

**MEETING OF THE STAPELEY AND DISTRICT NEIGHBOURHOOD PLAN STEERING GROUP  
HELD ON 11 JUNE 2015 AT BROAD LANE METHODIST CHAPEL, AUDLEM ROAD, NANTWICH**

**PRESENT:**

**Parish Councillors:**

Matthew Theobald (Chair), John Davenport, Peter Groves, Jo Hillman and Martin Malbon

**Volunteers:**

Sue Pritchard and Noel Wagstaff

**Consultant:**

Andrew Thomson

- 1) Jo Hillman appointed as note taker
- 2) Apologies for absence – Pat Cullen
- 3) Conflict of interests (non-Parish Councillors) – None
- 4) Declarations of interest – None
- 5) Approval of minutes of previous meetings held on 24<sup>th</sup> and 30<sup>th</sup> March 2015 – This item was postponed until after the presentations by the developers.
- 6) Presentations from developers:

7:35 – 7:50pm Green 4 Architects

The group received a presentation from Green 4 Architects who said that they feel saying “no” to development makes the area vulnerable for development. They advocated using The Home Quality Mark which has just been introduced by BRE (Building Research Establishment) and BREEAM (Building Research Establishment Environmental Assessment Methodology). The Quality Mark looks at: design and construction quality, running costs, the impact of the home on the occupant’s health and wellbeing, the home’s environmental footprint, it’s resilience to flooding and overheating, and the digital connectivity and performance of the home. In their development they would:

- Look to use a reduced density 18-20 houses per hectare rather than 35 houses per hectare.
- Use a landscape design
- Use locally resourced labour and materials
- Include a community gift

They asked if the NP might be able to adopt these key principles regarding character, scale and environment etc. They reiterated that they would like a genuine collaboration with the Group and the Council.

7:55 – 8:10pm Seddon Homes

The group received a presentation from Seddon Homes and Indigo Planning. Seddon Homes said the following:

That they own the land that is marked on the plan that they gave out at the meeting (attached). They gave an overview of Seddon Homes: Seddon is a locally based company covering Stafford and Chester and is a subsidiary of Seddon; they have been around for 118 years and it is a family run business that is in the fifth generation. They feel that the quality of their units sets them apart from the competition.

Indigo Planning took over the presentation to focus on the parcel of land in our parish, (at the South West corner of the land that Muller indicated in his presentations to Nantwich).

The site is about 9.5 hectares and they feel it is viable for 70% net development allowing for between 150 – 200 houses. They are looking to get the site allocated through the local plan as they feel it could be a suitable site. They said the site has its own access and a defensible boundary on the Southern side. They also indicated that they believed that Cheshire East has only delivered 50% of the housing that was expected and that 1,900 houses would be required to be built in Nantwich and current planning didn't cover that. Peter Groves made a comment that their numbers were perhaps not entirely accurate.

They said that no technical work has been done on this site and that it is seen as a long term proposal. They also did not know that this piece of land had been included in the Muller presentations.

Currently Seddon leases the land out to a local farmer for grazing.

#### 8:15 – 8:30pm Arcadian Estates

Unfortunately Arcadian Estates did not attend for their presentation. The meeting was suspended until their time slot was over in case they were running late.

The meeting resumed at 8.32pm

At this point, item 5) was revisited and a number of amendments were made to the draft minutes for the meeting on 3<sup>rd</sup> June 2015. It was noted that -

**Item 8. Housing Needs Survey scope and quotations** should read:  
'Andrew was asked to give names of companies which could be approached for quotes; he subsequently approached CCA and received two names, and found some independently.'

**Item 9. Define the scope of the Wildlife and Habitat Survey** on the minutes should be changed to: 'The scope for the survey is required and Andrew has been asked to provide this.'

#### 7) Neighbourhood Plan Policies

The draft housing policies were discussed, and 'tested' against the data collected in the consultations. Amendments were suggested and Andrew has undertaken to make the changes and report back.

It was reported that there is new legislation: Fabric First legislation that also needs to be taken into account.

#### 8) Any Other Business

Noel Wagstaff asked about the open spaces survey and it was reported that this is on the agenda for the Council meeting on Monday 15<sup>th</sup> June.

#### 9) Dates of Next Meetings

The date of the next meeting is: 25 June 2015