

PROTECT CONGLETON - CIVIC SOCIETY

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Welcome to *Protect Congleton – Civic Society*



About Us

Protect Congleton – Civic Society provides a forum for residents of Congleton and the surrounding areas to unite together in...

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News

We encourage everyone to comment on the Local Plan and have your say in the shaping of Congleton See our Latest News page for details...

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Cheshire East Local Plan

We encourage everyone to comment on the Local Plan and have your say in the shaping of Congleton On Friday 21st December Cheshire...

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Welcome Everyone and Thanks for Attending

AGENDA

1. Brief summary of the Local Plan's Documentation and its main points for Congleton.
2. Summary of Protect Congleton - Civic Society's main comments on the Local Plan.
3. **BREAK** Please have a drink from the Bar.
4. Comments and Questions from Everyone.
5. Summary of the meeting and next actions.

Local Plan Documentation

Area	Document	Pages
Development Strategy		
	Summary	40
	Full Version	232
Sustainability Appraisal		1,052
Emerging Policies and Principles		100
Habitat Assessment:		
	Summary	52
	Full Version	157
	Background Population Projections	48
Total		1,681

- There are 3 other background documents that are useful: SHLLA (128 pages), SHMA (203 pages) & Local Transport Plan 172 pages.
- Information could have been summarised better and a 6-week consultation period appears to be too small.

See our website for a condensed extract of information

Housing Figures for Cheshire East Towns

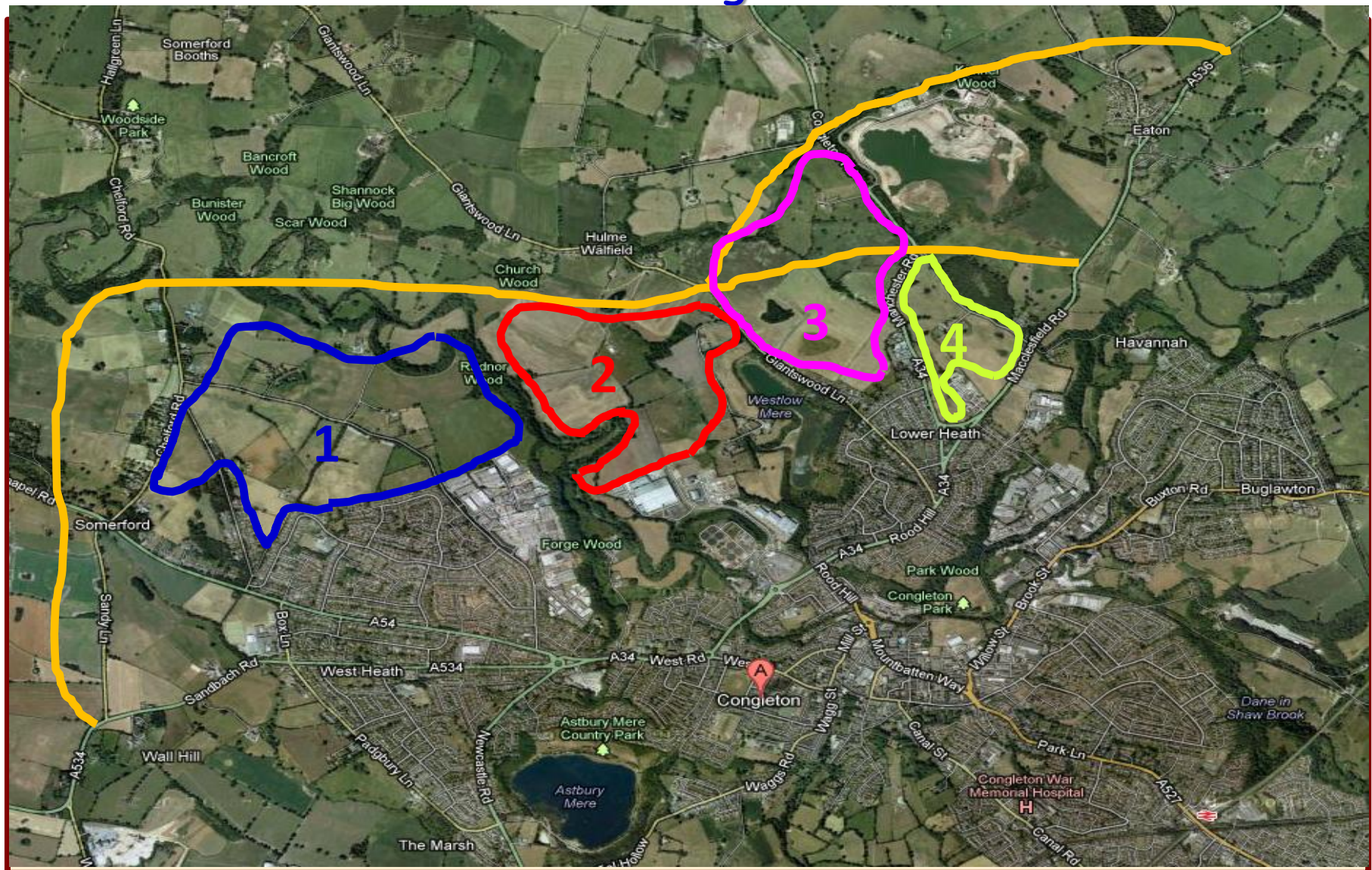
Town	Estimated Population 2011	No. of Strategic Sites	Strategic Site Houses	Completions 2010-2012	Commitments	Other Site Allocations	Total Houses
Crewe	70,455	8	3,600	124	1,194	1,582	6,500
Macclesfield	51,739	4	3,100	246	521	0	3,867
Congleton	26,437	4	2,200	148	552	600	3,500

Congleton is heavily impacted by projected housing - it is noticeable that towns such as Handforth, Knutsford, Poynton & Wilmslow have low numbers

Sandbach	18,023	2	1,075	124	573	28	1,800
Middlewich	13,393	2	900	76	691	0	1,667
Nantwich	13,746	3	1,310	34	200	0	1,544
Alsager	14,494	2	850	13	13	224	1,100
Wimslow	30,326	2	300	39	50	36	425
Knutsford	12,938	1	350	10	33	7	400
Handforth	8,014	0	0	29	48	123	200
Poynton	14,433	0	0	-36	74	162	200
Totals	273,998	28	13,685	807	3,949	2,762	21,203

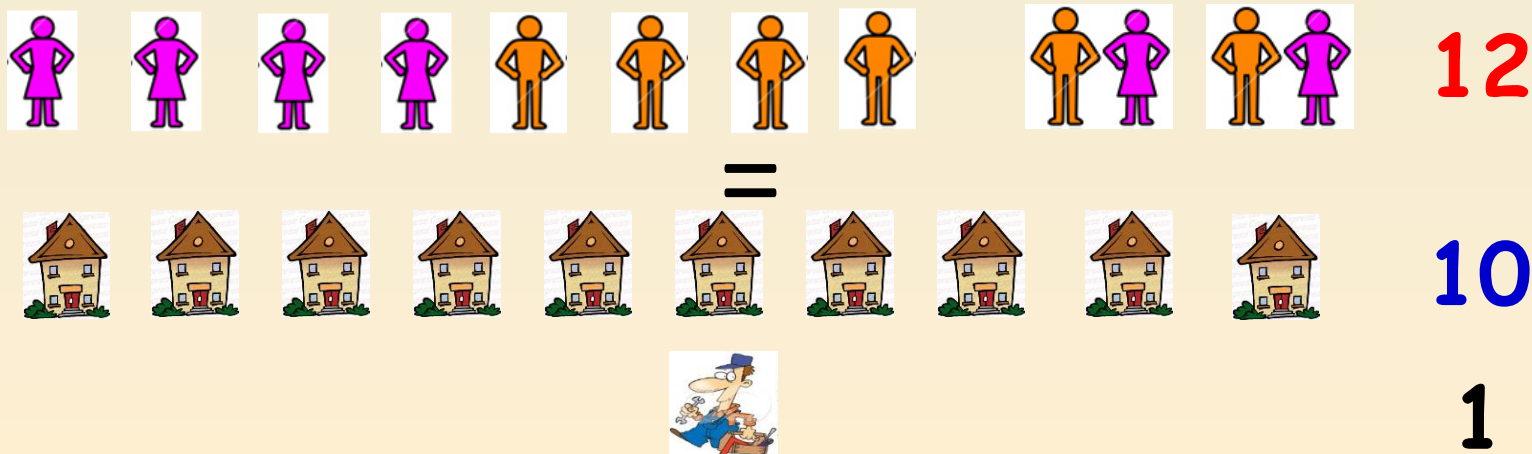
Sorted largest to smallest total houses per town

Satellite view of Strategic Sites & Link Road



Comments on Housing and Population Projections

- The housing and population projections don't match which could lead to over provision of housing and/or housing of the wrong type.
- The projections show that 27,000 dwellings are required for a population increase of 33,600 implying only 1.2 people per house.
- This means we will have 80% single occupancy - unrealistic.



Comments on the Sites



Lacking: secondary schools, facilities for the older and younger communities, Nurseries, Healthcare (doctors & hospitals).



Unclear how areas of special interest (e.g. Dane Valley) will be saved & no provision of buffer zones between developments. Where are the proposals for developing brown field sites?



Residential and business dwellings co-located & potential to split the town into two separate areas.



Congleton is being asked to sacrifice a huge area of unique countryside moving the town towards yet another urban sprawl, losing our character forever.



The expansion of Congleton blurs the boundaries between the nearby parishes: Somerford, Hulme Walfield, Somerford Booths, Eaton and possibly Astbury.

Comments on the Link Road and Transport Strategy

- There is no feasibility study & route of Link Road not decided & does not connect the north & south A34.
- Unclear how new developments will connect to the Link Road.
- Does CEC have the required funds to build the Link Road?
- What comes first Link Road or Strategic Sites? What infrastructure will the new developments use in the absence of a Link Road?
- No detail on improvements to the local road infrastructure and local traffic will increase.

Comments on the Town Centre

- Why will residents in the new developments be attracted to the town centre? Sites will have their own retail & leisure facilities.
- Nearby Crewe and Macclesfield will be easier to access via the Link Road and will have better facilities.
- How will residents travel to/from the town centre?
- Plan could do more harm than good to the town centre.



PROs:



- Should stop speculative development.
- Potential to stimulate new business and protect existing jobs.
- If Link Road extended to A34 south lots of traffic will bypass the town.



CONs:



- The housing and population projections don't match, which could lead to over provision of housing and/or housing of the wrong type.
- Sacrifice of a large area of countryside creating urban sprawl, potentially divide the town further with a loss of the town character.
- Is this a good investment for Congleton?
- Link Road route is unclear, funding is unclear - without such large developments is this road required?
- Although lots of blurb some of the necessary detail is missing making it difficult to effectively assess the proposals.

Next Steps

- Copy of slides (and background slides) will be put on our website.
- Copy of our draft comments will be put on our website - the comments will be updated over the coming weeks.
- Local Plan documentation can be viewed and downloaded
http://www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/cheshire_east_local_plan/local_plan_consultations/development_strategy.aspx
- We encourage everyone to comment on the Local, and the preferred way is online via the Consultation Portal
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/>
- Please encourage your neighbours and friends to comment - we will only get one chance.

Background Slides

The following are two background slides that were not used at the 7th February Meeting.

First Slide:

Shows a summary of the house building and phasing proposed for Congleton.

Second Slide:

Shows the 2011 SHLLA - this is a map showing where land could be available for development in and around Congleton. This is where the 600 houses not included in the four strategic site figures could be built. There is no indication which sites will be used in the Local Plan.

Summary of Dwellings & Employment Land per Site

Sites 30 houses per hectare	Site Capacity	Houses in Plan Period	Phasing for House Builds				Employment Land (ha)
			2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030	
Back Lane and Radnor Park	1,000	500	0	0	150	350	10
Congleton Business Park Extension	900	450	0	50	150	250	10
Giantswood Lane - Manchester Road	850	700	0	150	300	250	0
Manchester Road - Macclesfield Road	550	550	150	400	0	0	0
Strategic Sites Totals	3,300	2,200	150	600	600	850	20
Completions 2010-2012	n/a	148	n/a	n/a	n/a	n/a	0
Commitments	n/a	552	unknown	unknown	unknown	unknown	0
Other Site Allocations	n/a	600	unknown	unknown	unknown	unknown	0
Totals		3,500	150	600	600	850	20

One Hectare = 10,000 square meters

- In addition each site will have a Small Retail Unit (200/300 sqm); Community Facility and place of Worship; Pub, Take Away & Restaurant; Sports & Leisure Facility
- There will be 3 Primary Schools (Manchester Road to Macclesfield Road site will not have a school) - there are no new Secondary Schools proposed

