



TATTENHALL NEWTON BY TATTENHALL and GATESHEATH NEIGHBOURHOOD PLAN

VISION AND OBJECTIVES

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

**We've taken the comments made in the first round of consultation
and identified seven sections to form the vision of
how Tattenhall could develop over the next 15 years.**

Now it's up to YOU again

We want **YOUR** thoughts on the objectives we've identified.
Send us your views and help us shape future policy.

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

If you want more information or another copy, call Carol Weaver or Graham Spencer
(see inside for contact details) and they will do their best to help you.

Shaping Future Development for the Parish

About the Neighbourhood Plan

We aim to make Tattenhall and District an even better place to be, now and for future generations. The Neighbourhood Plan will cover a 15 year time period with a review every 5 years. It allows communities to exert more control over where development takes place, to influence the type and quality of that development, and to ensure that the change it brings meets local objectives. The alternative to adopting our own Neighbourhood Plan is to live with continued inappropriate development pressure: to be forced into a reactive approach responding to each planning application as it is made.

- Neighbourhood planning will allow us to determine our future, to say where we think new houses, businesses and shops should go – and what they should look like.
- 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.
- Working with the support of our local authority - Cheshire West and Chester – our Neighbourhood Plan will be in line with national planning policy.
- Local people will – through a local referendum – be able to vote on the Plan and, if approved by a majority, it will be brought into force by the local authority.
- To further strengthen our role, developers will have to respond to the Neighbourhood Plan and consult our local community. This will give all residents of Tattenhall and District a chance to comment when there is still genuine scope to make changes to proposals.



What Tattenhall and District will be like in the next 15 years

- A sustainable, thriving and prosperous community that supports a high quality of life for all its residents.
- A distinctive and flourishing settlement that exhibits a distinctive vitality and dynamism.
- Safe from flood risk, adaptable to climate change and with a reduced carbon dependence.
- An area with a high quality natural environment and protected important wildlife interests.
- Change should be for the long term benefit of the whole community.

WHAT YOU SHOULD DO NOW

In this booklet we have set out the key issues, as identified by a range of local information which has been collected, and by the first round of public consultation, under seven headings. Alongside each set of issues, we have drawn up proposals for you to consider and we would like you to respond by circling the numbers between 1 and 5. Number 5 means that you agree strongly with our proposals, and number 1 means that you disagree strongly.

When you have done this, please cut out the comment boxes and return them to one of the collection points which you will find in the Post Office, Alison's Coffee Shop and Village Greens.

The consultation period runs until 30th June.

If you want to add your own comment on the proposals, please use the back of the cut out part, or, if there isn't enough space, use a separate sheet of paper and attach the relevant colour coded cut out to it.

You don't have to comment on each issue, but your opinions will be most important in forming the document which will become the Neighbourhood Plan.

There will be a prize draw into which each comment box returned will be entered. There will be two prizes of £50 vouchers which you will be able to redeem in local shops, pubs and restaurants. You will need to put your name and telephone number on the comment box to enter the draw, and we would also like to know what age you are, and whether you are male or female, to help us with our analysis. If you don't want to give us this information, you can still return the comment boxes but will not be entered into the prize draw.

If you would like further information, please contact Carol Weaver on 771443/email carol@weaver2541.freerve.co.uk or Graham Spencer on 770980/email spencergcj@btinternet.com.



HOMES TO MEET THE NEEDS OF LOCAL PEOPLE

Our objective is to enable the provision of a choice of new homes to meet the needs of all sections of the community including:

- People who wish to live in family homes.
- First time buyers.
- People who wish to rent.
- Young families with a restricted income who need a larger property
- Older people and others who wish to downsize.

The issues you identified:

- Better mix of housing (tenure and price)
- Increase in affordable homes
- No major developments in the parish
- Any development must be phased over a number of years
- Maintain an appropriate social balance
- Need for sustainable housing development
- Small scale housing development

Our proposals:

1. Proposals for new market and affordable housing on the sites identified for housing development must ensure that the scale and type of housing provided and the rate of construction will enable proportionate growth, will not undermine the character of the Parish and will respect the form and nature of the Conservation Area.
2. All new market and affordable homes across the Parish should maintain and add to the vitality of the community. Developers should demonstrate how their proposals will help to maintain a balanced and thriving community into the future.
3. All new housing should help to broaden the range of stock available in the Parish. It should complement and add to the existing stock, broadening choice and extending the opportunity to own a house or live in the village to a wide range of people. The type, tenure and cost of new housing should meet the housing needs of the local area.
4. The Neighbourhood Plan will identify sites suitable for housing development. Proposals for new housing developments should adopt the approach to design, siting and layout set out in the Village Design Statement
5. To achieve this there will need to be a mix of sizes and tenures with a target of 35% of all housing being affordable to local people.
6. Some development is inevitable but it is important that the scale is supported by the community.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Proposal 6: Please circle the number of houses you would support in a 5 year period

0-25 25-50 50-100 100+

Name _____ Age _____

Male/Female Tel No: _____

PROTECTING THE BUILT ENVIRONMENT

It is important that any new development is accommodated in a way that maintains and enhances our built environment and that it improves the quality of life of all current and future residents.

The policies suggested are designed to ensure that new development respects the existing form and function of the settlements within the parish.

The issues you identified:

- No major developments in the parish
- Any development must be phased over a number of years
- Development to favour brownfield sites first
- New building reflects the character of the village
- Better mix of housing (tenure and price)
- Increase in affordable homes

Our proposals:

1. New development should not be prominent in scale, visually dominant or significantly change the character of the village or outlying hamlets. New development should reflect the grain, density, quality and materials as identified in the Character Zone map in the Village Design Statement.
2. All new development should be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the Parish. Particular attention should be given to views to and from listed buildings, open space within villages, the conservation area and key landscape features.
3. Any development in or adjacent to a specific Parish Character Zone should seek to enhance the character of that zone.
4. Developers should give consideration to any suitable brownfield sites before putting forward plans to build on open countryside. *NB: Tattenhall is not in the Green Belt area.*
5. New development should be incremental to allow for gradual expansion and evolution of facilities.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Name _____ Age ____

Male/Female Tel No: _____

BETTER FACILITIES FOR LOCAL PEOPLE

It is vitally important that facilities and activities are maintained and protected wherever possible. The policies are aimed at ensuring that the current level of services enjoyed in the village are retained and that where appropriate, new services and facilities can be added in the future.

Facilities include the thriving Barbour Institute which is regularly used as a venue for concerts, local dramatics, art and beer festivals, adult education and hosts many of the 40 clubs that operate in the Parish.

A wide range of sporting facilities are based at the Recreation Club and Facilities for older people are available at a variety of venues including the Barbour Institute.

The development of the Care Village will provide an additional community resource for local people.

For young people, the Recreation Club and Barbour Institute provide excellent venues and the Boneyard at Newton by Tattenhall is very popular.

The issues you identified:

- Maintain and, wherever possible, extend community and social facilities
- Encourage clubs, societies and other recreational facilities
- Provide better facilities for young people
- Support elderly residents in the community.

The proposals:

1. Facilities such as the primary school, GP surgery, churches, community buildings (such as the Barbour Institute and the sports pavilion) should be supported and retained.
2. It is apparent that any development will have an impact on facilities and developers should be able to explain what that impact will be and how the facilities can be enhanced to meet proposed growth.
3. Where necessary, developers should ensure that there is safe and easy access for residents from their site to local facilities and services.
4. Engage with the voluntary and community sectors to improve access to services and facilities for the community.
5. Understand the needs of young people, provide facilities for them, and ensure that their views are heard and needs addressed as far as possible.
6. Offer members of the community every opportunity to get involved in the activities of the parish.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Proposal 6:

5 4 3 2 1

Name _____ Age ____

Male/Female Tel No: _____

SUPPORTING THE LOCAL ECONOMY

Tattenhall has a large number of businesses based in the locality who contribute significantly in terms of local employment and the provision of services. The changing nature of the agricultural industry has allowed the release of farm buildings which have been adapted by the Bolesworth Estate and others to provide a variety of business premises.

Maintaining a thriving local economy ensures that jobs and enterprise opportunities are available for local people of all ages. It also provides a strong customer base for our retail and hospitality businesses which enables the community to maintain a thriving High Street. Our local economy is important to us, the policies proposed are designed to encourage it to thrive.

The issues you identified:

- Improve local employment opportunities
- Lack of banking facilities
- More jobs for young people
- More retail outlets on the High Street

The proposals:

1. Support a thriving economy.
2. Applications for new development or change of use of existing premises or buildings for the provision of retail, hospitality and employment use will be considered on their merits.
3. Support business in the countryside
4. Applications to extend existing commercial, tourism or leisure uses in the rural areas within the Parish will be supported provided that the proposal has no unacceptable impact.
5. Work with local businesses through the Tattenhall Business Alliance to encourage them to offer employment and apprenticeships for local people.
6. Engage with high street banks to encourage them to consider Tattenhall as a viable location.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Proposal 6:

5 4 3 2 1

Name _____ Age ____

Male/Female Tel No: _____

TRANSPORT AND COMMUNICATION

Tattenhall is distant from the major road network and is served by a number of minor roads which connect to the A41 trunk route. Other roads link to surrounding villages and hamlets. Roads between the village and the outlying hamlets lack pavements and there is no provision for cyclists.

National speed limits apply outside the village with a 30 mph limit in the built up area where there is street lighting.

There is currently a reasonable and regular bus service throughout the day and early evening.

Improving accessibility to, and around the village, will be a consideration in all residential development applications.

The issues you identified:

- Need for more footways particularly to outlying hamlets
- Traffic issues, i.e. speed, parking congestion, HGVs
- Re-open Tattenhall Road railway station
- Availability and cost of local public transport service
- Need for better broadband and telecommunication systems

The proposals:

1. All applications for development should identify and demonstrate the additional level of traffic that they are likely to generate. They should assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the Parish and include within their proposals measures to mitigate the impact. Proposals which are likely to increase the impact of traffic on road users will need to demonstrate how that traffic will be managed.
2. All applications for development in the village or in the outlying settlements should demonstrate how they will improve safe and enjoyable movement by pedestrians and cyclists to the services and community facilities within Tattenhall village.
3. They should also explore how they might enhance and/or provide new footpaths and bridleways to connect the outlying hamlets into the main village.
4. Investigate ways to improve public transport including engaging with Network Rail and other stakeholders to consider the feasibility of reopening Tattenhall Road railway station.
5. Work with CWaC to deliver on high speed broadband at the earliest opportunity.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Name _____ Age _____

Male/Female _____ Tel No: _____

ENCOURAGING AND SUPPORTING LOCAL DISTINCTIVENESS

Local distinctiveness contributes to a sense of place and community and all development proposals will fully embrace this concept. Natural features such as small woodlands, in-field trees, hedgerows, ponds, streams and the occasional geological outcrop are significant landscape components which distinguish the Parish.

Our policies are designed to enact the approach and requirements set out within the Village Design Statement and to help applicants and developers deliver against our objectives.

The issues you identified:

- Maintain views and vistas across open countryside
- Retain the 'village feel' and the sense of place

Our proposals:

1. To protect our distinctive landscape, applications for development in the Parish should include an assessment of their potential impact on woodlands, hedgerows, ponds, streams, verges/ditches and geological features as well as the views identified within the Village Design Statement.
2. The use of boundary features within any development should respect local tradition, materials and /or species mixes.
3. The use of Cheshire native species in hedgerows, trees and other soft landscaping will be encouraged.
4. Applications to fell significant trees must be supported by appropriate evidence.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Name _____ Age _____

Male/Female Tel No: _____

PROTECTING LANDSCAPE AND NATURE CONSERVATION INTERESTS

The Parish is a focus for nature conservation with the development of the Mill Brook Wildlife Corridor providing the first of a number of important natural pathways through the heart of the community and the wider Parish.

Our natural environment and the biodiversity that it supports is important. All proposals for development must necessarily comply with European, National and Local (Cheshire West & Chester) policy in respect of its protection and conservation.

The proposals are aimed at providing an additional layer of protection and ensuring that development within the parish is encouraged to mitigate any harmful impact.

The issues you identified:

- Protect local wildlife sites and habitats
- Supporting the development of wildlife corridors
- Extending green space and new nature conservation areas wherever possible
- Keeping dogs under control and clearing up along footpaths and open spaces

Our proposals:

1. All proposals for development in the buffer zones and wildlife corridors must not harm or impact on these protected habitat areas and wildlife corridors
2. All applications for development on sites or land in the rural area of the parish should demonstrate within their Design & Access Statements how the need to minimise any negative visual or landscape impact will be addressed in the scheme design
3. Ensure that all development proposals adhere to national government landscape and nature conservation policy.
4. Enhance, maintain and create new wildlife corridors in the Parish and work with landowners and other stakeholders in the Parish to create new wildlife corridors on Keys Brook and Golborne Brook.
5. Protect and, wherever possible, restore, create and manage other actual and potential wildlife sites in the Parish

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

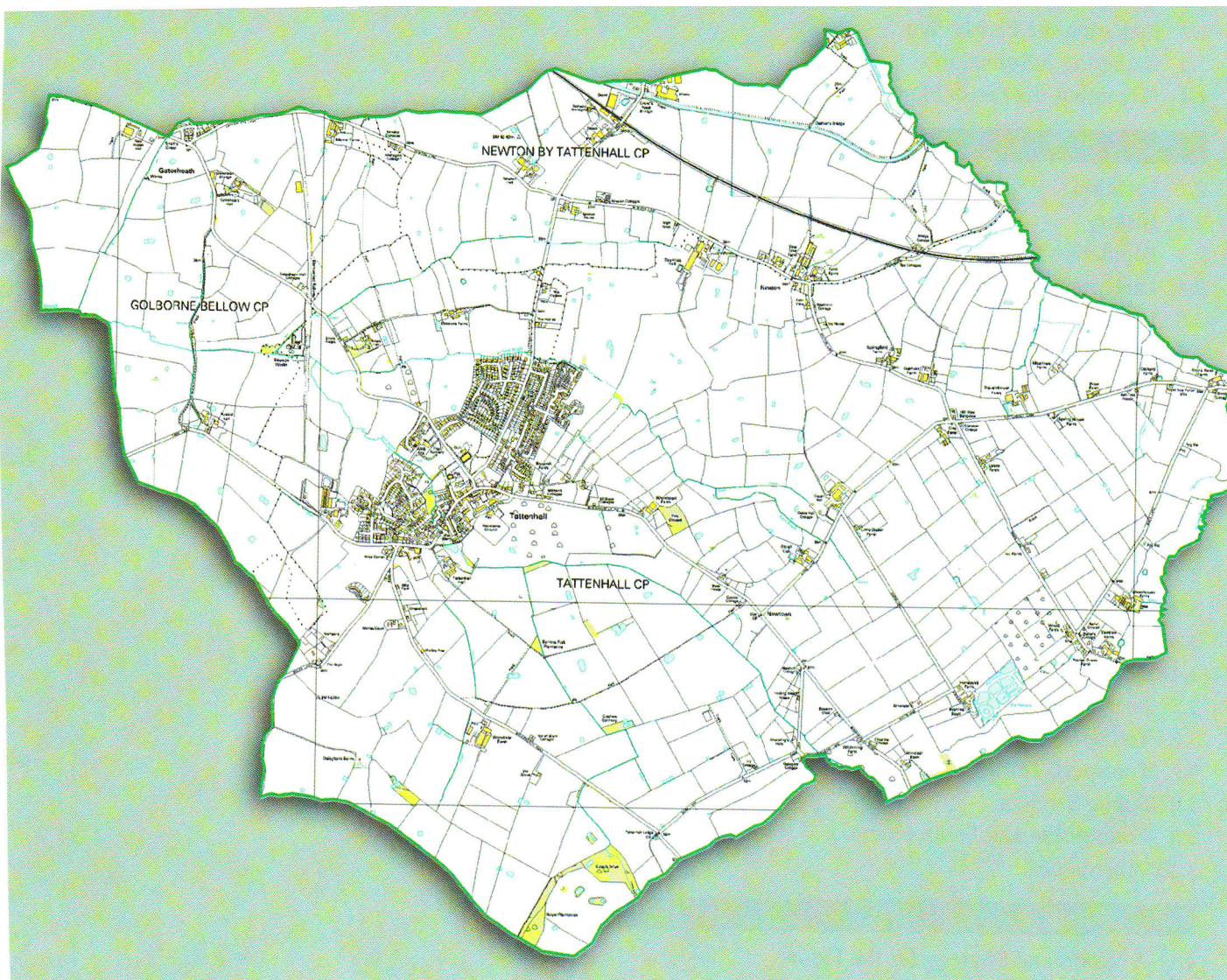
5 4 3 2 1

Name _____ Age ____

Male/Female Tel No: _____



Tattenhall & District Parish Council



Together Everyone Achieves More