

Neighbourhood Plan
Steering Group Meeting Minutes
Wednesday 16th September 2015

Present

Brian Hogan
Andrew Thomson (consultant)
Cllr David Brown
Cllr Paul Bates
Cllr Bob Edwards
Tom Evans (CEC)
Charlotte Rous (CEC)
Peter Aston
Tim McCloud
Jackie MacArthur
David Watson
Jenny Unsworth

Apologies were received from Cllr George Hayes and Peter Minshull

1. Developers meeting

The developer's day went well and was very illuminating. The members attending have noted the various comments and plans being put forward by developers which will be taken into account when we produce the Neighbourhood Plan.

2. Other Issues

CEC have examined every site in the SHLAA and have come up with sites that can accommodate up to 252 dwellings. The revised housing requirement for Congleton from the Local plan is now 302 dwellings.

It was suggested that some of the disused sites should be considered by the NP team for housing which include:-

Bossons Mill
Max Press site

The team was challenged to come back with some ideas on how the Town Centre , housing and transport would work together in a more coordinated approach based on broad areas of policy

The housing group is very close to completion as are some of the other groups; therefore, it is now appropriate to start to bring the teams together to start to develop a draft plan.

Prior to this taking place each team will be requested to provide an update and overview of the work they have completed so far, particularly in terms of objectives and policies. To facilitate this process AT will provide a format for each team to complete.

Tom Evans will facilitate the group discussions

3. Questionnaire feedback/Input for new questionnaire

It was agreed that it is imperative that the second questionnaire is produced as soon as possible and circulated to residents. However, the content will be pulled together on the day of the group discussion, but, each team should be considering now what questions it wants to raise.

4. Overview of NP

a. CEC Support

The support from CEC is ok, but, some of the work being undertaken by CEC does not by its very nature fit in with the timescales of the NP

b. Health and Wellbeing Group

The group has not been able to make progress, but, rather than delay the production of the draft plan a form of words will be put into the plan linking the comments from other groups on the need for health and wellbeing facilities, some of the comments can be aspirational.

c. Housing numbers/Housing Needs assessment

The Housing needs assessment produced by Urban Vision identified the housing numbers and needs for Congleton and suggested that 282 dwellings need to be provided. But if the Goldfinch Close appeal is won by the developer on appeal, then that is it about complete for the Town in terms of housing numbers.

Therefore, what is important now is having the appropriate policies in place which illustrate how Congleton's unique housing needs should be provided in terms of size and type etc.

d. Appeals

Greg Clark Secretary of State for Communities and Local Government has ruled in favour of dismissing an appeal from a developer based on evidence submitted from an emerging Neighbourhood Plan. This makes it all the more important that we get on with producing Congleton's draft plan to provide some degree of protection against unwanted and unplanned development.

e. Local Plan

The Inspector considering the CEC local Plan has announced the dates of the procedural hearings which are set out below along with the likely timetable for completion of the Plan, if all goes well.

- i. Inspector announces date of Procedural Meeting (6 October 2015) and likely dates and MIQs for resumed hearings (21-23 & 27-29 October 2015)
- ii. 24 September 2015 Council considers report on additional/amended/deleted site allocations
- iii. 28 September 2015 Deadline for receipt of statements for resumed hearings by 30 September 2015 Council submits additional suggested revisions to the submitted Plan (Chapters 9-14 & 16), along with feedback from the workshops and meetings held on 3-4 August 2015
- iv. 21-23 & 27-29 October 2015
Resumed hearings to review and assess additional evidence produced during suspension of examination and consider its implications for the submitted Local Plan Strategy mid-November 2015 Inspector issues further Interim Views on outcome of resumed hearings
- v. December 2015 Council publishes revisions (focused changes) to submitted Plan, along with new or amended strategic site allocations, for public consultation.
- vi. March 2016 Resumption of hearings to consider site allocations (including additional, amended and existing sites), along with other focused changes to the submitted Local Plan Strategy May/June 2016 Main Modifications to submitted Local Plan Strategy published for public consultation
- vii. Mid-2016
Possible re-opened hearings to consider new matters arising from public consultation on Main Modifications
- viii. Late-2016
Inspector's report on soundness and legal compliance of submitted Local Plan Strategy, with recommended changes
- ix. Late-2016
Council adopts Local Plan Strategy

5. Mapping

CEC can provide mapping facilities via Tom Evans. If there is a particularly sophisticated map required BH does have the names of some companies who could provide such a service

6. Actions

- a. Start producing questions for the next questionnaire – All
- b. How do we lobby and market ourselves to attract new retail and a hotel
- c. Identify costs for analysing data and traffic modelling – PM
- d. Let all themed group members aware that they can attend the joint get together – All
- e. Consider missing evidence - All
- f. AT to produce format/script for the themed groups

7. Date of next meeting

9.30am Monday 12th October

Brian Hogan