

Notes of Tattenhall Neighbourhood Plan Review Working Group

Held virtually via ZOOM

16th September 2021

PRESENT

Chairman: Iain Keeping,

Sheila Chapman

Adele Evans

Stephen Hornby

Caryl Roberts

Ann Wright (Clerk).

Elliott Joddrell (EJ) – Aecom

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Purpose of Meeting – To have discussion with Elliot Joddrell, Aecom Baseline Section of Design Code.

Elliot Joddrell introduced himself as an urban designer who works for Aecom, based in Manchester and has worked on large number of Design Codes in the north of England.

It was noted that the model design code is urban dominated making it hard to translate to a rural setting.

It was noted that Tattenhall has a long existing Village Design Statement (VDS) which is held in high regard, and it was hoped that this could be updated into a Design Code retaining the relevant policies.

Character Areas

It was noted in the model Design Code there are a limited number of design codes which relate to a rural village, they tend to reflect more urban areas.

EJ confirmed that lots of rural villages tend to have a historic core, often a conservation area, as one character area, and around that, later developments which fall into a second character area, and the outlying rural area which falls into a third character area.

It was asked how important character areas are to a design code. Noting that Tattenhall has the historic core and conservation area and since the 1970s has experienced significant expansion.

It was noted not all the development which has taken place has enhanced the village for example developments with 3-storey properties are more urban in character.

EJ confirmed it makes sense to learn lessons from past development and that it would be helpful to expand the information included in the baseline study.

Design Codes

It was explained that the following can be addressed by Design Codes:

- Landscape – views into and out of the area. Preventing hard edges to settlements and retaining space within developments to retain views.
- Sustainability – codes to address rainwater runoff, and encourage renewable energy sources e.g., solar panels to be installed with low visual impact.
- Build Design – building heights, materials to be used e.g., Cheshire brick, material palette and scale
- Parking – parking of vehicles on a development can impact the quality, look and feel of a development, codes can set parking space and the position possibly behind the property's frontages.

- Gardens & Boundary Treatments – size of gardens, including back gardens.

It was noted that design codes can be applied to a specific area and can also be more general covering the whole area.

It was discussed if a design code could be included which would protect the frontages of the Oaklands and Greenlands area from becoming enclosed – it was suggested a code could be included to protect the open aspect of this area, noting that codes generally apply to new developments.

Codes when looking at boundary treatments which usually identify typical examples in an area.

It was highlighted that the VDS includes a range of policies which are still valid which it was hoped could be transferred into the design code including extensive information of views and vistas.

EJ confirmed he would revisit the VDS.

Concern was raised that it would be difficult to create sympathetic and detailed design codes for Tattenhall without being in the area. It was noted that EJ as a qualified urban designer will continue to work with the group as community representatives to create the design codes.

Concern was raised regarding the level of complexity for the design code and the resulting resources which had been allocated to Tattenhall which were seen as inadequate.

It was agreed to write to Aecom to highlight this concern and the lack of resources allocated to the project which allow for one meeting plus one site visit as the complexity had been identified as 'simple'.

It was noted the complexity level of a Design Codes in based on several factors including whether sites have been identified for future development, what housing numbers are still to be developed, and the size of the area.

It was recognised on paper villages appear to require simple design codes but that this is not always the case, and it is not clear what level of development they will face in the next 10 years.

It was agreed that EJ would review the list of areas identified by the Group in their June notes using google streetscene and would supply a list of areas where additional photographs were required for inclusion in the baseline study.

It was suggested that some photographers in the village might be asked to take the photographs.

It was noted that every area does not need to be included in the document.

It was discussed that areas outside the Tattenhall settlement may not require many design codes as development is limited in those areas to specific types by the CW&C Local Plan.

Developer Compliance

It was asked what weight design codes have in the planning process as a number of developers in the past have taken no notice of the VDS.

It was noted the Design Code is an evidence-based document which sits below the Neighbourhood Plan and is cross reference in Neighbourhood Plan policies and is therefore a material consideration in the planning process.

It was asked if inclusion of a Design Code into a made Neighbourhood Plan would trigger a referendum. EJ agreed to confirm to investigate this.

Next Steps

EJ to revise base line section of the Design Code based on information and photographs supplied by the Group and will start to draft design codes for consideration.

The chairman thanked all for attending the meeting including Elliott Joddrell.

FUTURE MEETINGS

TBC

Ann Wright
17/09/2021.