



Congleton Town Council

Historic market town

Town Clerk: **BRIAN HOGAN**



16th January 2013

Dear Councillor

Planning Committee Meeting - Thursday 24th January 2013

You are requested to attend a meeting of the Planning Committee to be held in the Town Hall, High Street, Congleton, on **Thursday 24th January 2013** commencing at **7 p.m.**

The Public and Press are welcome to attend the meeting. There may be confidential items towards the end of the meeting which the law requires the Council to make a resolution to exclude the public and press.

Yours sincerely

Linda Minshull
Civic Administration Officer

AGENDA

1. Apologies for absence

(Members are reminded of the necessity to give apologies in advance of the meeting and to give reasons for absence)

2. Minutes of Last Meeting

To confirm the minutes of the Meeting of the Committee held on 3rd January 2012 (copy enclosed)

3. Declarations of Disclosable Pecuniary Interest

Members are requested to declare both "non pecuniary" and "pecuniary" interests as early in the meeting as they become aware of it.

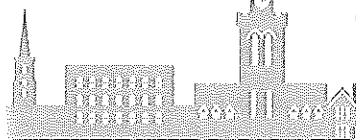


Congleton
beartown
where friends are made

Congleton Town Council, Town Hall, High Street, Congleton, Cheshire CW12 1BN

Tel: 01260 270350 Fax: 01260 280357

Email: info@congletontowncouncil.co.uk www.congleton-tc.gov.uk



4. Outstanding Actions

None

5. Planning Applications

To make observations as may be necessary on planning applications submitted to Cheshire East Borough Council.

NOTE i) List for week ending 11th January 2013 (copy enclosed – no Congleton items on list 4th January).

ii) List for subsequent weeks will be circulated at the meeting when received.

6. Planning Appeals

To note or comment as appropriate on planning appeals lodged with Cheshire East Borough Council.

7. Licensing Applications

To note or comment as appropriate on licensing applications lodged with Cheshire East Borough Council.

8. Highways Issues

To consider consultations received on highways matters which may be received before the meeting.

9. Any Other Business

10. Comparison of Cheshire East Local Plan – A Development Strategy for Jobs and Sustainable Communities with the Town Strategy.

To consider the report by the Town Clerk dated 9th January 2013 (copy enclosed).

To: Members of the Council Press 3, Burgesses 4.

CONGLETON TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY, 3rd JANUARY 2013

PRESENT Councillor L. D. Barker (Chairman)
P Bates
G. Baxendale
R. I. Brightwell
D. T. Brown
J. S. Crowther
G. P. Hayes
Mrs. S. A. Holland
Mrs. A. M. Martin
D. Murphy
D. A. Parker
Mrs. J. D. Parry
N. T. Price

1. **APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. D. S. Allen, G. R. Edwards and Miss R. K. Williams.

2. **MINUTES**

PLN/26/1213 RESOLVED: That the Minutes of the Meeting of the Committee held on 29th November 2012 be approved and signed by the Chairman as a correct record.

3. **DECLARATIONS OF INTEREST**

Members were reminded to declare both "non pecuniary" and "pecuniary" interests as early in the meeting as they become known.

Councillor G. Baxendale declared a "non pecuniary" interest due to his membership of Cheshire East Council

Councillor D. T. Brown declared a "non pecuniary" interest due to his membership of Cheshire East Council and also due to his membership of the Strategic Planning Committee.
Councillor Brown did not vote on any items.

4. **OUTSTANDING ITEMS**

There were none

5. **PLANNING APPLICATIONS**

PLN/27/1213 RECOMMENDED: That the following comments be made to East Cheshire Borough Council:

Weeks of 30th November and 7th December 2012

12/4329C	Pedley House Farm, Pedley Lane, Congleton, CW12 3QD	NO OBJECTION
Councillor D. A. Parker declared a "non pecuniary" interest in application 12/4329C		
12/4550C	36 Beech Close, Congleton, CW12 4YL	NO OBJECTION
12/4607C	28 Valley View, Congleton, CW12 EN	NO OBJECTION
12/4675C	81 Padgbury Lane, Congleton, CW12 4HU	NO OBJECTION
Subject to checks that the plans are in accordance with the required distances in respect of privacy		
12/4637T	Land rear of 20-22 Atkin Close, Congleton, CW12 4WJ	NO OBJECTION
		Subject to usual conditions

Week ended 14th December 2012

12/4537C	30 Rood Hill, Congleton, CW12 1LQ	NO OBJECTION
12/4666C	Junction of Sandbach Road & Heath Road, Congleton	NO OBJECTION
12/4711C	9 Newcastle Road, Congleton, CW12 4HN	NO OBJECTION

Week ended 21st December 2012

12/4558C	41 Wiltshire Drive, Congleton, CW12 1NX	NO OBJECTION
12/4612C	Tall Ash Farm, Buxton Road, Congleton, CW12 2DY	NO OBJECTION
12/4693C	Marlfields School, Waggs Road, Congleton, CW12 4BT	NO OBJECTION
Councillors P. Bates and J. S. Crowther declared "non pecuniary" interests in application 12/4693C		
12/4891C	4 Tudor Way, Congleton, CW12 4AS	NO OBJECTION
12/4807D	22 Brooklands Road, Congleton, CW12 4LU	NO OBJECTION

Applications 12/4785C and 12/4776C were considered together.

12/4776C	Land off The Moorings, Congleton	REFUSE
12/4785C	Land off Goldfinch and Kestral Close, Congleton	REFUSE

THE DECISION WAS TAKEN TO REFUSE APPLICATIONS 12/4776C AND 12/4785C for the following reasons.

- Long term traffic issues created by an estimated extra 320 vehicle journeys entering and leaving the estate on a daily basis. The entrance to the estate next to the Wellspring church can already be inaccessible at times due to hospital workers parking on one side.
- Increased traffic volume on Canal Street. This road is not suitable for heavier traffic flow due to its two narrower road sections heading towards the town centre creating pinch points.
- Concern at safety of pedestrians on Canal Road due to the extremely narrow pavement alongside Burns Garage and the likelihood of more accidents occurring.
- Impact on flora, fauna and wildlife in the area
- The Draft Local Plan is currently available for consultation (Development Strategy for Jobs and Sustainable Communities) and the preferred sites for development are to the North West of the Town.

6. **PLANNING APPEALS**

The following Appeal was noted -

12/1537C – APP/R0660/A/12/2187677/NWF – 36 Rood Hill, Congleton - Appeal to be dealt with by written representations and a site visit by an Inspector from the Planning Inspectorate.

It was suggested that Cheshire East be requested to provide details of the reasons for any Appeals to the Town Council.

7. **DRAFT LOCAL PLAN**

It was noted that the Consultation process regarding the draft Local Plan has been announced by Cheshire East and can be viewed on the Website. Councillor Brown provided information on the consultation and stated that a presentation on the Plan could be organised if required.

8. **LICENSING APPLICATIONS**

None to report.

9. **HIGHWAYS ISSUES**

Concerns were expressed regarding the poor condition of drains and the number of pot holes in the roads. It was suggested that a working party be arranged to co-ordinate a detailed response to Cheshire East Council.

10. **ANY OTHER BUSINESS**

Councillor Bates provided information on a site visit which was due to take place regarding the Meadow Avenue application.

Councillor Baxendale gave information on the current position of the Waggon & Horses Tesco application.

L. D. Barker (Chairman)

**Planning Applications Registered Weekly List
w/e 11 January 2013**

SOUTH AREA

1 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0072C	24 December 2012	Nick Hulland	Congleton West (2011)
Applicant	Norris Associates			
Agent	A Bell Design & Build Ltd			
Location	16, LAWTON STREET, CONGLETON, CW12 1RP			
Proposal	Proposed change of use at first floor from residential (C3) to physiotherapist (D1) and a single storey rear extension			
Comments Deadline	07 February 2013			

2 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0113C	21 December 2012	Nick Hulland	Congleton West (2011)
Applicant	Plus Dane Group Ltd			
Agent	David Tatton Architect			
Location	24, Eardley Crescent, CONGLETON, Congleton, Cheshire, CW12 1ND			
Proposal	Ground floor extension and alterations to facilitate the fostering of children with disabilities.			
Comments Deadline	01 February 2013			

3 *

	App No	Registration Date	Case Officer	Ward
Delegated Agenda	13/0152C	10 January 2013	Chris Grimes	Congleton East
Applicant	J Jervis			
Agent	Sketchplan Limited			
Location	122, BOUNDARY LANE, CONGLETON, CHESHIRE, CW12 3JF			
Proposal	New Pitched roof over existing garage and bay window.			
Comments Deadline	01 February 2013			

4 *

	App No	Registration Date	Case Officer	Ward
	12/4709D	05 December 2012	Daniel Evans	Congleton East
Applicant	Mr D Hollinshead			
Agent				
Location	69, MOSS ROAD, CONGLETON, CW12 3BN			
Proposal	Discharge of Condition 2 on Application 10/2585C			
Comments Deadline				

Report to the Planning Committee

Comparison of Cheshire East Local Plan – A Development Strategy for Jobs and Sustainable Communities with the Town Strategy

Congleton Town Strategy

Vision and Objectives

Vision

Congleton is the "little town with a big heart". The vision for the town is:

"By 2030, Congleton will be an even better place in which to live or work and enjoy your leisure time.

The town will be renowned for its sustainability, innovation and community wellbeing delivered in a proactive, focused and flexible way.

High quality employment led growth will provide space for local businesses to grow, attract new employers to the town and support small businesses so they flourish.

Investment in new homes will support the development of new and improved community services and facilities, creating a more self-sufficient town that meets the needs of local people

Housing will be high quality and include a mix of house types, tenures and affordability to reflect community needs.

A vibrant town centre will be supported by an improved evening economy, public realm and retail offer consisting of independent and national retailers. Open spaces, waterways, sports, cultural and leisure facilities will be protected and enhanced throughout the town.

A northern bypass of the town will have been established with a link road provided into Radnor Park as its first phase.

Growth in the town will be accommodated in a manner which enhances its role as a historic market town supports the regeneration of its vacant or brownfield sites and which safeguards its distinctive character, heritage and natural assets. Congleton will be a safe, healthy, inclusive and attractive town set within a living and working countryside".

Objectives for Realising the Vision

Objective 1: Economic Prosperity

- To develop a sustainable, diverse, dynamic and prosperous economy which attracts investment, supports self-containment and generates a range of employment opportunities
- To support agriculture and local food production and other agricultural and similar diversification, where feasible.
- To encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value and where it is economical to do so.
- To promote the economic potential of the town and support economic growth at Radnor Park, Congleton Business Park and Eaton Bank.
- To provide an adequate supply of high quality and suitably located employment land and buildings to attract new businesses and enable existing businesses to grow.
- To promote a link road into Radnor Park, subject to feasibility, as a first phase of a northern bypass for the town

Objective 2: Town Centre

- To create a vibrant town centre both during the day and evening by enhancing the provision of retail, leisure and cultural facilities and improving the public realm.
- To consolidate and refocus the town centre area.
- To promote a vibrant market in the town.

Objective 3: Environment and Green Living

- To consolidate Congleton as a "Transition Town" working to promote sustainable living and building resilience to climate change.
- To encourage green industries and sustainable transport choices by promoting the highest standards of design, energy efficiency, renewable energy and sustainable construction methods in new development.
- To safeguard and enhance the heritage and natural assets in and around the town.
- To deliver new and improved well connected indoor and outdoor sports, recreation and open space.

Objective 4: Linking Places

- To encourage the use of sustainable transport choices through new and improved bus routes and integration of bus and rail travel, new and improved walking and cycling routes, as well as an improved road network including, subject to feasibility, the promotion of a northern bypass of the town.
- To ensure that the town centre and all new development are accessible by all sections of society.
- To deliver improvements to Congleton Railway Station.

Objective 5: Community Infrastructure and Services

- To provide infrastructure, services including health and other facilities needed to sustain the existing community, to support the health, wellbeing and future development of the town.

Theme 1: Economy

- Safeguard and improve existing viable employment areas in the town.
- Deliver sufficient employment land to fulfil the economic potential of the town (to be determined by the Cheshire East Employment Land Review).
- Support existing industries based in the town, particularly manufacturing.
- Develop a range of suitable, sustainable and flexible employment areas and buildings including a high quality and sustainable business park to attract small and medium sized businesses to the town and allow for the expansion of existing businesses in the town.
- Support flexible working and investment in new communication technologies, to allow home working and to support businesses reliant on e-technology within the town.
- Improve skills and workforce development with the Beartown Apprenticeship Scheme.
- Support social enterprise, start-up businesses and the development of small businesses, including specialist employers.
- Support the development of visitor and tourism-related facilities.
-

Theme 2: Housing

- Deliver in the order of 3,500 new homes by 2030 as part of balanced and integrated portfolio of development that includes new jobs, a prosperous town centre and improved infrastructure including, subject to feasibility, a northern bypass of the town.
- Develop good quality, well designed housing in sustainable locations to meet the current and future needs of the town. This includes providing affordable, intermediate, open market and specialist housing suitable for the elderly and those with particular needs.
- Develop flexibility in the delivery of housing (phasing, amount, density) to support viability.
- Secure quality in design informed by local character.

Theme 3: Town Centre

- Promote the role of Congleton town centre for shopping, business, leisure and community facilities.
- Support key neighbourhood service centres outside of the town centre and provide new neighbourhood service centres, as appropriate, to ensure the sustainability of development.
- Enhance the public realm, gateways and signage in the town.
- Build on the town's reputation as a "market" town through enhancing the existing market provision.
- Enhance the leisure offer and night time economy.
- Consolidate the town centre area and create specialist areas.

- Promote appropriate alternative uses of vacant town centre units and derelict buildings.
- Increase opportunities to live in and close to the town centre.
- Improve public transport links to the town centre.
- Secure appropriate access arrangements, including disabled access.

Theme 4: Communities

- Promote excellent educational facilities to meet the needs of the current and future population.
- Build stronger links between schools, businesses and the community to secure training and employment opportunities for young people.
- Secure new and improved, well-connected sports, recreation, play and open space facilities, including new facilities for Congleton Rugby Club and other sports and leisure clubs around the town.
- Improve and enhance community facilities including the development of a lifestyle centre incorporating a swimming pool, sports centre and other community facilities.
- Secure improved health facilities in the town to meet the needs of the current and future population.

Theme 5: Access and Transport

- Provide car parking to support the role of Congleton as a destination for shopping, employment and leisure.
- Safeguard and improve railway station facilities, rail access and enhance connections from the railway station to the town centre.
- Develop high quality and attractive foot / cycle links and provide cycle parking at key locations in the town centre and surrounding areas.
- Improve accessibility to and within the town for non-car users and for those with mobility problems.
- Improve the integration of public transport links in the town.
- Investigate the feasibility of a northern bypass for the town.

Theme 6: Environment

- Safeguard and enhance buildings, sites and areas of heritage and cultural importance.
- Safeguard and enhance sites of biodiversity and geodiversity importance.
- Safeguard and increase the quality, connectivity, accessibility and supply of green spaces, allotments, sports facilities and playground areas within the town.
- Encourage the development of renewable energy projects of an appropriate scale, when they are compatible with surrounding areas and other uses.

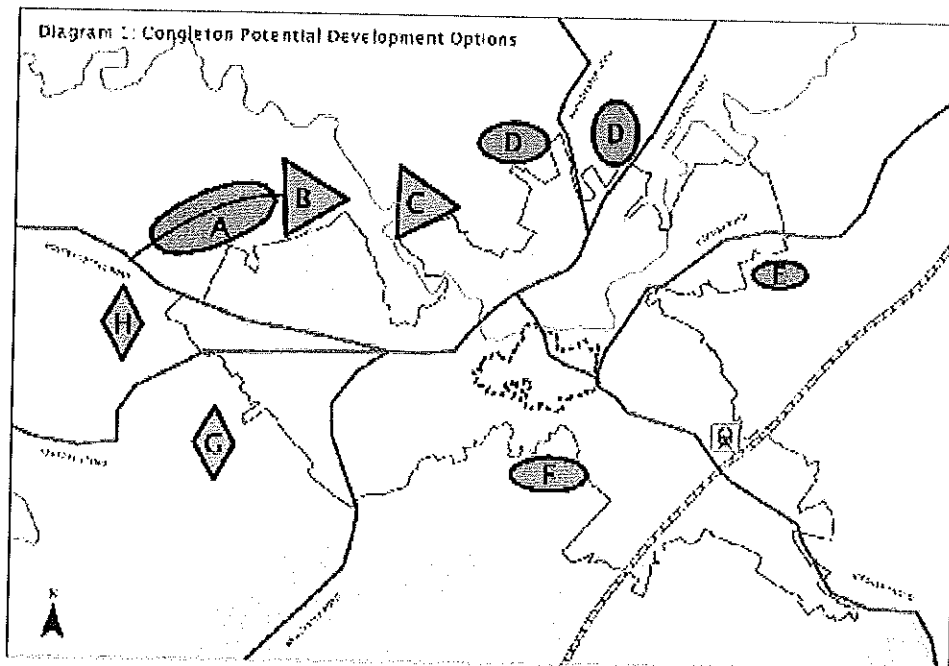
Theme 7: Deliverability and Viability

- Develop flexibility to respond to market conditions and deliver economic wellbeing in the town.

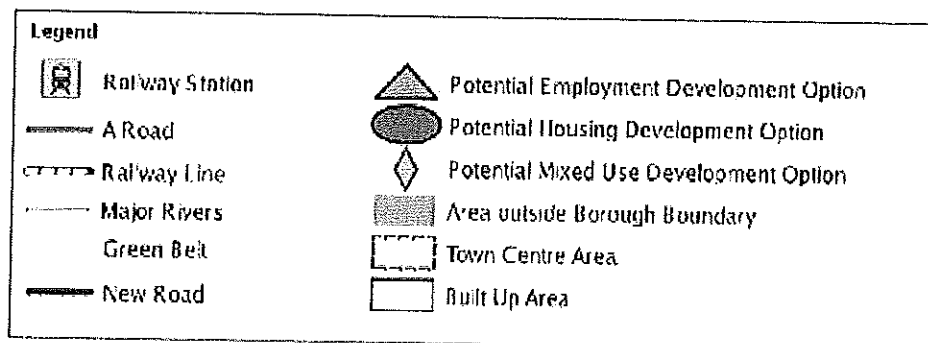
- Examine the feasibility and viability of schemes in the delivery of the overall Vision for the town.

6 Development Options

6.1 Diagram 1 identifies a number of potential areas adjacent to Congleton that may offer opportunities for growth in the future.



This Diagram is for Indicative Purposes Only



6.2 Congleton will deliver in the order of 3,500 new homes by 2030 as part of balanced and integrated portfolio of development that includes new jobs, a prosperous town centre, improved infrastructure and, subject to feasibility, a northern bypass of the town.

Overall Objectives for Town Strategy

Congleton will deliver in the order of 3,500 new homes by 2030 as part of balanced and integrated portfolio of development that includes new jobs, a prosperous town centre, improved infrastructure, subject to the construction of Northern Link Road for the town.

Cheshire East Local Plan

A Development Strategy for Jobs and Sustainable Communities

5.49 Congleton - the Town Strategy and the Cheshire East Development Strategy set out the need for high quality employment led growth to accommodate the expansion of existing businesses and attract new investment into Congleton. New housing is seen as important as part of a balanced and integrated portfolio of development to support the town centre and deliver the Congleton Link Road (between the A536 Macclesfield Road and the A534 Sandbach Road). The Congleton Link Road is a vital piece of infrastructure which will provide access to land for employment, commercial and residential development, reduce traffic congestion in the town and improve air quality along the A34.

5.50 Within the Development Strategy, 3,500 new homes and 20 hectares of employment land (up to 2030) has been proposed as part of a strategy to deliver employment led growth and the Congleton Link Road. Sites which contribute to the delivery of the Congleton Link Road are closest to existing employment sites and provide access to the greater part of Cheshire East and the M6 Motorway without the need to cross the town have been given priority. They include extensions to the existing employment sites at Radnor Park and Congleton Business Park, land at Giantswood Lane to Manchester Road and Manchester Road to Macclesfield Road.

Congleton

8.29 The Congleton Town Strategy states that Congleton will deliver in the order of 3,500 new homes by 2030 as part of a balanced and integrated portfolio of development that includes new jobs, a prosperous town centre, improved infrastructure and, subject to appraisal, a northern link road.

8.30 The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns. Figure 8.4 identifies a number of strategic sites in and around Congleton that may offer opportunities for growth in the future. Further information about each of the identified strategic sites can be found below:

Summary of Development Requirements:

As shown in Table 5.2, it is proposed that Congleton will deliver:

3,500 new homes between 2010 and 2030 (175 per year)

20 hectares of employment land between 2010 and 2030 (1 hectare per year)

This development would provide new road infrastructure, contribute to the town centre redevelopment, provide other transport improvements and appropriate infrastructure.

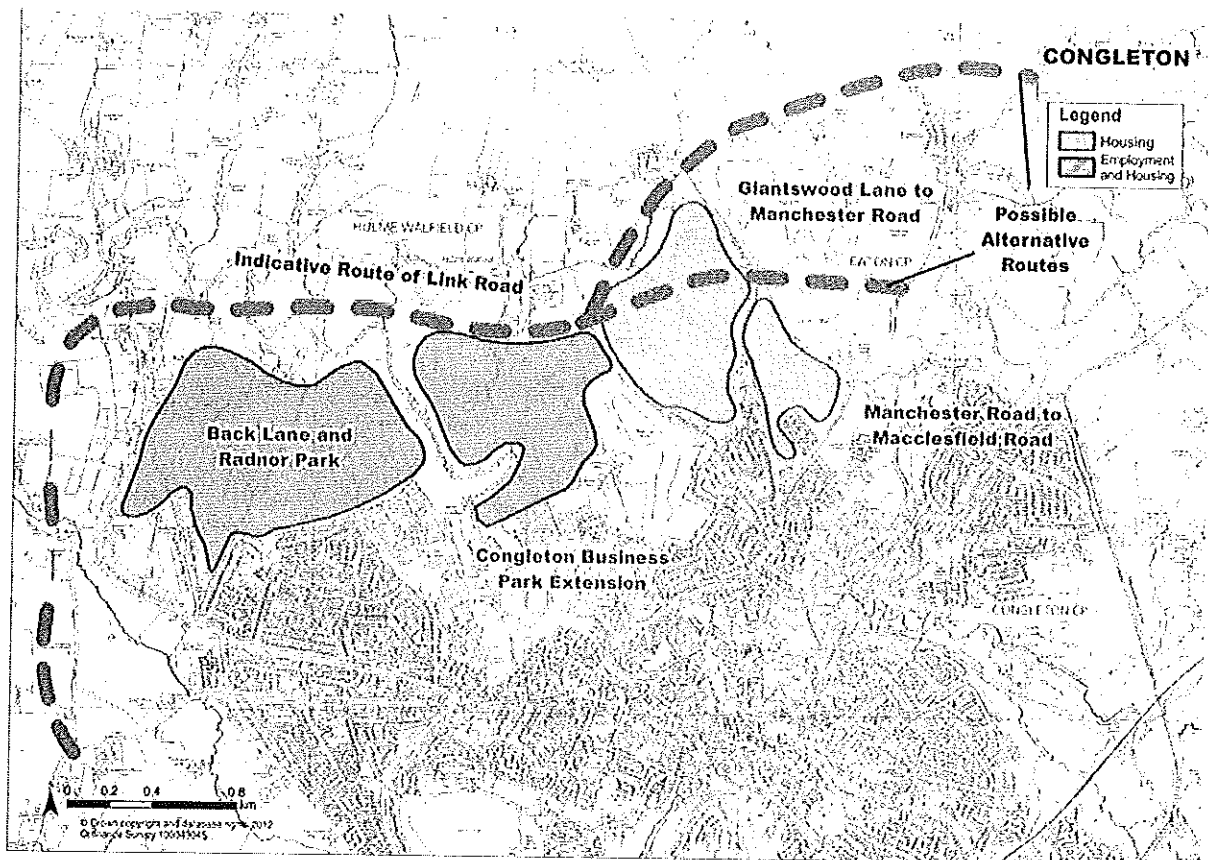


Figure 8.4 Preferred Strategic Sites around Congleton

Site Congleton 1

Back Lane and Radnor Park

1. Provision of, or a contribution to, the Congleton Link Road;
2. Provision of 1,000 new homes (at approximately 30 dwellings per hectare) with delivery expected to continue beyond the plan period (approximately 500 homes expected within the plan period);
3. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
4. 10 hectares of employment land;
5. Small scale local retail development in the region of 200-300 sqm;

6. Incorporation of Green Infrastructure
7. Provision of:
 - 1 new primary school
 - Community facility / place of worship;
 - Public house / take away / restaurant;
 - Sports and leisure facilities
8. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities;
9. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities; and
10. Retention of playing fields and provision of new facilities.

Site description	The Back Lane and Radnor Park site is a greenfield area located to the north of the west of Congleton, and stretches from Black Firs Lane and Chelford Road to the River Dane.
Surrounding Uses	Surrounding uses include the Radnor Park Trading Estate, residential, playing fields, open countryside, agricultural land, woodland and the River Dane.
Constraints	<p>Potential for flood risk in the area adjacent to the River Dane. Adjacent to the River Dane SBI.</p> <p>Access to the site.</p> <p>Trees and hedges on site.</p> <p>Tree Preservation Orders on site:</p> <p>Congleton Borough Council (Blackfirs Lane, Somerford No.2) TPO 1985</p> <p>Congleton Borough Council (Blackfirs Lane, Congleton) TPO 1980.</p> <p>Public Rights of Way, PROW: Congleton FP1.</p> <p>Cultural heritage desk-based assessment and evaluation is advised.</p> <p>Records show that there is the potential for some areas of infill associated with former ponds, and there may be areas of localised contamination associated with a current farm on site.</p> <p>The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.</p>

Other Information

This site was known as Areas A and B in the Congleton Town Strategy.

Phasing

- 2020-2025 - 150
- 2025-2030 – 350

Site Congleton 2

Congleton Business Park Extension

1. Provision of, or contribution to, the Congleton Link Road;
2. 10 hectares of land for employment and commercial uses;
3. Provision of 900 new homes (at approximately 30 dwellings per hectare) with delivery expected to continue beyond the plan period (approximately 450 homes expected within the plan period);
4. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
5. Small scale local retail development in the region of 200-300 sqm;
6. Provision of:
 - i. 1 new primary school (expected to be provided in line with new housing provision);
 - ii. Community facility / place of worship;
 - iii. Public house / take away / restaurant;
 - iv. Sports and leisure facilities
7. Incorporation of Green Infrastructure;
8. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
9. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities.

Site description

The site has an area of around 40 hectares and is located on the north western edge of Congleton. It is a Greenfield site within the valley of the River Dane that is bounded to the south east by the existing Congleton Business Park. The Dane Valley is characterised by pastureland in small fields through which the river meanders with mature trees along its banks. To the east the land rises sharply and there are views across the valley from public vantage points. The attractive river valley makes an important contribution to the landscape setting of the town.

Surrounding Uses

Surrounding land uses include Congleton Business Park, open countryside, Westlow Mere and the River Dane.

Constraints

- Potential for flood risk in the area adjacent to the River Dane.
- Adjacent to the River Dane SBI. No development should be undertaken

within the boundary of the SBI and the SBI will require a suitable buffer zone of semi-natural habitat to safeguard it from the influence of nearby development.

- Access to the site.
- Trees and hedges on site.
- Public Right of Way on site, PROW: Hulme Walfield FP7.
- Cultural heritage desk-based assessment and evaluation is advised.
- The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.

Other Information

This site was known as Area C in the Congleton Town Strategy.

Phasing

- 2015-2020 - 50 homes and employment land
- 2020-2025 - 150 homes and employment land
- 2025-2030 - 250 homes and continuation of employment land

Site Congleton 3

Giantswood Lane to Manchester Road

1. Provision of, or contribution to, the Congleton Link Road;
2. Provision of 850 new homes (at approximately 30 dwellings per hectare) with delivery expected to continue beyond the plan period (approximately 700 homes expected within the plan period);
3. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
4. Small scale local retail development in the region of 200-300 sqm
5. Provision of:
 - i. 1 new primary school;
 - ii. Community facility / place of worship;
 - iii. Public house / take away / restaurant;
 - iv. Sports and leisure facilities
6. Incorporation of Green Infrastructure;
7. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
8. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities.

Site description

This site is located to the north of Congleton, covering an area from Giantswood Lane to Manchester Road.

Surrounding Uses

Surrounding land uses include open countryside, Cranberry Moss and Sand Quarry.

Constraints

- There are a number of ponds on this site.
- Great crested newts are likely to be present. A substantial area of compensatory habitat is therefore likely to be required to address any adverse impacts on this species.
- Trees and hedges on site.
- Tree Preservation Order: MBC (Eaton - Manchester Road) TPO 1996.
- Cultural heritage desk-based assessment and evaluation is advised.
- Records show that there is potential for some areas of infill associated with former ponds, and there may be areas of localised contamination associated with a current farm on site.
- The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.

Other Information

This site was known as Area D in the Congleton Town Strategy.

Phasing

- 2015-2020 - 150 homes
- 2020-2025 - 300 homes
- 2025-2030 - 250 homes

Site Congleton 4

Manchester Road to Macclesfield Road

1. Provision of, or contribution to, the Congleton Link Road;
2. Provision of 550 new homes (at approximately 30 dwellings per hectare);
3. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
4. Small scale local retail development in the region of 200-300 sqm;
5. Provision of:
 - i. Community facility / place of worship;
 - ii. Public house / take away / restaurant;
 - iii. Sports and leisure facilities
6. Incorporation of green infrastructure;
7. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
8. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities.

Site description

This site is located to the north of Congleton, covering an area from Manchester Road to Macclesfield Road.

Surrounding Uses

Surrounding land uses include residential, open countryside, Cranberry Moss and a Sand Quarry.

Constraints

- There are a number of ponds on this site.

- Great crested newts are likely to be present. A substantial area of compensatory habitat is therefore likely to be required to address any adverse impacts on this species.
- Trees and hedges on site.
- Cultural heritage desk-based assessment and evaluation is advised.
- Records show that there is potential for some areas of infill associated with former ponds, and there may be areas of localised contamination associated with a current farm on site.
- The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.

Other Information

This site was known as Area D in the Congleton Town Strategy.

Phasing

- 2010-2015 - 150 homes
- 2015-2020 - 400 homes

Congleton Alternative Sites

8.31 Alternative sites considered and rejected:

- Congleton West
- Land north of Lamberts Lane

8.32 Further details of the alternatives considered can be found in Appendix E.

Summary

This report does not attempt to summarise the Development Strategy produced by Cheshire East in its entirety, it merely sets out to compare the Cheshire East Local Plan with the Town Strategy from Congleton's perspective only. I trust that Councillors will read both the Cheshire East Development Strategy and the Shaping our Future Policy Principles document diligently and raise any issues or concerns at the appropriate council meeting for consideration by all members.

1. Economy

One of the core themes in the Town Strategy was set out in the objectives for realising the vision which included developing our local economy, the economic offer and jobs growth by providing an adequate supply of high quality and suitably located employment land to attract new businesses.

The Cheshire East local plan recognised the need for high quality employment led growth and has put forward proposed extensions to the Back Lane Radnor Park employment site and an extension to Congleton Business Park which appropriately meet the needs set out in the Town Strategy.

2. Housing

The Town Strategy set out to deliver 3500 new homes by 2030 as part of a balanced and integrated portfolio of development. The Strategy identified a number of areas for housing development indicated as options A, D, E, F, and H

The Local Plan sets out to meet this aspiration, but has indicated a preference for housing development orientated to the north west of the town around the indicative route for the proposed Northern Link Road. However, as the Town Council has recently rejected planning applications from Seddon Homes in the area indicated by F in the Town Strategy, it may well be that the Local Plan now reflects more appropriately the views of the council in respect of housing site locations.

3. Transport

One of the key aspects of the Town Strategy was to improve the environment by reducing pollution, enhancing the accessibility to the town and its connections to the motorway network, by reducing congestion. This was to be achieved by promoting the notion of a Northern Link Road.

The Local Plan has given priority to employment and housing sites to the North West of the Town as part of a strategy to deliver employment led growth and the Link Road. Indeed the Northern Link Road is now one of the highest priority schemes in Cheshire East, thus more than satisfying the aim set out in the Town Strategy.

4. Infrastructure

The Town Strategy recognised the need to improve the community's infra-structure as the town grew and identified a need for improvements to health, wellbeing, leisure and schools amongst others.

This is recognised in the Local Plan with the inclusion in development requirements for a new primary school, community facilities, places of worship, shops and leisure facilities.

[Link to Cheshire East Local Plan:-](#)

Go to Cheshire East home page and follow link entitled *Cheshire East Development Strategy*

Brian Hogan
9.01.13