

CONGLETON NEIGHBOURHOOD PLAN 2015

MINUTES OF THE NINTH MEETING OF THE HOUSING GROUP HELD AT CONGLETON TOWN HALL ON MONDAY 3 AUGUST 2015 AT 09:30AM

1. **Present:**

Jenny Unsworth (JU) – Chairman
Amanda Martin (AM)
Dave Brown (DB)
Gillian Kaloyeropoulos (GK)
Laura Tilston (LT) (partway)
Tom Loomes (TL)

Guests:

2. **Apologies:**

None received.

3. **Previous minutes:**

Agreed as an accurate record of the last meeting.

4. **Matters arising**

4.1 Link Road & Neighbouring Parishes

There was discussion of the implications for neighbouring parishes of some changes to the proposed Link Road. The date for planning application is apparently still October. On this subject TL stated that as there were some difficulties for CEC obtaining money from developments to fund this project he could not understand why different levels of contribution were being requested from different developers. It was explained by LT that CIL contributions for any single project were limited to 5 applications. It was confirmed by DB that we would be getting a Cumulative Highways Impact report.

Action: DB to report back on CHI report. Link Road to be retained as an Agenda item.

4.2 The issue of Community Hubs was still not clear. GB had written to Alan Lawson who no longer held responsibility for this.

Action: AM to provide George Hayes with birth-rate statistics. This action is carried forward from previous meeting.

5. **Reports from:**

5.1 Steering Group/Mapping Exercise

The Steering Group had abandoned the second mapping exercise as there was insufficient

evidence available to the group re the intentions of CEC and the current status of the LP. This exercise would be resumed once there was more clarity on these issues.

The Drop-in-Day held at the Town Hall for 8th July. 4-8pm was not well-attended. Those who did attend voiced a preference for development in the strategic sites and in the town centre over edge-of-settlement.

5.2 Meeting with Dave Proudlove. Urban Vision

This meeting had been attended by JU, GB, AM and GK. Dave Proudlove had explained that he would have to re-visit his work as we had already done a lot of the investigation and also he was aware that the figures from the revised LP would need to be taken into account. Locality had agreed that he could report back to us at a later date than originally agreed and this would take place on Thursday, 13th August.

5.3 Developer Day.

AM, GR and LT had attended this event. See comments in Part 9 of these minutes. It is understood that a synopsis of the day will be issued by Brian Hogan.

6. Consultation with Estate Agents:

There had been no further work on this issue owing to holidays and circumstances beyond the control of the participants. This will resume at a later date.

Action: GR and GK to continue.

7. Housing Policy Objectives:

These are still under consideration. It was agreed that feedback from public consultation and from the other groups was still needed. The consultation exercise would feed into this as well as the work being undertaken by Urban Vision. No further action as yet.

Action: GR and LT to hold a watching brief.

8. Housing Policy Up-date

To be carried forward.

Action: GR

9. Revised Local Plan:

The revisions to the LP had now been published and the Key Service Centre of Congleton had received an increased allocation of housing from 3,500 to 4,150. DB advised that this new housing could go anywhere in the KSC and did not necessarily have to be inside the town boundary. There was much discussion of the way in which the numbers are calculated and presented and the way in which this creates uncertainties and difficulties for the NP process. The sites allocations for the figure of 296 remains undecided and it was agreed that it was important to have clarity about CEC's intentions. LT and DB opined that site allocations could be anywhere either inside/outside the SZL or in the adjoining parish areas

which form part of the KSC.

TL felt that the important issue was consistency on the part of CEC. He pointed out that CEC's own planners claim that the Housing Density Policy of 30 is in fact too dense and that 27 DPH is more appropriate. This apparently refers to the Moss Farm, Manchester Road site. JU said that reflects the comments made by Barton Wilmore about the achievability of the sites adjacent to the Link Road. LT said that, apropos of these comments, it had been mentioned at the Developer Day that CEC did not appear to have taken account of ecological factors when assessing housing density and that different densities were being allowed in different circumstances. There was some concern that these discrepancies could undermine the LP strategy. It was reported that Ainscough had stated that too much employment land had been allocated and Richborough Estates have an option on the RSPB land at Somerford Triangle. The point was raised that there is concern about the failure to allocate more housing in the northern towns. JU, AM and GK would be attending a meeting at Macclesfield Town Hall that evening on the revised plan.

JU expressed concern that the Housing Group had not been informed of road proposals reported as discussed at the Developer Day and that changes could affect site locations.

Action: DB and JU to action issue of clarity and housing numbers and allocations with Adrian Fisher.

10. Next Steps

1. The report from Dave Proudlove will be circulated on receipt and members are invited to attend the meeting on 13th August to receive the progress report. This is at 9.30 at Congleton Town Hall.
2. Questions for the next Questionnaire have been requested as matter of urgency. It was agreed that there was some difficulty given the holiday season and that these might take longer than anticipated to create. It was agreed that we need more time to consider what these should be as wording is very important. JU and AM to raise this point at the next Steering Group meeting.

Action: all to consider potential questions and feed back to JU.

11. **Next Meeting** will be at 09:30 on Monday, 3rd August at Congleton Town Hall.