



Holmes Chapel Parish Council

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TO ALL MEMBERS OF THE PARISH COUNCIL

The chairman of the Parish Council, Cllr Brian Bath, has summoned you to attend an **extraordinary meeting of the Parish Council on Thursday 18th October 2018 at the Academy Suite, Holmes Chapel Community Centre, at 19:00 p.m.**

AGENDA

1. **Apologies** – To approve any apologies for absence.
2. **Declarations of interest** – To receive any declarations of interest.
 - a) **disclosable pecuniary interests or**
 - b) **other disclosable interests****as required under Chapter 7 of the Localism Act 2011**
3. **SADPD and associated reports** – To resolve to agree the response for Holmes Chapel Parish Council. See Appendix 1

Brian Bath
Chairman to the Council
12th October 2018

Appendix 1

Holmes Chapel Parish Council

Comments put forward by Holmes Chapel Parish Council:

SADPD

1. We welcome the acknowledgement of the position regarding further housing development in Holmes Chapel. Table A.3, Housing Distribution, shows zero (0) for Holmes Chapel with a housing contribution already of 870 completions and commitments towards the 3,500 for all 13 Local Service Centres. Our understanding is that no further housing needs for Goostrey as defined in the Local Plan will be assigned to Holmes Chapel and a clear statement should be added to confirm this in the SADPD.
2. The Policy EMP2 on page 73 does not include the employment development site on London Road at the old Bengers/Fisons site. Table A.8 (page 174) needs updating to show this as does the Policy Map for Holmes Chapel and the revised Settlement Boundary report

SADPD Supporting Documents

FD 04 - Sustainability Appraisal and Habitats Regulations Assessment

There are numerous documents underway dealing with green infrastructure and there are green infrastructure plans detailed for the 13 'towns'. However, this does not seem to include Holmes Chapel. With the growth by 30% during the plan period, specific work should be carried out to ensure sufficient provision is made to provide green corridors, open spaces and other green infrastructure requirements are fully provided for Holmes Chapel and the surrounding area.

FD18 – Green Space Strategy Update

It is not possible to see the detail in Appendix 1: Baseline Map, due to the enlargement of the image required. In Appendix 2: Thematic Map, there is no indication of the Dane Meadow country park in Holmes Chapel. It is of concern that the authors are not aware of this very important area of green space in Holmes Chapel.

FD 33 – Settlement Report on Holmes Chapel

The Parish Council appreciates a survey has been made of the village infrastructure. However, in the absence of a clear plan, recent developments have not contributed to any infrastructure improvements

There should be no further significant development permitted in Holmes Chapel until a full appraisal of the Village's current infrastructure and facilities has been undertaken and proposals for augmenting those, in line with projected additional demand, have been developed and agreed.

It is noted that the proposed Settlement Boundary line extends outside the parish boundary and covers the new housing development on our border in Brereton Parish on London Road as well as the proposed employment development land for Sanofi.

Within the document, the Holmes Chapel sites selection map shows The Cottons on Middlewich Road to only have outline permission. It is, however, under construction.

In appendix 4, The Retail Boundary, 25a is identified as St Luke's but this is a private house.

What is shown as EL Sub Station is in fact St Luke's Hall.

The Youth Centre is shown outside the retail boundary. However, it includes rooms for hire and is used on the same basis as St Luke's Hall which is within the boundary. This is a contradiction and we believe both should be shown as within the retail boundary.

FD 50 - Note on Local Service Centres and Primary and Secondary School

'Capacity' - makes the assumption that any housing already approved does not have to be considered. The reasoning is that the planning process for such housing has already taken into account school places. Thus the estimated pupil need from the planned 870 houses in Holmes Chapel (165 primary aged and 130 secondary aged) has already been taken into account. S106 funding generated from these new developments for the primary schools was £0 and for the secondary £473,938. As the schools are currently at capacity in some year groups causing Holmes Chapel families to be unable to send siblings to the same school, this formula is already not working. Given that only 25% of the housing is so far completed it is hard to believe the pupil growth has been taken into account correctly. We believe it is too simplistic to ignore houses under construction and a more robust calculation should be carried out to the beginning of the plan period in 2011 in order to capture developments already underway.

It should also be noted that the catchment area of the primary and secondary schools in Holmes Chapel extends well beyond the boundaries of the parish and this is not reflected in the assessment of education needs. The completions and commitments in all surrounding parishes (Goostrey, Allostock, Lower Peover, Swettenham, Twemlow, Brereton Rural and others) must be used to assess education needs in the schools in the Holmes Chapel Parish.

The Garden Village at Handforth draft Supplementary Planning Document

No comment to make.