



**NEIGHBOURHOOD PLANNING VANGUARD SUBMISSION**

**CHESHIRE WEST AND CHESTER COUNCIL  
AND  
TATTENHALL AND DISTRICT PARISH COUNCIL**

**“Together everyone achieves more”**



**Tattenhall & District  
Parish Council**



**Rural Innovation**  
live. work. thrive.

## NEIGHBOURHOOD PLANNING VANGUARD SUBMISSION

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### 1. Introduction

Cheshire West and Chester Borough Council has a genuine commitment to seeing communities play the central role in determining what their localities will be like in the future. There is already a significant amount of community-led planning in the Borough. There are 36 Parish Plans in place or under development and 15 Village Design Statements that have been adopted as planning guidance. We can now look to go one significant step further and enable our communities to use the key tool of land use planning to realise their vision for their local area. It has been the missing dimension in achieving holistic and effective community planning.

Tattenhall and District Parish Council, the parish to be covered by the proposed Neighbourhood Plan, is at the forefront of community planning locally, having successfully led the development of both a Parish Plan and Village Design Statement. The intention would be to review and update those documents, consolidating them into a single neighbourhood plan which, in addition, would establish a land-use planning framework for the area for the next 10 years. In addition, the Parish Council has considerable experience of community engagement and consultation and has provided local leadership to achieve new affordable housing provision within Tattenhall.

Our bid is based on:

- A local planning authority and Parish Council that will work closely together. The Parish Council has been closely involved in shaping this bid and, jointly, we have a genuine desire to see neighbourhood planning work and are confident that we can make it work to achieve really positive outcomes for the local community.
- A clear understanding by the local planning authority that its role is to facilitate, not dictate; that neighbourhood planning has to be community-led.
- A proactive Parish Council with considerable strength and experience of community-led planning and community engagement and consultation.
- A commitment by the local planning authority to provide guidance and technical assistance to facilitate the preparation of the draft plan.
- A real appetite to testing a process that will follow the procedures for neighbourhood planning being established through the Localism Bill.
- A focus on achieving real and tangible outcomes that will be enabled by positive planning.
- An ability to ‘hit the ground running’ and make substantial progress to support the necessary learning that is needed for the implementation of the emerging neighbourhood planning framework.
- A commitment to capture and share our learning and to share it with neighbourhoods and communities across the borough and beyond.
- A commitment to fully participate in, and support, any learning or exchange programme within the Vanguard scheme.

### 2. Working Together

We have assembled a first class team to facilitate the development of the neighbourhood plan:

- **Tattenhall and District Parish Council** to lead on the development of the plan and undertake community engagement and consultation;
- **Cheshire West and Chester Council** to provide a support team to work with the Parish Council and provide technical and procedural advice including arrangements for a local examination. The Council would commit sufficient resources to fulfil these commitments, as required. The Council is also keen to explore the opportunity to carry out a local



referendum, and within the context of the current statutory framework, the Council would also seek to ensure that the Neighbourhood Plan, once completed, has a meaningful role in guiding future development in the Parish.

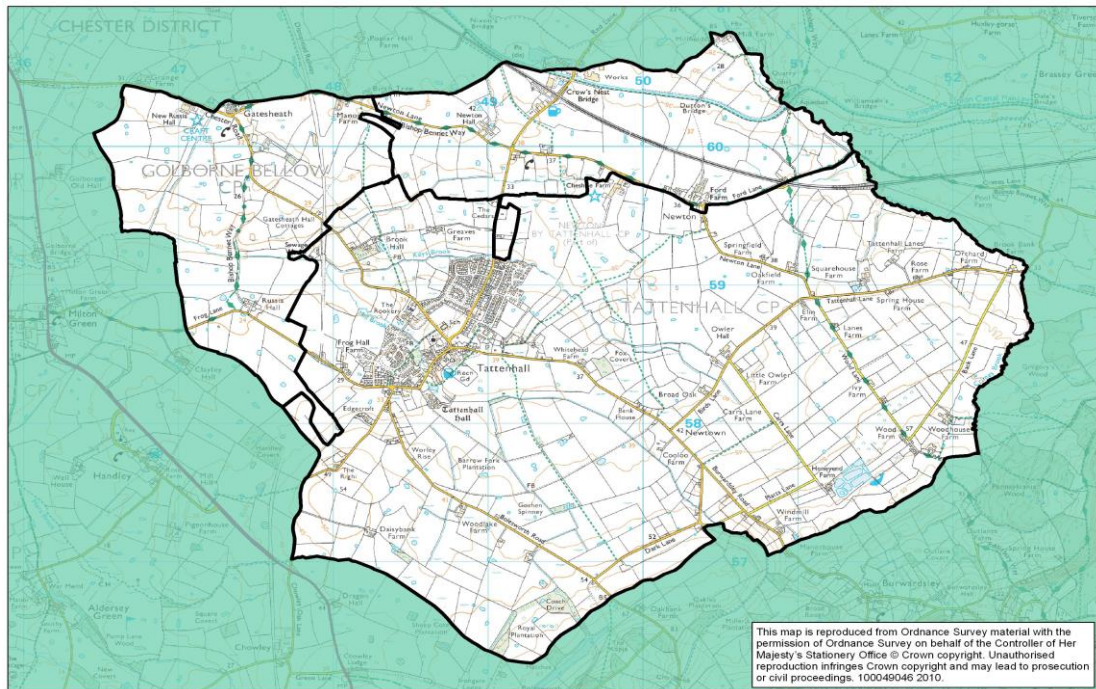
- **Other organisations** including Rural Innovation, Bolesworth Estate and Cheshire Community Action.
  - **Rob Hindle** (Rural Innovation - a specialist advisor in rural development and the public policy agenda) will observe and capture learning as well as acting as an objective 'critical friend' to the wider neighbourhood planning team. Rob's involvement will enable us to provide an independent assessment of the process and outcomes. This objectivity will add value to learning captured from the pilot. Rob will also help us to build on the experience of the pilot and develop legacy materials and resources to support the take up of Neighbourhood Planning across the borough.
  - **The Bolesworth Estate** is a significant stakeholder in the parish, with an award winning portfolio of residential, agricultural and commercial properties in the locality. The Estate has also been engaged in the submission of this bid and wishes to fully and positively engage in this process, providing support and advice where required.
  - **Cheshire Community Action<sup>1</sup>** (the local Rural Community Council which provides guidance and support to rural communities in Cheshire in terms of community engagement, consultation and community-led planning) to provide advice based on their extensive experience of community planning across the Borough.

### 3. A short spatial portrait

The Parish of Tattenhall is one of the most lively and dynamic rural parishes in the Cheshire West and Chester district with a diverse range of challenges and opportunities making it an ideal 'test bed' for planning at a local level.

#### 3.1 Location

Situated twelve kilometres south east from the City of Chester, the area covered by the proposed neighbourhood plan is Tattenhall and District parish, as illustrated in the map below. Centred around the village of Tattenhall and it also includes the outlying hamlets of Golborne Bellow and Newton-by-Tattenhall. It has strong functional links with Chester and Wrexham. It has many of the traditional land uses one would expect for a rural area, including modern and traditional dairy farms as well as other livestock and equine holdings.



<sup>1</sup> Cheshire Community Action is a member of the Rural Community Action Network (RCAN)



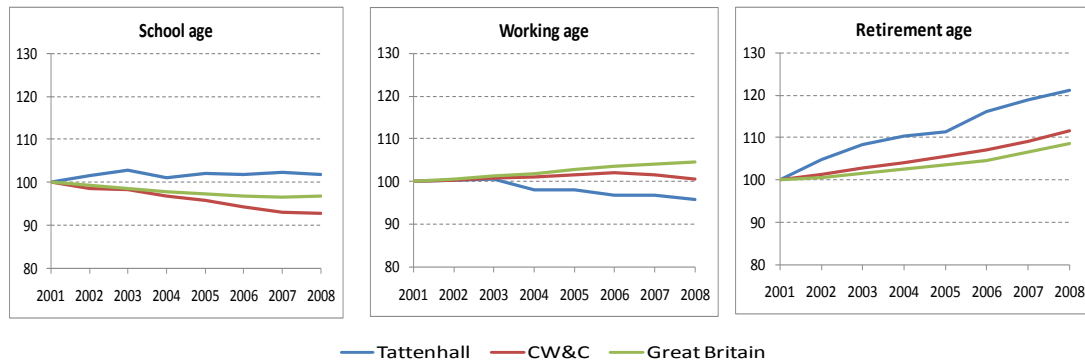
### 3.2 Economy

Tattenhall and District also has a vibrant rural economy with many different types of businesses located within it, ranging from offices within converted rural buildings and new build developments, through to small scale manufacturing and workshop space, providing employment for 1,611 employees<sup>2</sup>. There has been a significant increase in workplaces between 2003 and 2008 driven, in particular, by demand from small businesses<sup>3</sup>. The service sector is a key sector in Tattenhall providing 56% of the employment<sup>4</sup>. Underpinning this is a significant leisure and tourism offer including a 300 berth canal marina and Cheshire Farm Ice Cream which is the second most popular visitor attraction in Cheshire with over 300,000 visitors a year. Tattenhall was voted the Best Village in the UK for Business as part of the Calor Village of the Year competition.

### 3.3 Population

Analysis of the local population structure highlights two significant findings:

- The proportion of the Tattenhall population aged 16-29, people of a young working age, is significantly lower than that for CW&C as a whole; and
- The proportion of the population that is of retirement age is far greater than that of Cheshire West and Chester as a whole. Almost a quarter of the local population fall into this category and it is anticipated that this proportion will increase further.



### 3.4 Households

Tattenhall has 1,531 households of various types, ranging from the modern estates in Tattenhall village, through to more isolated groups and individual properties in the outlying parts of the Parish. However, the Parish is dominated by detached properties 47%, with a further 35% semi-detached; and 19% terraced, flats or maisonettes. House prices are generally high and affordability a major issue. In October 2010 the average house price was £329,315 which is significantly higher than the local authority average<sup>5</sup> of £203,535<sup>6</sup>. There is a relatively high percentage of rented homes, 31%, within the parish compared with the average of 26% across the borough. This is partly due to the influence of tenanted properties belonging to the Bolesworth Estate and the development of affordable housing by two housing associations. The median income for the two Lower Super Output Areas (LSOAs) covering the Tattenhall Parish is £36,918<sup>7</sup>, with both LSOAs ranking in the Indices for Multiple Deprivation in the 10% most deprived for barriers to housing, attributable to the low affordability of housing.

<sup>2</sup> Source: ABI 2008

<sup>3</sup> Definition of small business is those employing 10 people or less

<sup>4</sup> Source: ABI 2008

<sup>5</sup> This represents the average (mean) house price for Cheshire West and Chester, the median is £165,000

<sup>6</sup> Source: Hometrack October 2010

<sup>7</sup> Source CACI 2010

4 Lower Super Output Area (LSOA) is a statistical area based on a population of 1,500



### **3.5 The challenges**

Although generally considered to be an affluent area, the parish faces very real challenges to a sustainable future and will need to consider a range of questions during the neighbourhood planning process including:

- To what degree is there a need to provide local employment opportunities and suitable business premises to enable economic growth?
- To what degree is there a need to safeguard its vital local services? Consideration will need to be given to the projected increase in the age of the population, which will result in new challenges for the delivery of services and the viability of some existing services; and
- To what degree is there a need for additional housing stock to address the lack of affordability and provide suitable homes for the older members of the community?

### **4. A strong platform for neighbourhood planning**

Tattenhall and District has strong local leadership with an active and well respected Parish Council that has a track record of successful implementation of initiatives, more recently delivering an affordable housing development of 14 social rent houses (2 and 3 bedrooms), for local people. The Parish Council recognises the need to update their Parish Plan and Village Design Statement and has aspirations to develop a dedicated housing strategy for the parish. As such, the opportunity to develop a Neighbourhood Plan is timely, particularly as it identifies sustainable growth in its broadest sense and provides an enabling planning framework to ensure that the aspirations of the community will be met. The Parish Council has extensive experience of community engagement and consultation, from having a good understanding, through work to date, of the needs of the Parish.

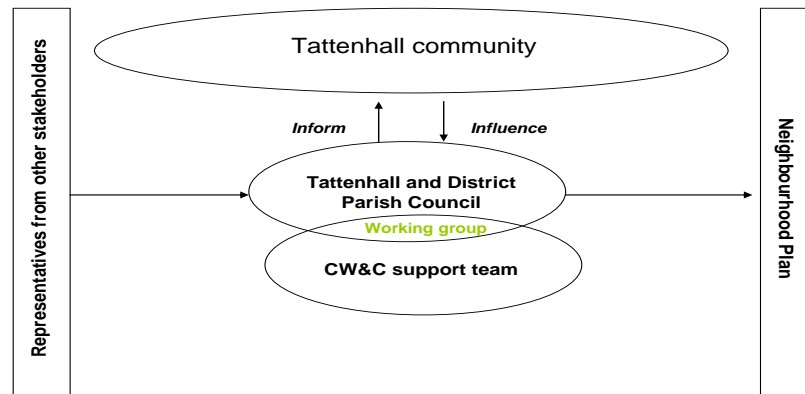
Cheshire West and Chester Council is currently developing two important strategies for its rural area – regeneration and housing – which are due to be completed by the end of February 2011. This reflects the Council's commitment to addressing rural issues and to understand the key relationships between the rural area and the main settlements within and outside the borough. The aim of these strategies will be to identify appropriate interventions and to establish an overall framework through which villages and communities can prosper in every way. Both strategies embrace the concept of localism and identify the need for the Council to adopt new place based and collaborative ways of working. They will be a catalyst to greater community empowerment, an approach which is entirely complementary to the principles behind neighbourhood planning.

In developing a Neighbourhood Plan, the community will need to be mindful of the 'saved' policies within the adopted Chester District Local Plan however, it is important that the local community is not constrained by the detail of these policies in developing appropriate solutions to local issues. The local planning authority is in the process of preparing a Core Strategy and expects that the neighbourhood planning work will guide and inform the content of that Plan. The Core Strategy will establish an enabling framework for neighbourhood planning and provide a wider context for how neighbourhood plans can help to achieve the borough's overall vision.



## 5. Our approach to the development of a Neighbourhood Plan

Initially we will formalise the membership and role of the development team, as outlined in the diagram below, as well as develop and agree the terms of reference and a detailed project plan.



Together, we envisage the stages of developing the neighbourhood plan will comprise:

- The preparation of a **Neighbourhood Profile** which will provide a picture of the shape and type of the area, its role and function, and the geographical context in which it is situated. It will include analysis of the socio-economic characteristics of the neighbourhood (based on statistical evidence) and identify potential challenges to future sustainability
- The preparation of a **Physical Appraisal** which will review the environmental setting and design of the neighbourhood and identify assets which would be vulnerable to development pressure and where possible identify area's opportunities which might support growth. The appraisal will consider the areas layout, the style and architectural merit of its built environment, identify any heritage assets and review the surrounding natural environment.
- Community testing and visioning** will test the emerging Neighbourhood Profile and Physical Appraisal with the community. This process will be undertaken through direct consultation with the community using a variety of methods including surveys, open days, specialist events and workshops. The 'testing' process will form the basis of a 'visioning session' using "planning for real" techniques, which will seek to identify and obtain consensus around the key issues, challenges and opportunities facing the neighbourhood.
- The **Vision** for the future of the neighbourhood will determine the type and scale of development that is likely to be necessary to achieve it, demonstrating the physical and visual impact of this development using plans and concept drawings. The **Vision document will be shared** with the community, seeking views and varying as appropriate.
- Using the feedback on the Vision Document **a draft Neighbourhood Plan will be produced** and working with Cheshire West and Chester Council as the local planning authority, the draft Neighbourhood Plan will be checked for compliance prior to independent examination.
- The draft Neighbourhood Plan will then be tested** with the community, with any feedback being collated and the draft varied as appropriate.
- The final draft Neighbourhood Plan will then be published and submitted for **independent examination** and appropriate changes made in the light of recommendations within the examiner's report. This will be followed by a **local referendum**.



Subject to a positive referendum outcome (under the terms of the emerging Bill) the preference of the local planning authority would be to formally adopt the final plan as a development plan document. If this is not possible then the Council would seek to formally acknowledge the document to optimise the weight that could be accorded to it as a material planning consideration in determining planning applications. The plan would have been prepared through an open, rigorous and inclusive process, fully consistent with the direction of Government policy.

The neighbourhood plan process will give the community an ability to identify how new development, including new market and affordable homes, commercial development, shops and improved community facilities can contribute towards the achievement of its vision for Tattenhall and District.

#### **6. Timeframe for development**

It is anticipated that the process will take between 12 to 18 months with the neighbourhood profiling, physical appraisal, community testing and visioning being undertaken within a short timeframe to provide learning for the Localism Bill.

#### **7. Funding**

It is proposed that the funding received through the bid process from DCLG will contribute towards the costs of community consultation; the local independent examination; the referendum and facilitator support for the development team. Additional resources, both financial and in kind, will be provided by the local planning authority and Parish Council and members of the working group.

#### **8. Links of existing documents available for reference and baseline**

- Parish Plan: [http://www.tattenhallpc.org/Tattenhall\\_Parish\\_Plan.pdf](http://www.tattenhallpc.org/Tattenhall_Parish_Plan.pdf)
- Village Design Statement:  
[http://www.cheshirewestandchester.gov.uk/planning/spatial\\_planning/ldf/supplementary\\_planning\\_documen/village\\_design\\_statements/tattenhall\\_vds.aspx](http://www.cheshirewestandchester.gov.uk/planning/spatial_planning/ldf/supplementary_planning_documen/village_design_statements/tattenhall_vds.aspx)

