

TATTENHALL & DISTRICT PARISH COUNCIL

OVERVIEW FOR STRATEGIC PLANNING COMMITTEE 20th September 2012

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial plan making in England, giving communities a new right to shape their local areas and, as the Rt Hon Greg Clark stated in his letter to Tattenhall of 25th May, "put the local community in the driving seat".

Tattenhall & District Parish Council was successful with its bid to trial the preparation of Neighbourhood Plans and was awarded Front Runner status as a Second Wave Neighbourhood Planning Pilot in March 2011. Work has been going on since early Spring to produce a document which would be accepted at local referendum. A draft document is available to the Committee and while some work remains to be done, it has been put together using the analysis of the Vision and Objectives document, which has undergone local consultation, and we anticipate that it will be supported by residents.

Tattenhall Parish Council has carried out extensive consultation with its residents and it feels that it has the authority, therefore, to say that its community will not support large scale development such as is proposed in Agenda Items 6, 8, 9 and 10.

The Parish Council is prepared to work with developers to deliver the housing figures for Tattenhall as outlined in the emerging local plan, which the community will accept – phased, incremental growth. Development figures since 2010 total 114 which includes 96 dwellings in the Continuing Care Retirement Community due to start construction in October 2012. The growth figure for Tattenhall in the emerging Local Plan is 300. This means that Tattenhall has already delivered almost half of its 20 year requirement.

Councillors consider that the quantum of speculative, inappropriate development currently being proposed on sites around the village is insupportable. It cannot be justified in planning terms. Cumulatively these proposals represent an unacceptable increase in the number of homes in the village. In addition, the proposed developments are being promoted outside of any development plan in force in the area in which the land to which the applications relates is situated and are entirely out of scale with the village.

Turning to the outline planning applications numbered 6, 8, 9 and 10 on your Agenda, may I first point out that the parish of Tattenhall currently has 1050 houses which means that the proposed applications of 348, would enlarge the parish by approximately 35%. This does not include applications already approved and yet to be built of 96, or two, amounting to 143, which have yet to be considered.

The applications numbered 6 and 10 on your Agenda can be taken together, as 10 is a resubmission of the same application with a few minor changes. This site is adjacent to the Tattenhall Conservation area and by its scale, massing and character, is contrary to Policy BEP3 of the Tattenhall Village Design Statement and to Policies ENV37 and ENV38 of the Chester District Local Plan.

The Parish Council considers the site to be contrary to Policy ENV1 of the Chester District Local Plan. It is also Agricultural land, which is afforded protection through Chester District Local Plan Policy EC20 and through the National Planning Policy Framework paragraph 112 Page 26. The NPPF also has a presumption in favour of Brownfield sites and of minimising the loss of green-field land.

Councillors consider that building on this land is Contrary to Policy ENV 20 of the Chester District Local Plan as it will reduce the amount of accessible green-space and will destroy wildlife habitats. Further, by breaching the Keysbrook, which is considered to be a natural boundary to the settlement area, the Parish Council considers that this application is contrary to Policy ENV24 of the Chester District Local Plan as it will destroy wildlife areas and habitats.

It is also contrary to Policies TR1 and TR19 of the Chester District Local Plan because access to this site is on a main access / egress route to the village and is situated on a bend which will create highways issues such as congestion on Chester Road and parking problems elsewhere and these have not been adequately addressed. The creation of the turning lane will require the acquisition of third party land which is causing distress to those concerned and is an urban impact that destroys the rural aspect of this entrance to the village

The Parish Council would cite many of the same objections to the outline application numbered **8 on your Agenda** and point out that applications for development on this site have been refused in the past for similar reasons. It would further point out that part of this site is designated Flood Plain Zone Risk 3 by the Environment Agency and building here would lead to the loss of important wetland habitats for wildlife.

Access and egress to this site is on a very busy road with a derestricted speed limit and no footway to the site and is considered to be contrary to TR1 of the Chester District Local Plan. The proposal to build a footway behind the existing hedge is contrary to the Secured by Design guidelines which state that footways should provide safe, secure and visually attractive routes for pedestrians. It also states that poorly sited footpaths, which Council considers this to be, may cause users to feel ill at ease and give rise to fear of crime, particularly after dark. The proposed traffic calming measures will create an urban impact and are detrimental to this entrance to the village.

In relation to **Agenda item 9**, The Parish Council considers that by its scale, height and massing this application is contrary to Policy BEP 2 of the Tattenhall Village Design Statement and also to Policies GE3, and ENV2 of the Chester District Local Plan. Whilst it will be adjacent to another Redrow site which has 3 storey properties we do not feel that these are appropriate in this rural setting.

This site is adjacent to the Tattenhall Conservation area and, again by its scale, massing and character, is contrary to Policy BEP3 of the Tattenhall Village Design Statement and to Policies ENV37 and ENV38 of the Chester District Local Plan.

The Parish Council does not consider that the access issues to this site have been considered fully. The proposed highways access is currently narrow and will require the acquisition of third party land. Park Avenue to which the site joins is a road used by many elderly and disabled residents from the nearby sheltered housing and the proposed site is also very close to a junction that has high levels of congestion and parking issues at school arrival and leaving times.

The Parish Council feels that if these applications are recommended for approval by the Committee, the Neighbourhood Plan process will be effectively destroyed because it will be highly unlikely that residents will vote to accept a document which will not reflect their aspirations for their community. Since the Tattenhall Neighbourhood Plan is a guide process for other parishes within the Borough, it is possible that other steering groups will feel demotivated.

If the Planning Committee approves these applications, the Borough Council will be denying the principles of the Localism Act and the Parish Council will have to refer to DCLG for advice on how to proceed with the Neighbourhood Plan process as its credibility will be totally undermined.

12/02283/FUL – Mr R Blackham, Blackham Developments –

Turning now to **Agenda item 7**, whilst this application may appear to be premature in respect of the development of the Neighbourhood Plan Tattenhall & District Parish Council can support this proposal as it is the revision of a previous application..

Various schemes have been put forward by the same developer for this site, and these have been the subject of Planning Board consideration, examination by a Planning Inspector and a Public Inquiry, all of which have led to refusal of permission.

All the issues which were raised by the various reports have been addressed in this new application which is for 31 dwellings on a brownfield site, together with a shop facility and B&B accommodation in the existing building. The presumption of National Planning Policy Framework paragraph 111 (Page 26) is for the re-use of such sites. The results from the recent Vision and Objectives document sent out by Tattenhall & District Parish Council show that 94% respondents also support this.

The site is close to several local businesses which gives not only opportunities for employment but creates homes for the workforce.

The range of facilities on site such as the public house and shop and the adjacent bus stop and post box raises its sustainability particularly in relation to a current site at Milton Green and the issues of affordable housing have been addressed.

There is also provision for a footway to improve access between Newton-by-Tattenhall and Tattenhall although placing this behind the hedge should be discouraged as this does not comply with the Secured By Design principles.

The proposed improvements to the sight lines at Newton-by-Tattenhall crossroads will be of significant improvement to traffic management.

The site has been included in the draft Neighbourhood Plan document and the Parish Council would recommend to Councillors that this application is approved.