

CONGLETON NEIGHBOURHOOD PLAN 2015

MINUTES OF THE SECOND MEETING OF THE HOUSING GROUP HELD AT PLUS DANE CONGLETON ON TUESDAY 10 FEBRUARY 2015 AT 1:30PM

1. Present:

Jenny Unsworth (JU) – Chairman
Gordon Baxendale (GB)
Amanda Martin (AM)
Glyn Roberts (GR)
Mike Watson (MW)
Gillian Kaloyeropoulos (GK)

2. Apologies:

David Brown (DB)
Laura Tilston (LT)

3. Previous minutes:

Agreed as an accurate record of the last meeting.

4. Matters arising:

4.1 AT had reported back to Steering Group on meeting with CEC, developers and others on 3/01/15. JU had requested paperwork from that meeting and would forward to group when received. Other matters at item 6.

4.2 Information on new housing numbers and sites for Local Plan are still undecided.

4.3 JU had received evidence via David Brown and Adrian Fisher of the current position as seen by CE of the housing provision in the Congleton Key Service Area. We are advised that these figures may be changed as CEC is in the process of revisiting its housing land supply and site allocations. It is clear that there is much confusion over the issue of housing allocation and numbers and the relationship between these and the Parishes and the Key Service Centre Area. JU had drawn up an analysis of the housing numbers situation. This was read out and is attached as Appendix 1.

Action. JU to ask Tom Evans for some further clarification on this issue.

4.4 AM was in process of analysing housing figures supplied by Tom Evans.

Action. AM to continue.

4.5 JU advised that the following have replied to our request for consultation and co-operation:

Brereton have submitted the tabled housing questionnaire and requested an early response. This meeting to consider at Agenda item 8.

Somerford have agreed in principle via Councillor Topping.

Astbury have replied, although it is not clear whether they will attend a meeting.

Eaton. JU had not received a reply. GB had sent details to her and would resend.

Hulme Walfield had now set up Parish Council. DB had spoken with them and informed JU that they were agreeable to consult and co-operate.

It was understood that CEC are working towards setting up a joint meeting at request of AT.

4.6 Housing Needs. The work to identify these is still in progress.

4.6.1 GK and GR had met with MW at Dane Housing and had been given a crash course in the situation re Congleton Social Housing. MW had also supplied the following to the group:

Community Insight Data on Congleton Town (based on census)
Total Housing Association stock within the Town
Profile of PlusDane within the Town

4.6.2 Still to be carried out.

Action. AM to contact owners of Mossley House and other unused permission sites to try to gauge future intentions. This will help with site availability analysis.

Action. AM to compose letter to estate agents.

Action. JU to ask for list of locally active developers and any views from that sector on planning lists supplied by TE and AM.

4.6.3 GB suggested that there will be a reduction in affordable housing on sites in the LP due to inexpensive market rental properties.

Action. GK/GR to establish exactly what this means at meeting with CEC on affordable housing date – TBA.

4.6.4 MW stated that it was his experience that during the planning process, affordable housing was often traded off for things like highways infrastructure with affordable housing comprising simply windfall/brownfield for social housing providers.

Action. JU to ask TE for evidence re windfall sites coming forward.

4.6.5 GR asked that the group identify:

Ageing population

Affordability across all age groups.

Action. GB/DB to expedite requested meeting GK/GR with Steve Knowles via Karen Carsberg

Action. JU to contact Tom Evans for constraints map. JU to remind LT re site maps and request TE where to find constraints map for LP.

5. Progress Reports from Working Groups

There were no additional reports as most matters had been reported through matters arising. GB confirmed that the Link Road planning application is to be submitted in May 2015 and construction completed during 2019.

6. Steering Group Update:

JU had circulated Minutes from that group and gave brief verbal up-date. All groups had now met although the Transport group was still short of members. Most groups were progressing well with their work.

AT and Peter Minshull (Transport Group) had attended a seminar held by CE and gave feedback. Peter Minshull had expressed concern about the figures which state that the LP predicts growth of 90,000 jobs in CE during the plan period. JU and GR expressed concern that the figures for Congleton did not show job losses although our group's analysis of planning records showed loss of employment and commercial sites in the town. We also raised the issue of job losses at Zeneca and the impact on a town where most residents commute to work. It was agreed that as there is a relationship between growth and housing need, we should ask for clarification.

Action. GB was asked to obtain clarification from CEC on number of jobs and employment trends in Congleton over a ten year period as it was general opinion of meeting that jobs in Congleton Town had experienced steady decline over a sustained period. It was noted that new employment sites would be predominantly in the adjoining parishes.

7. Questions for Communications Group:

The Communications Group had requested that every group provide three questions for the first public consultation questionnaire. Questions about house type, density, design, future life-style changes were considered. It was agreed that any questions should be relevant to the factors that the Neighbourhood Plan could influence.

It was agreed that the format should cover:

Where are you now (type of home, not its address) tick box format to include tenure & number of bedrooms?

Do you think that you may need to move in the next 5/10/15 years?

If you were going to move within the next 15yrs what sort of home would you be looking for?

Would this be in town, edge of town, neighbourhood?

Action. GK as member of Communications Group to compile the detailed questions as required for next meeting of Communications Group and circulate for comments. It was agreed that as the Communications Group had asked for these as a matter of urgency that GK could then submit to that group. GK and AM could then report back to next meeting.

8. Brereton Neighbourhood Plan:

JU presented an email dated 10 February 2015 from Brian Hogan containing questions from Brereton Parish. They were requesting an answer as a matter of urgency and it was agreed that the answers should be, in brief:

Q1 – In progress

Q2 - In progress

Q3 - CEC requirements: Majority being met outside our boundaries but in sites designated in LP.

Q4 - Based on LP proposals, it was felt to be unlikely that we should need to ask Brereton to accommodate any of our need.

It was agreed what questions we should ask of Brereton re any requirements they might have of us in helping them to fulfil their housing need. It was also agreed that, in recognition of the urgency, the formal reply should be drafted by JU and GR and sent to Brian Hogan for a decision whether it could be sent immediately or should go before the Strategic Planning Group.

The Brereton Questionnaire and Response is attached as Appendix 2.

9. A Housing Policy for Congleton Town Neighbourhood Plan:

It was agreed that we should establish some draft housing objectives for the Neighbourhood Plan. We should look to improve sustainability by addressing the town's needs. This would arise from identifying the salient characteristics of the town such as physical constraints, demographics, economic development, housing trends, migration trends, infrastructure and the housing market. Data that informs decisions includes:

1. Information and decisions from other groups
2. Public responses to consultation
3. The Local Plan
4. Congleton Town Strategy
5. Community Insight Data on Congleton Town
6. Census information
7. Information from Developers
8. Information from Market Housing providers
9. Information from Social Housing providers,
10. Government Guidance including NPPF and NPG

GR advised that whilst guidance on NPs enables changes to the housing mix and additions to allocations, it does not permit changes to strategic allocations. It was agreed that from the information available to us we could propose the following Housing objectives:

- 1 Need to provide the amount of new housing required by the LP.
- 2 To ensure that new housing was located in sites that:
 - Prioritised brownfield over greenfield
 - Promote sites that do not adversely affect environmentally designated sites, historic buildings and settings or conservation areas
 - Encourage suitable use of the town centre locations no longer required for other purposes.
 - Maintain village forms in the rural areas
- 3 Ensure that the types and tenures of new housing provision would:
 - Meet the identified needs of occupiers and, including special requirements such as age or special needs
 - Ensure that the new housing provided a mix that would meet the needs for affordable housing, elderly people, people with limited mobility starter homes and single person households.
 - Avoid overprovision of sites for larger private market homes as it was felt that the existing supply in Congleton was substantial.

4 It was felt that the town had an issue with the design and density of much of the market housing currently proposed and that these often failed to fit in with the surrounding areas and existing housing stock. It was felt that any objectives had to deal with this issue.

Action. It was agreed that in view of his expertise and experience in this matter, GR should be asked to draw up a detailed policy proposal arising from this discussion and circulate this to the group for comment and for agreement/amendment at the next meeting. Once agreed, this would be forwarded to the Steering Group for their approval/amendment.

10. Housing Trends

It was agreed that we needed to understand trends for Congleton town and recognise that there are subdivisions of the town. Even within the built-up town there are sub-neighbourhoods which function discretely. To identify these, we would first need to establish some criteria.

Action. AM will use census information to describe/define neighbourhoods. Information on this might also emerge from other groups.

11. Working Trends

It was agreed that, given the length of the meeting, we would leave Agenda items 11 for the next meeting.

12. Any Other Business.

JU thanked the members for their hard work and MW for the maps and data which had really helped the working groups.

13. The Next Meeting will be at 2 pm on Monday 23 February at Plus Dane on Worrall Street.

Appendix 1

Congleton Neighbourhood Plan - Housing Group 10th February 2015

Housing Numbers Analysis

Whilst it is accepted that Cheshire East is revisiting the numbers and sites in response to the comments made by the Inspector of the Local Plan it was also noted that the Inspector had accepted the Settlement Hierarchy proposed in the Plan and that he had commented particularly that the need was for more housing in the northern towns. It was agreed that the group could only work from the numbers currently available to them and agree to make adjustments when Cheshire East had completed their work of amendment of the Local Plan. The Town's neighbouring parishes are all involved in preparation of neighbourhood Plans and the necessity and value of co-operating with the neighbouring parishes is clearly understood.

A. Analysis of the housing numbers situation as presented in the Cheshire East Local Plan Strategy Submission Version March 2014.

The Congleton Key Service Centre (CKSC) housing allocation in the Local Plan is for 3,500 dwellings during the plan period from March 2010 to 2030. The Key Service Area comprises the parish of Congleton and some of the adjoining parishes. In the Local Plan the Strategic Sites for future development are mostly located in the adjoining parishes of Somerford, Hulme Walfield and Eaton. The break-down of these numbers is as follows:

1. Strategic Location SL6. Back Lane/Radnor Park. 500. Mostly in Somerford. Some land around Paddock House Farm falls within Congleton boundary.
2. Strategic Location SL7. Congleton Business Park. 450. Falls outside Congleton boundary.
3. Strategic Location SL8.

Giantswood Lane/Manchester Road 550. Falls outside Congleton boundary.

Site CS 16. Giantswood Lane South 150. Falls outside Congleton boundary.

Site CS 17. Manchester Road/Macclesfield Road 550. Crosses boundary and is partly in Congleton.

These sites, together with completions of 290 and commitments of 714, are 296 short of the required number of 3,500 and these can be supplied from the parish of Congleton or the wider Key Service Centre Area.

The table showing the breakdown of these numbers can be found on page 367 of the Local Plan.

Analysis of the situation at the end of January 2015

B. Cheshire East was asked to give an estimate of the housing numbers in the strategic sites which fall within the Congleton Parish boundary. This calculation was made on a hectareage of 811 and using a housing density of 30 dwellings to the hectare which is a policy in the Local Plan. The result is 811. This figure is notional.

C. Cheshire East was asked to supply an up-date of the housing figures for the CKSA.

This shows that at the end of January 2015

Completions are	402
Commitments are	689

Permissions. 569 (not counted for purposes of arriving at figures for LP, but in some instances, where permission granted within last 12 months counts towards commitments).

These figures are for the Congleton KSC and are not broken down or allocated to different parishes.

D. Amanda is carrying out a review of all permissions based on the two data sets supplied by CE.

E. In order to understand this figure in relation to parish boundaries, we will next analyse which completions and commitments can be allocated to designated sites and where these can be allocated to parishes.

Appendix 2

Brereton Questionnaire and Response

Q. 1. Do you have an up-to-date survey of the number of houses needed (Open, Market, Affordable or in total).

Ans.1. This work is still in progress.

Q. 2. If the answer to Q1 is yes, have you reviewed how this housing need can be met within your own parish?

Ans. 2. Reviewing this need is work in progress.

Q. 3. If the answer to Q2 is yes, has your work found that any of the housing need from your parish would have to be met outside the borders of your parish?

Ans. 3. The housing need for the Congleton Key Service Centre is also being met in the parishes of Somerford, Hulme Walfield and Eaton.

Q.4. If the answer to Q3 is yes, do you anticipate that any of your housing need will need to be achieved within Brereton?

Ans. 4. We think it highly unlikely that any of our housing need will need to be met in Brereton.

We should appreciate it if your NP group would please answer our question to you, which is:

What types of housing need cannot easily be accommodated in Brereton and might need to be accommodated in Congleton town? For example, might there be older households that would wish:

- to 'downsize' to smaller accommodation in town,

- to be located nearer to family, medical facilities, shops and services in their advanced years

or younger people leaving home who might wish:

- to set up their first home in rented accommodation or

- purchase a 'first time buyer' property in town?

If this is the case, please can you provide any indication of the likely numbers and types of dwellings involved (and can you provide any evidence on which your comments are based)?