

TATTENHALL NEWTON BY TATTENHALL and GATESHEATH NEIGHBOURHOOD PLAN

PLANNING FOR THE NEXT GENERATION

More Houses? More Shops? More Jobs? More Car Parking? A Safer Environment? A Swimming Pool? A Wind Turbine?

What do you want Tattenhall, Newton and Gatesheath to be like in the future ?

It's **YOUR** community –
how do **YOU** want it to develop?
It's time for **YOU** to give **YOUR** views...

Earlier this year, the Parish Council was proud to learn that the parish had been selected as one of the pilot communities to develop a Neighbourhood Plan.

So what does this mean?

It means that you now have a say in how your parish develops.

What happens next?

Take this opportunity to speak out. Contribute to the Plan. Comment on it as it develops. Vote when the final Plan goes to a referendum. If a majority says “yes”, the Plan will be adopted.

Now it's up to YOU.

Have **YOUR** say at one of the meetings— the dates, times and venues are on the back of this leaflet.

Call Carol Weaver Pat Black or Graham Spencer (see back page for telephone numbers) and tell them when you can come.

(Don't worry if you can't make these dates, there'll be other opportunities.)

Shaping Future Development for the Parish

WHAT IS NEIGHBOURHOOD PLANNING?

Instead of people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Decentralisation and Localism Bill published in December 2010 will introduce a new right for communities to draw up a “neighbourhood development plan”.

Neighbourhood planning will allow communities to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go - and what they should look like. Neighbourhood development plans can be very simple, or go into considerable detail where people want.

Provided a neighbourhood development plan is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority the local authority will bring it into force.

To further strengthen the role of local communities in planning, the Bill will introduce a new requirement for developers to consult local communities before submitting a planning application for very large developments. This will give local people a chance to comment when there is still genuine scope to make changes to proposals.

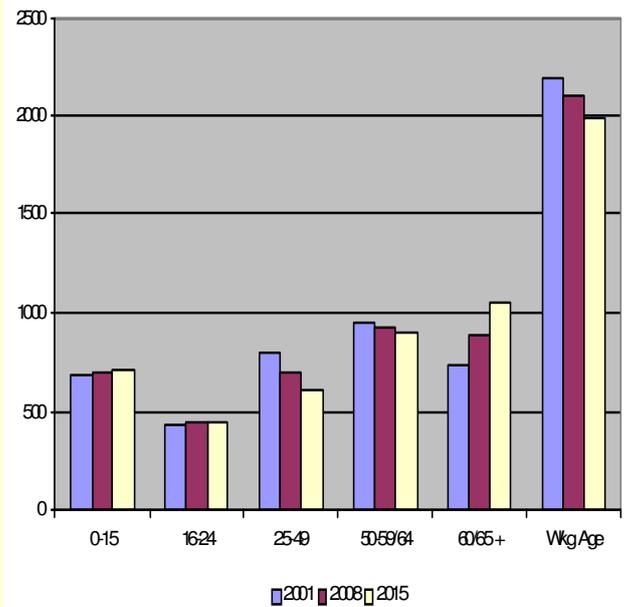
The Bill very clearly states that neighbourhood planning cannot be used to stop development in your area; development will take place.

Neighbourhood planning is about consulting with the community about what level of development they would like to see, where they want it and over what length of time.

THE COMMUNITY

The level of overall growth within the parish of Tattenhall has been somewhat greater than that for the rural area as a whole by around 2%. This has been primarily driven by growth in the retirement age population which increased by 21% between 2001 and 2008 from 734 to 890. This rate of growth significantly exceeded the ward and national trends. Between 2001 and 2008, at the local level, the school age population (based upon the 0-15 age group) also increased marginally, which was counter to the trends for the local authority area as a whole where it declined by 8%. In addition the working age population declined by 4%, with an 11% decline in the 30-44 year old sub-group. Figure 1 below illustrates these trends.

Figure 1: Population trends 2001 – 2015 (source: Neighbourhood Statistics)



Currently the population of the parish has a good proportion of dependant children and adults of working age. However, the trend between 2001 and 2008 clearly shows a decline in the population aged between 25 and 49 years and an increase in the retired population. If this trend were to continue the balance of the population would be heavily weighted towards people aged over 50 years which has implications for the long term sustainability of the Parish.

THE BUILDINGS

Although agriculture remains the principal land use in the parish, buildings also define the character of the local landscape. Evidence of settlement dates back to the 10th century and the oldest buildings existing in the parish date back to the 17th century.

Substantial development occurred in the late 18th and 19th centuries with the construction of many buildings of significant historic and architectural importance which are now protected within the Conservation Area making Tattenhall one of the most attractive and least spoilt of the larger villages in Cheshire West.

Since the 1960s significant areas of new housing have been developed leading to a doubling of the local population. Just outside the village boundaries the two smaller settlements of Newton-by-Tattenhall and Gatesheath contribute to the form and function of the parish and are complemented by numerous farmsteads which were heavily influenced by 19th century estate improvements.

In Tattenhall, retail services have been largely maintained along the High Street and are well patronized by the local community as are recreational facilities including restaurants, meeting places, public houses, places of worship and the primary school which all provides a distinctive sense of place.

In terms of business premises, the sensitive refurbishment of older buildings and attractive new developments in the heart of the village such as Barbour Square provide an attractive working environment for local people and those commuting into the parish.

The Tattenhall and District Parish Plan (2006) and Tattenhall Village Design Statement (2009) provided a vision for the local community and these two documents remain an important source of reference for both the built environment and the wider countryside. In this context the Village Design Statement considerations included:

- Enhance local distinctiveness which contributes to a sense of place and community
- Retain and enhance hedges, ponds, woodlands, streams, geological features and promote and extend wildlife corridors
- Large areas of new housing are out of character with the gradual historic growth that characterizes the village
- The design of buildings should be appropriate to the setting of adjacent buildings
- Views and vistas are an integral part of the parish character.
- New building should not dominate existing historic buildings

THE WIDER COUNTRYSIDE

The parish is characterized by the Cheshire Plain, a gently rolling pastoral landscape separating the Sandstone Ridge from the Clwydian range of hills in North Wales. It lies on the watershed separating the Dee and the Mersey. The Keys Brook and the Mill Brook flow into the River Dee and, the River Gowy flows into the Mersey near Ellesmere Port.

Tattenhall is located on boulder clay which has resulted in heavy soils and sub-soils that, after land drainage works, have produced the typical lush pasturelands for which this intensive dairy farming area is renowned. The land is dominated by medium scale pastoral fields defined by hedges interspersed with a large number of oak trees. With modern agriculture, hedgerows have been removed to increase field size, often leaving the trees intact in the middle of open fields giving the false impression of a parkland landscape. The distinctive local landscape has significant wildlife value.

- Open fields support a population of brown hare and, in the damper patches, birds such as snipe and mallard can be found.
- Traditionally, the parish was characterized by broad-leaved woodland blocks of around one hectare which were managed as fox coverts and where these remain they still provide an important habitat for many bird species including tawny owl, great spotted woodpecker together with woodland flowers such as native bluebells, wood anemone and wild garlic.
- Hedgerows are typically hawthorn or blackthorn with occasional hedgerow trees such as oak and ash and, together with the water courses, form important wildlife corridors.
- The 120 field ponds in the parish provide vital *stepping stones* for wildlife providing a significant habitat for amphibians, aquatic invertebrates; a food source for a number of bats species; aquatic plants; and nesting sites for birds such as reed bunting, sedge warbler, water rail and moorhen.
- The Keys Brook and Mill Brook flow through the heart of the parish and to the west of the village become the Golborne Brook before flowing into the River Dee. Water voles have been recorded in the Keys Brook and the presence of otters on the Golborne Brook has been noted.
- The local designation of the Mill Brook Wildlife Corridor provides an opportunity for these and other species such as barn owls and kingfishers to reach the heart of the village.
- A network of public footpaths cross the parish.

HAVE YOUR SAY

COME ALONG TO ONE OF THE SESSIONS—
THE DATES ARE SHOWN BELOW
EACH MEETING SHOULD LAST NO MORE THAN 1^{1/2} HOURS

TATTENHALL

Monday 19th September	7.30 pm	Main Hall, Barbour Institute
Thursday 22nd September	7.30 pm	Main Hall, Barbour Institute
Thursday 29th September	2.00 pm	Main Hall, Barbour Institute

NEWTON-BY-TATTENHALL

Wednesday 21st September	7.30 pm	Cheshire Ice Cream Farm (Drumlan Hall)
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GATESHEATH (GOLBORNE BELLOW)

Monday 26th September	7.00pm	Carriages
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Please contact Carol Weaver 01829 771443
Pat Black 01829 770483
or Graham Spencer 01829 770980
by 16th September, to book your place.

Refreshments will be available