

Dear Ann,

Further to the letter of 16 November 2018, I hope that the following will be of assistance to the Parish Council at its meeting on 3rd December.

As previously advised I saw little point in meeting as the hearings process had taken place, the examination is ongoing, and we await the proposed modifications from the Inspector. The Parish Council has made its representation, both in writing and verbally at the hearing session and, at this point in time, the Council's position is clear.

The Local Plan (Part Two) housing allocations were drafted using the most up to date monitoring information available at the date of preparation, which was the Housing Land Monitor 2016-2017. The Council acknowledges that figures for housing permissions are dynamic and the housing land monitoring process is carried out to update these figures on an annual basis.

Over time, schemes are amended and may not come forward as anticipated and this can particularly be the case with older persons housing, that adapts to changing needs in terms of the demand for the type of 'care' required, which will alter the number of communal and self-contained units. The Local Plan (Part Two), to be found sound, needs to be positively prepared and meet the needs for development set out in the Local Plan (Part One). The Council were mindful, when preparing the Local Plan (Part Two), that the principles in the Tattenhall NP should be respected and that the housing requirement of 250 dwellings for Tattenhall should be positively addressed. The site allocated through policy R2a, (Ravensholme), was granted permission for up to 30 units in August, based on an assessment of overall compliance with the Development Plan and acknowledgement that this site was proposed for allocation in the Local Plan (Part Two). The site identified at Castlefields (R2.B) would only come forward post 2025 and if the housing requirement was not being met.

Council Officers responded to all the questions asked by the Inspector at the hearing and she discussed what the implications of changes to the site at Gifford Lea would be, and this was particularly in relation to the policy approach at Castlefields. As I have said before I think we now need to await the outcome of the Inspector's deliberations.

For the appeal at the Greenlands site, the Inspector was advised that taking account of the 2018 Annual Monitoring Report, extant planning permissions and the Ravensholme/Chester Road site allocation, there was an outstanding need for at least 13 dwellings to achieve the Local Plan (Part One) requirement.

Kind regards

Fiona

Fiona Hore

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Places Strategy

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