

Economic Development Group Meeting

Wednesday 14th January 2015

Present

David Watson
Andrew Thomsom - Planning Consultant
Peter Bowers
Anthony Bird
Lee Riley
Brian Hogan

1. Apologies

Nigel Moorhouse, Andy Pear, Tim McCloud, Peter Aston, David McGifford

2. Neighbourhood Plan

The Neighbourhood Plan period is from 2010 to 2030. Part of the group's task will be to produce a vision for economic development and to produce objectives from which will be derived policies. Andrew Thomson will produce the policies for the group once objectives have been clarified

It was noted to make the plan effective there is a need to liaise with the adjoining parishes and get them on board.

This though is an opportunity to influence what goes into the Plan. There is a need to produce a list of aspirations to start the process of and include policies for brownfield sites which might include incentives for businesses to move to better sites leaving sites available for housing

3. Statistics

The group will need to have access to key statistics but, these should in most cases be provided by Cheshire East.

The current employment density in Congleton is 0.57% of the working population whilst Cheshire East as an average is 0.74%. To reach Cheshire East's average level would require a 245 in jobs growth representing an additional 7000 jobs or another 50+ acres of land.

But, this maybe an aspiration too far as it is not easy to obtain employment land because of the lower land values to land owners and developers, but, the notion of equalisation could be exploited to bring employment land forward.

There will also be a need to make jobs sustainable via the spatial and distribution strategy

4. Housing

The housing growth could lead to an additional 9000 new inhabitants around Congleton. In 15 to 20 years' time there could be the children of the new influx of residents grown up looking for employment, as a consequence the group needs to take into account the potential demand for employment from this source

5. Environment

There will be a need to consider environmental issues to differentiate the housing estates from employment sites by identifying suitable policies for design, landscaping and expansion

HS2 could have an impact on jobs growth that needs to be taken into account

6. Actions

- a. Supply copies to the team of economic development policies in completed Neighbourhood plans – BH/AT
- b. Consider what objectives to put forward – All
- c. Consider what we want Congleton to look like – All

Date of next meeting

3pm 26th February 2015
Riverside Boardroom Congleton