

**CONGLETON TOWN COUNCIL  
COMMITTEE REPORTS AND UPDATES**

<b>COMMITTEE:</b>	<b>Planning</b>		
<b>MEETING DATE AND TIME</b>	<b>18.1.24</b>	<b>LOCATION</b>	<b>Town Hall</b>
<b>REPORT FROM</b>	<b>Chief Officer</b>		
<b>AGENDA ITEM REPORT TITLE</b>	<b>Agenda item 9 Congleton Neighbourhood Plan (CNP) update</b>		
<b>Update</b>	<p>Progress is still being made by Urban Imprint on the development of our Neighbourhood Plan -The proposed next stages are as follows</p> <ul style="list-style-type: none"> <li>• Members of the CNP Development Group to respond to draft Policy headings on the 12<sup>th</sup> January 2024 (Appendix 1 for information) document</li> <li>• Urban Imprint to complete the first detail behind the policy headings by the end of February 2024.</li> <li>• Meeting at the start of March with the CNP Development Group to sign off the policies</li> <li>• Urban Imprint will prepare the final version of the CNP ready for consultation.</li> <li>• Initial review of proposed consultation document CNP Development Group when ready</li> <li>• Sign off target date March 21<sup>st</sup> the Planning Committee</li> <li>• Agree Regulation 14 consultation process and objectives by March 21<sup>st</sup> Planning Committee</li> <li>• Proposed Regulation 14 public consultation to start in early April 2024.</li> </ul>		
<b>Members of the CNP Development Group</b>	<p><b>Councillors</b> Amanda Martin, David Brown, Suzy Firkin, Sally Ann Holland, Heather Pearce, Liz Wardlaw, Kay Wesley</p> <p><b>Officers</b> David McGifford, Jackie Macarthur</p> <p>When the consultation phase starts it would be helpful to have volunteers to help as we need to generate as many responses as we can. Having a more detailed understanding of the plan and the consultation process is useful and those interested would find it valuable to be involved in the CNP Development Group.</p> <p>Please contact the Chief Officer if interested</p>		
<b>PROPOSALS</b>	To note this update		

<b>OUTLINE LIST OF POLICIES December 2023</b>		
<b>Policy topic and section</b>	<b>One line outline</b>	<b>Notes</b>
<b>Strategic policies</b>		
1 Sustainable development in Congleton	Overarching policy setting out commitment to climate change adaptation and the environment	
2 Congleton for everyone	Inclusive development that functions well, focus on and recognition of aging population e.g. lifetime homes, sensitive uses beside existing retirement complexes, encouraging retirement living in certain locations	
<b>DEVELOPMENT STRATEGY</b>		
3 Congleton town	Brownfield first infill, windfall and PDL	
4 Conversions and extensions	Support for conversion, extension and re-use - including upper floors	
4A Aspiration - Congleton's Market Quarter	Support for public realm improvements	Will need a map
5 Timbersbrook village	Defining where limited infilling in the Green Belt could take place	Meeting needed with Timbersbrook residents to check purpose of policy
<b>TOWN CENTRE &amp; RETAIL</b>		
6 Congleton Town Centre	Public realm, focus for retail development, mixed use, character areas	
7 Tourism and leisure in the Town Centre	Large tourism, evening economy, focused on key streets	
8 Leisure development outside of the town centre	Support for small scale leisure and tourism development throughout plan area	
9 Local retail hierarchy	How ties into hierarchy and identification of two local centres (Lower Heath, Buglawton)	
<b>COMMUNITY WELLBEING</b>		
10 Walking and cycling strategy	Tied into key document for walking and cycling	
10A Aspiration - Public transport	Setting out Town Council's commitment to working with developers and providers to improve services	
11 Local ecological network	Tied into work by the CWT	Supported by CWT maps
12 Local green spaces	Provide list of local spaces to be protect and then policy for protection - including any particular key habitats (Moss Rooms)	Will need a list and map
13 Accessibility to health and wellbeing	Supports access to healthcare and access for all to public spaces	
14 Education development	Supports new education subject to criteria	
15 Key community assets	Identifies a list of key community asset for the operation of Local Plan policies	Will need a list and map
<b>LANDSCAPE AND TOWNSCAPE</b>		
16 Congleton's unique character	Ties in the Congleton design guide to decision making (materials, vernacular)	
17 Non-designated heritage assets	Identifies a list of non-designated heritage assets (including acknowledgement of those at risk)	Will need a list and map
18 Congleton's landscape character	Ties in the landscape character assessment	
19 Design for small scale residential development	Specific guidance for small scale residential schemes	
20 Design at the settlement edge	Specific guidance for design at edge of settlement or edge of river valley	Any key areas of concern or relevance to this policy?
21 Views, vistas and gateways	Identifies key landmarks, views, vistas and the gateways (to enhance tree lined approaches)	To be based on evidence base work
22 Biodiversity net gain offset sites	Identifies parcels of land where the Town Council can implement biodiversity offset to ensure BNG is kept within the town and parish	Any specific sites where this could be undertaken? Ideally Town Council owned. Will need a map
22A Aspiration - Tree protection and planting	Any specific trees that make a contribution to the street (e.g. in town centre or other built up area?), areas where new tree planting is encouraged, access to nature	Any specific sites or areas where tree planting should be encouraged? Will need a map
<b>SITE ALLOCATIONS</b>		
23 Three allocations - Bridestones II, Fairground, Back Park Street	Key boundary and specific design guidance for these site - including mix of uses specified	Draft map of site boundaries provided for group to comment on
24 Congleton railway station (possible allocation)	Allocation for parking and identification for environmental improvements - public realm, wayfinding, links	Draft map of site boundary provided for group to comment on