



HANDFORTH DEAN
SHOPPING PARK

HANDFORTH

Second briefing note for the Cheshire East Council members

PROPOSED HANDFORTH DEAN SHOPPING PARK CHESHIRE



Prior to the 19th April Strategic Planning Board meeting, Consolidated Property Group (CPG) issued a Member's Briefing Paper highlighting the many substantial benefits the Handforth Dean Shopping Park could deliver if approved.

The three applications - 16/3284M; 16/0138M and 16/0802M - were removed from the agenda prior to committee to allow Officers time for further assessment. They are now due to be considered by the Board on Wednesday 24th May.

This further Briefing Paper updates the original and explains the progress that has been made with your Officers in the intervening period.

£2 MILLION FOR MACCLESFIELD TOWN CENTRE IMPROVEMENTS

CPG has now agreed to contribute **£2,000,000** towards public realm and environmental improvements to support Macclesfield town centre as part of a package of S106 Agreement works.

This investment will supplement existing Council funding to deliver specific improvements identified by the Council covering Castlegate, Castle Street and Exchange Street. The works will strengthen links between the town centre and current major investment already underway at the Grosvenor Centre and planned for the Churchill Way car park.



Macclesfield Town Centre

KEEP OPEN CLAUSE

Handforth Dean Shopping Park will attract new retail brands to the area who currently have no representation. We know that the area suffers from significant expenditure leakage of approximately £500,000,000 as shoppers leave the area to spend in Manchester and the Trafford Centre. The development will complement the area and help to retain expenditure by providing greater retail choice for customers who will no longer have the need to travel. It will also create jobs, rates income and investment within Cheshire East.

As an additional measure of protection for Macclesfield and Stockport, we have agreed to offer a "keep open" clause that would prevent all the initial occupiers of the development from closing existing stores within 5 years of the Handforth Dean development opening. This would be subject to retailers existing lease commitments which we cannot control but will ensure that the proposed development will not compete with either Macclesfield or Stockport town centres and that the potential impact is minimal.

LOCAL EMPLOYMENT AGREEMENT INCLUDING APPRENTICESHIPS

CPG has also agreed terms with the Council's Skills and Growth company for a Local Employment Agreement that will bring together all stakeholders in the project to maximise employment opportunities for local residents.

A key aspect of the proposed agreement is the creation of much needed apprenticeships, including in the construction and building industries for young people. The agreement is an excellent example of employment and skills best practice that the Council is seeking to encourage across all new developments in Cheshire East.

A full list of the benefits the scheme could deliver if planning permission is granted is overleaf.



HANDFORTH DEAN SHOPPING PARK

UPDATED OFFICERS REPORT

Members will have received an updated Officer's Report which differs from that prepared for the original SPB meeting. Whilst the two major applications are, disappointingly, still recommended for refusal, as a result of further information provided by CPG and Engine of the North much of the applicant's case on employment land/viability issues has now been accepted.

The sole remaining issue- which appears to underlie the proposed reason for refusal- is the absence of a specific viability study covering office development of the site. CPG consider this purely theoretical, given the absence (over many years) of any demand for offices as evidenced by surrounding buildings and business parks. However, to address this latest comment an Office Viability Appraisal Report is being prepared and will be submitted to officers to enable them to see clearly the unviability for offices (as well as other B Class employment uses, which is now accepted). This can then be reported to Members in a Late Items Report.

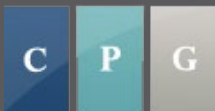
80% IN SUPPORT

Only 6% against (the rest had no strong view)

SUMMARY OF BENEFITS/CONTRIBUTIONS

- Capital investment in the borough of **£160,000,000**
- Annual business rates of around **£3,000,000** p.a.
- **£1,300,000** highways improvement contributions
- **£180,000** contribution agreed with officers for country park
- Addressing **£500,000,000** expenditure leakage out of area
- **£2,000,000** for Macclesfield town centre improvements
- Keep open Clauses for Macclesfield and Stockport
- Creation of **920** full time equivalent jobs when fully completed
- Further **400** jobs during construction phase
- Local Employment Agreement including apprenticeships
- Fully funded deliverable scheme with committed retailers already
- Limited impacts on other local centres
- Effective and viable regeneration of long-term redundant site
- No loss of viable employment land
- Good retail and roadside site with direct access and visibility from the A34 and adjacent to existing retail park
- Development by local and nationally recognised experts in field

CONTACT US



Consolidated Property Group

Martin Ridgway
Consolidated Property Group
56 London Road
Alderley Edge
Cheshire
SK9 7DZ

T: 01625 590600
E: martin@consolprop.co.uk

www.consolprop.co.uk

Dan Bramwell
Bramwell Associates
Public Affairs, Community
Consultation & Engagement,
Media Management

T: 07968 304237
E: dbramwell0724@outlook.com