068474) but this consent has now expired.	Former petrol filling station site which is contaminated. Some remediation work had been undertaken by the owner.	Officers have approached a local Registered Provider to ascertain their interest in purchasing and taking the site forward for affordable housing (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