

Economic Development Group Meeting

8am Monday 2nd March 2015

Present

David Watson (Chairman)
Anthony Bird
David McGifford
Brian Hogan
Andy Pear
Paul Campbell
Jonathan Bloor

1. Apologies

Nigel Moorhouse, Lee Riley, Simon Critchley, Peter Bowers

2. Key Points

- Land identified for employment development at the rear of Radnor Park should be zoned as industrial development land
- Getting involved in the CEC Master Plan for employment land allocation is essential
- The Wainwright land is sufficient to accommodate all the housing allocations
- Possible cost of land is variable
 - Housing land £k400+ per net acre
 - Commercial £k150 - £k250
- Employment land needs to be ring fenced to allow for the jobs growth
- Consider requesting CEC to CPO employment land
- Link Road justification contains commitments on job creation , need to identify what this is
- Staffordshire Local Plan created serviced employment land
- Consider producing an employment land study
- Developers could deliberately sit on land designated for employment then claim at a later date that there is no demand for this use and demand that the land be reallocated to housing

3pm Monday 2nd March 2015

David Watson (Chairman)
Anthony Bird
David McGifford
Brian Hogan
Andy Pear
Peter Aston
Peter Bowers
Tim McCloud

1. Apologies

Nigel Moorhouse, Lee Riley, Simon Critchley

2. Vision

Agreed that a succinct vision was needed to focus the growth in employment in the Town and to assist in identifying objectives and seeking appropriate evidence

To create new employment opportunities in the Congleton Area and to attract additional people into the Town by providing new employment land of x acres to bring the job density up to the Cheshire East average of 0.74 and thereby provide job opportunities for existing and new residents

3. Objectives

- *Allocate a minimum of 20 acres of employment land specifically for this use*
- *Extend Radnor Park and Barn Road sites*
- *Attract and retain businesses that can provide employment opportunities for local people*
- *Protect and retain existing employment sites*
- *Encourage and locate new retail development in the town*
- *Encourage a diverse range of uses in the Town centre by supporting new residential use on upper floors*
- *Redevelop the Princess Street/Mill street and Fairground sites*
- *Create a variety of employment opportunities that are accessible to local people to provide sustainable employment*
- *Ensure that new employment sites are well designed and suitable buffers are built in from nearby housing*

4. Key Points

- Population could be 35,000 by 2030
- Current working population 16,100, based on a jobs density of 0.57 gives 9,200 jobs in Congleton
- To bring up the number of jobs to the CEC average of 0.74 would require the creation of an additional 6400 jobs (60.2% of 35,000 x 0.74 – 9200)
- Jobs will come from new businesses, growth of existing businesses and home based
- What number of jobs are in the link road justification – DMc
- CEC should actively encourage to make employment land available with services already provided and road infra-structure produced
- Include retailing in the plan if not being dealt with elsewhere
- Need to evidence all objectives

5. Date of next meeting

3pm Wednesday 1st April 2015 at TMC