

MEETING OF THE STAPELEY AND DISTRICT NEIGHBOURHOOD PLAN STEERING GROUP

HELD ON 14<sup>th</sup> May 2015 AT THE METHODIST CHAPEL

PRESENT:

Matthew Theobald (Chair), Pat Cullen, John Davenport, Peter Groves, Jo Hillman, Val Ingram, Martin Malbon, and Sue Pritchard, Noel Wagstaff and Andrew Thomson. Also present were Sandy Gwinn-Freemantle and Carol Jones who left after item 6.

Agenda items

- 1) Jo Hillman appointed as note taker
- 2) Apologies for absence – None
- 3) Conflict of interests (non-Parish Councillors) – None
- 4) Declarations of interest – None
- 5) Approval of minutes of previous meeting held on 24<sup>th</sup> March and 30<sup>th</sup> 2015 – approved
- 6) Muller Property Group Presentation

The group received a presentation by Mr Colin Muller and Mr Matt Wedderburn, Planning Manager from Muller Property Group. They indicated that they had an interest in land in our Parish, that they felt that it was still a viable option for development for growth for Nantwich despite the refusal for planning permission. They see the site as an appropriate site for urban expansion including community facilities / employment / housing all having access off Peter de Stapleigh Way, and they said they feel it is a sustainable site.

Mr Muller informed us that the date for their high court hearing was 14<sup>th</sup> July 2015.

- 7) Neighbourhood Plan Policies

Preceding the main body of our discussion, this item touched upon the news that Cheshire East has revised its housing estimate to be included in the next emerging Local Plan from 27,000 homes to 36,000 homes.

Andrew Thomson also suggested 3 useful documents:

ACOM –

ARUP –

ARUP –

(titles and links to follow)

Main discussion:

Andrew expressed again the need / legal requirement to use the word 'minimum' when referring to housing numbers in the Neighbourhood Plan. He also suggested reading Audlem's draft Neighbourhood Plan which is now available.

Discussing ideas for our Neighbourhood Plan draft it was suggested that we will need a Housing Needs Assessment for our specific area. It was unanimously agreed that this would be a vital piece of evidence for the evidence base and it was decided that we should put it to the Parish Council at Thursday's meeting (21<sup>st</sup> May 2015).

In addition to this we would like to consider commissioning a Cheshire Wildlife Trust Survey to audit green spaces, wildlife corridors and eco-statistics within our area as part of our green spaces evidence base.

In order to further input into the draft plan, it was agreed that now is the time to contact 3 groups of people:

Those who provide local services to include:

- Doctors, Dentists and Schools. – we will contact them to ask how many places they have for the foreseeable future.
- Developers and interested parties to include:
  - Gladman Homes
  - Seddon Homes
  - Bovis – (Noel to give me the contact)
  - Taylor Wimpey – (Noel to give me the contact)
  - David Wilson – Andrew Taylor
  - United Utilities
  - Green 4 Architects
  - Wolvern Housing – Sasha Deepwell
  - Arcadian Estates – Michael Rutherford
  - Wain Homes
  - Cheshire Farms – David Job
- Neighbouring Parishes
  - Hatherton and Walgherton P.C.
  - Nantwich T.C.
  - Shavington P.C.
  - Sound and District P.C. (which includes Sound, Austerston and Baddington)
  - Willaston P.C.
  - Wynbury P.C.

For the last two groups it was agreed that we write a letter that invites them to offer input.

It was agreed that the first section to be considered in greater detail was to be housing.

8) Review of our project Plan

The project plan was reviewed and we are currently on track.

9) Sharing the results of Consultation Two.

It was agreed that the best way to publish the results of the second round of consultation is to provide feedback on the most popular answers within each section to give the community information on which are the most important issues to residents. This approach will provide 5 'headlines' to feed back to the community. It was agreed that posters on the notice boards, publication on the websites and updates on Twitter and Facebook would be best with approaches to the local press to see if they might be willing to publish the results so far. It was agreed that this will be put to the Council on Thursday.

10) Any Other Business

All business dealt with in other items.

11) Dates of next meetings.

The dates of the next meetings are:

Wednesday 3<sup>rd</sup> June 2015

Thursday 11<sup>th</sup> June 2015

Thursday 25<sup>th</sup> June 2015

Wednesday 8<sup>th</sup> July 2015

Meeting Close