



Tattenhall & District Parish Council

(Grouped parishes of Tattenhall, Newton-by-Tattenhall, Golborne Bellow)



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27th December 2012

The Right Hon Eric Pickles MP
Secretary of State for Communities and Local Government
Eland House
Bressenden Place
LONDON
SW1E 5DU

Dear Secretary of State

You will be aware that Tattenhall Parish Council, in the unitary authority of Cheshire West and Cheshire, was awarded front-runner status to develop a Neighbourhood Plan in March 2011 and members of the Parish Council and community have been busily engaged since then in work on the document.

The draft document has just completed its six week local consultation and from comments received it would appear that the community is broadly in support of the proposals.

Since early summer 2012, Tattenhall has been inundated with speculative planning applications by major developers such as Taylor Wimpey, Redrow Homes and Barratt's, proposing to build 491 properties in a village currently totalling 850 dwellings, an increase of approx 57%. The cumulative effect of these applications threatens to destroy the character of this Cheshire village. The Strategic Planning Committee of Cheshire West and Cheshire Council had considered and refused all these applications which are subject to an Article 25 Directive.

In common with Taylor Wimpey, however, Redrow Homes twin-tracked their original application and this was considered at Cheshire West and Chester Strategic Planning Committee on 19th December. To the consternation of the Parish Council, Neighbourhood Planning Steering group and the local community the Councillors on this committee, having made a decision to refuse the original application, granted approval to the resubmission by a majority vote. The Parish Council is unable to understand the inconsistency of the Strategic Planning Committee on this occasion,

Although this approval is subject to Article 25 Direction the very fact that Cheshire West and Chester Council has seen fit to approve the application threatens to completely undermine and de-rail the Neighbourhood Planning process in Tattenhall. Members of the steering group are now at a loss to understand how the Neighbourhood Plan can be approved at local referendum when the views of the community have been completely disregarded.

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All the applications which have been refused so far are to be co-joined and considered by the planning inspectorate on a date to be decided in the Spring of 2013. The Parish Council would appeal to you to reject this application by Redrow Homes so that the original application can be heard by the inspector to ensure consistency and that the decisions to be made are based on full disclosure of relevant information.

If you are minded to approve this application Tattenhall Parish Council and the Neighbourhood Planning steering group will have no alternative but to consult the community on whether to continue with front-runner status and the Neighbourhood Planning process.

Yours sincerely

Cllr Graham Spencer
Chairman
Tattenhall & District Parish Council

Cllr Carol Weaver
Chairman
Neighbourhood Planning Steering Group