

Planning applications 2010-2013 – a baseline

Tattenhall Village Design (VDS) statement was completed in 2009 but the Neighbourhood Plan (NP) was not made until 2014. For the years 2010-2013, the policies of the VDS could (and should) have been used to inform all assessments of the applications. As the NP was emerging later in this period increasing weight could be (and was) given to the policies therein.

Method

- All Full applications determined between 01/01/2010 and 31/12/2014 were accessed via CWAC planning portal.
- Withdrawn applications were not included.
- Information was trawled from Planning Officer reports. Where relevant, Appeals Inspector reports and Secretary of State reports were also accessed.

Summary

- Total applications 74
- Refused 8
- Number C2 units applied for 71 completed 56 (not yet cross checked CWAC)
- Number C3 units applied for 165 completed 97 (not yet cross checked CWAC)
- Number affordable applied for 44 completed 20 (not yet cross checked CWAC)
- Number of officer reports referring to NP policies was 3. NP policies were not mentioned in the remaining 71 officer reports. One application was refused based on multiple reference to non-compliance with NP and VDS policies.
- There were 3 refused applications which went to appeal. All Appeal Inspector reports referred to NP plan policies but only one referred to the VDS.
- One application was refused by the SoS after recommended acceptance by the Appeals Inspector. Specific reference was made to NP and VDS policies as reasons for refusal: 1a more than 30 units; 1d respect/enhance natural built and historic environment; 6b landscaping including named views/vistas.
- There were 2 applications for more than 30 units, one of which was refused by the SoS (above) quoting the NP.
- The VDS was in the list of relevant policy documents used by the Planning officer in 9 out of 74 reports but specific reference was only made in 4 reports.
- Specific NP policies referenced:

No.	Description	Freq
1a	Development >30	1
1d	respect/enhance natural built and historic environment	2
1e	Maintain village's strong and established sense of place	1
4a	maintaining vibrancy and vitality of Tattenhall village centre	1
2a	Respects the local character historic and natural assets of the surrounding area etc	2
6b	landscaping including named views/vistas	1