

ON THE RODE

SUMMER 2015

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ODD RODE PARISH COUNCIL

YOUR MAGAZINE FOR WHERE YOU LIVE

Do you want a say in the future development of your village?

There are huge pressures to build more houses in Cheshire East and Cheshire East Council is struggling to resist a flood of speculative development proposals. It has been told to plan for 40,000 new dwellings in its evolving Local Plan.

Finding suitable sites is proving difficult and there have been many suggestions for sites in the Strategic Housing Land Availability Assessment (SHLAA). This is the list of potential sites looked at prior to consideration for the Local Plan. Many of these sites are in our villages (see page 8).

At the same time, housing costs are high (see page 7) and many local young families are priced out of the local housing market.

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However, we have the opportunity to take control of any possible future development in our own villages through having a Neighbourhood Development Plan. We want to know what your views are and if you support us creating such a plan. **Please read the article on page 9 and let us know your views.**



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Cheshire East Council housing plan 'inadequate', says inspector

13 November 2014

England

Cheshire East Council's "inadequate" housing plan could leave the area short of homes, an in-

spector said.

The local authority, which has already described itself as being "besieged" by property developers, has set a target of building 27,000 new homes by 2030. But the inspector said the figure needed to be closer to 40,000

Where will these extra houses be built?

Do you want to see more houses built in the parish?

If Odd Rode has a Neighbourhood Plan, the local community will take ownership of future development!



The cost of local housing

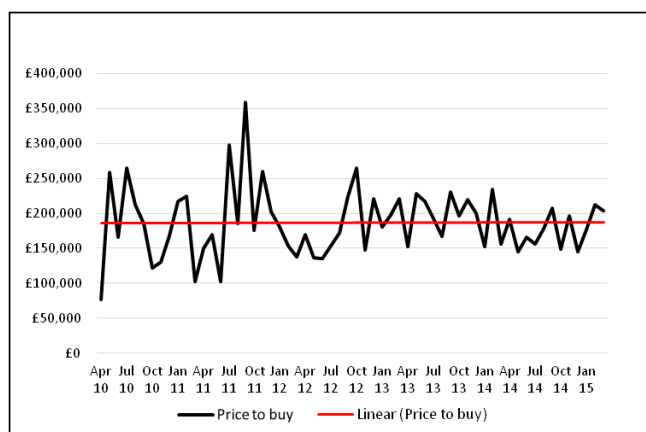
by Cllr Knud Moller

The following analysis describes development in the price of houses to buy and the price of accommodation to rent within the parish of Odd Rode from April 2010 to March 2015. The information is drawn from a sample of properties that have been advertised for sale or to rent. Properties included in the analysis have of necessity been limited in number. The reader should therefore be cautious in drawing conclusions from the results of the analysis.

The trends described for properties that have been advertised for sale or to rent within Odd Rode are largely similar to trends for wider areas.

Houses for Sale

It is seen from the diagram below that advertised prices have fluctuated, but overall there was very little difference between prices as advertised at the beginning of 2010 and the beginning of 2015.



This overall pattern conceal some differences between the different parts of the parish and between different house types.

It is seen from table 1 below that overall average advertised prices have fallen by 1% within Odd Rode Parish compared to a 2.9% increase within the Congleton Area. However within the Parish there has been increases within Mount Pleasant and Scholar Green, but a fall within Rode Heath. The reason for these differences between areas may lie in the different types of accommodation on offer within each area.

Table 1: House prices by area.

	2010/11	2014/15	Difference	
	£	£	£	%
Mt Pleasant	£132,054	£137,564	£5,510	+4.17
Rode Heath	£198,064	£190,120	-£7,944	-4.01
Scholar Green	£185,514	£200,882	£15,367	+8.28
Odd Rode	£182,561	£180,757	-£1,804	-0.99
Congleton*)	£205,075	£211,018	£5,943	+2.90

*) Congleton Parliamentary Constituency or the former Congleton BC.

It is seen from the table below, table 2, that the advertised price of detached bungalows and house and semi-detached houses have fallen while the price of other types of residential property has increased.

Table 2: Prices by accommodation type

	2010/11	2014/15	Difference	
	£	£	£	%
Det Bungalows	£222,980	£206,233	-£16,747	-7.51%
Det Houses	£293,469	£235,125	-£58,344	-19.88%
Semi Det Bungalows	£122,473	£133,600	£11,128	9.09%
Semi Det Houses	£153,027	£145,524	-£7,503	-4.90%
Terraced	£115,981	£131,567	£15,585	13.44%
Flats	£124,975	N/A	N/A	N/A
All	£182,561	£180,757	-£1,804	-0.99%

Detached properties and semi-detached properties are relatively numerous within Rode Heath which may in part explain the fall in prices here. As terraced houses are relatively numerous within Mount Pleasant and semi-detached bungalows are similarly numerous within Scholar Green this may explain the rise in average price here.

Accommodation to Rent

Not much property is advertised for rent within Odd Rode, but one suspects that probably more is for rent than what is advertised publicly. Properties change hand discreetly and privately between individuals without public notice.

However, it is seen from table 3 overleaf that the rent of what is advertised has not varied very much over the period and the rent that is paid within Odd Rode does not vary much from the rent within the wider Congleton area.

The lowest rent advertised within Odd Rode was for a modern one bedroom flat in Rode Heath at £450 per calendar month advertised in August 2012, while the highest rent was £850 for a mature four bedroom semi-detached house in Scholar Green advertised in January 2013. Within the wider area the lowest advertised rent was £300 for a modern one bedroom flat advertised in September 2010 while the highest rent was £2,500 for a modern six bedroom detached house advertised in June 2011.

Table 3: Accommodation for Rent

Date	Rent per calendar month	
	Odd Rode	Congleton
2010	£550	£526
2011	£592	£654
2012	£549	£597
2013	£603	£605
2014	£622	£587
2015	£523	£613

PLANNING

The Planning System

Cheshire East Council is the Local Planning Authority for Odd Rode. Odd Rode Parish Council receives notification of all planning applications submitted for the parish. It makes comments to Cheshire East Council based on Town & Country Planning law, National Planning Guidance, Cheshire East's policies and our local Village Design Statement.

All planning applications can be viewed at Cheshire East's website :

www.cheshireeast.gov.uk/environment_and_planning/planning.aspx

If you are commenting on a planning application, you may wish to send a copy of your comments to the Parish Council for their information (via post or email).



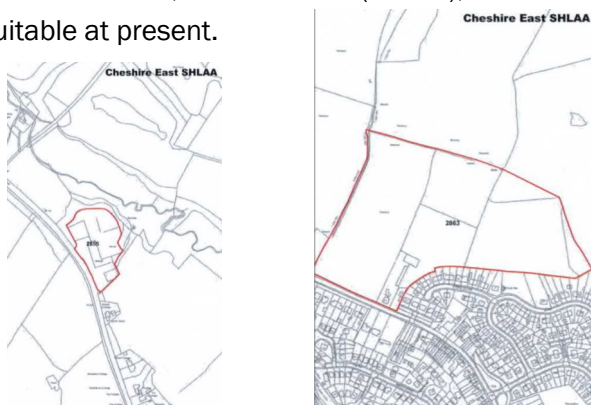
The Parish Council continues to oppose unacceptable development in our Green Belt. It has objected to the construction of a single dwelling at 2, Mount Pleasant Road (14/5029C). This has been refused by CEC and has gone to Appeal (APP/R0660W/15/3028024).

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

This document contains all sites that have been put forward for consideration for housing development. Not all sites are considered suitable for development. However, for some sites, this assessment could change over time.

Rode Heath:

Odlums Garage on Knutsford Road (1.38 ha) and Woodside Farm, Sandbach Rd (7.5 ha), both not suitable at present.



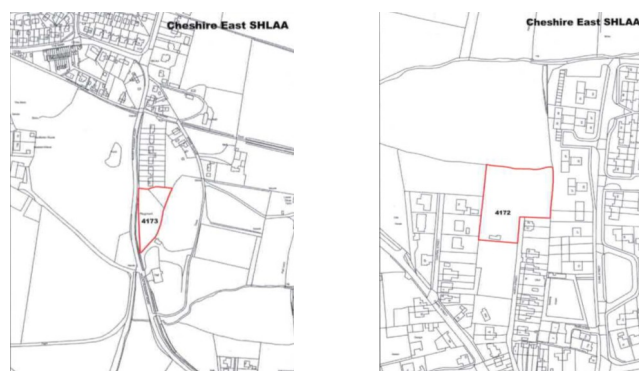
Scholar Green:

Portland Drive (2.14 ha, partly developed already), builders yard Cinderhill Lane (0.49 ha) both suitable. Land east of Cinderhill Lane (1.21 ha) and land at Heritage Narrow Boats (1.11 ha), both not suitable at present.



Mount Pleasant:

Land at Mount Pleasant Village Hall (04 ha) and land off North Street (0.36 ha), both not suitable at present.



Mow Cop:

Land off Westfield Rd (0.32 ha), suitable and land off Manor Rd/Close Lane (0.55 ha), not suitable at present.



Full details of the sites can be accessed on the Cheshire East Council website (put SHLAA in the website's search box). **However, future planning applications are not restricted to these sites.**

http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/strategic_housing_land_assmnt.aspx

Should Odd Rode have a Neighbourhood Plan?

Under the Localism Act 2011 parish councils can use new neighbourhood planning powers to establish general planning policies for the development and use of land in the parish. These are described legally as '**neighbourhood development plans.**'

An independent qualified person then checks that a neighbourhood development plan or order appropriately meets the relevant planning conditions before it can be voted on in a local referendum. This is to make sure that referendums only take place when proposals are workable and of a decent quality.

Proposed neighbourhood development plans need to gain the approval of a majority of voters of the parish to come into force. If proposals pass the referendum, the local planning authority is under a legal duty to bring them into force.

What do you think? Should The Parish Council pursue the development of a Neighbourhood Plan? Contact the Parish Clerk or your local councillors with your thoughts.

DO YOU HAVE KNOWLEDGE OR SKILLS THAT COULD HELP US PRODUCE A NEIGHBOURHOOD PLAN?

If residents indicate that they do want a Neighbourhood Plan for Odd Rode, we will need to form a group to manage the process. Residents with specialist knowledge or skills (such as Town Planning, statistics, research methods, design, environmental sciences, etc), would be very welcome. As would those residents with a general interest in the subject.

If you may be able to help, or want to find out more about such plans, then please contact the Parish Clerk or a local councillor (details on back page).

Want to know more?

Tom Evans (CEC Planning Officer) will address the Parish Council on Neighbourhood Plans at its meeting on **Wednesday 19th August, 2015**, at 7.30 pm in Scholar Green Village Hall, Church Lane, Scholar Green. You are invited to attend and will be given the opportunity to ask questions.

You can find more information on Neighbourhood Planning at :

<http://mycommunity.org.uk/programme/neighbourhood-planning/> and

www.ourneighbourhoodplanning.org.uk