

Notes of Tattenhall Neighbourhood Plan Review Working Group

Held virtually via ZOOM 8th December 2021

PRESENT

Chairman: Iain Keeping,

Pat Black

Adele Evans

Stephen Hornby

Caryl Roberts

Ian Waddington

Peter Weston

Ann Wright (Clerk).

Public – 1

Apologies

Steve Densley, Esther Sadler Williams.

Policy Comparison Review

The Group reviewed the table attached which compares the Neighbourhood Plan (NP) policies and possible changes with CW&C Local Plan Policies.

Policy 1

The group noted that they were happy with policy DM24 as long as it gave residents of the Parish Council area priority when apply for affordable properties on exception sites.

It was discussed that wording should include that a legal S106 agreement must be in place to ensure that parish priority is maintained noting that the new Housing Allocations Policy refers to local as being from the CW&C area for all affordable properties built.

It was noted that the NP policies do not have to be in total conformity with CW&C Local Plan Policies.

The group agreed the following wording for Policy 1 to bring it into conformity with the Local Plan:

Within the settlement of Tattenhall developments of up to 30 homes to meet the housing requirements established in the CWaC local plan will be delivered through existing commitments and allocations. Proposals outside the settlement of Tattenhall must comply with local plan policies STRAT9, SOC2 and DM24.

Stephen Hornby joined the meeting.

Local Plan Part 2 Policy R2

It was noted the CW&C Annual Monitoring Report 2021¹ had been published and stated Tattenhall had delivered 215 (86%) of the required 250 properties, however it had been calculated that 263 properties had been delivered plus the Chester Road 30 which had been approved. It was noted the 6 properties approved at Rose Corner were now listed as undeliverable.

It was agreed to retain the reference to at least 30% affordable properties being delivered on developments of 3 or more dwellings.

It was noted the remainder of the review would focus on if additional policies or information were required in the NP or whether existing CW&C policies and strategies are adequate. It was noted the less the NP is changed the less likely it is to require a referendum.

Question - It was agreed to ask if any wording can be included in the NP to prevent hedgerows etc. being removed by residents when they move into new developments. It was noted that as

¹ [file:///C:/Users/tatte/Downloads/2021%20AMR%20FINAL%20\(optimised%20for%20web\)%20\(1\).pdf](file:///C:/Users/tatte/Downloads/2021%20AMR%20FINAL%20(optimised%20for%20web)%20(1).pdf)

part of the Redrow application the developer had had to protect and retain the ancient hedgerow much of which has now been removed by residents.

Policy 2

It was noted that Catherine Morgetroyd had stated that the Design Code should be more prescriptive and if that was the case the NP could state the need to comply with the Design Code as it had previously referenced the Village Design Statement, which it was noted was more prescriptive.

Page 134 – It was agreed to remove the word unacceptably as being too vague.

It was agreed climate change and environmental policies contained in the Local Plan met the groups requirements as such no further policies were required in the NP in this area.

Question – Page 137 check Living with Beauty is the correct up to date document to reference.

Peter Weston left the meeting.

Notes of Previous Meetings

The group agreed the notes of previous meeting held on the 4th August, 14th and 16th September, and the 11th and 15th November 2021.

Next Steps

The group will continue the review from Policy 4, page 140 at the next meeting.

FUTURE MEETING

Wednesday 26th January 2022 7.30pm via Zoom
Neighbourhood Plan Policies Review

Ann Wright
09/12/21

Tattenhall & District Neighbourhood Plan Review

Following the meeting, 11th November 2021, with Catherine Morgetroyd, Principle Planning Officer, we agreed to look in detail at the Local Plan (LP). A table has been produced to enable a comparison between LP and Neighbourhood Plan (NP). Changes or additions to the NP would only be needed where the LP does not meet our needs or there is non-conformity with the LP.

For our next meeting, the objectives are:

1. To achieve conformity with the Local Plan
2. Decide if the Local Plan policies sufficiently strengthen the weaknesses identified in the LP

Column 1 lists existing policies. Brackets [] enclose the wording where these policies are not in conformity with the Local Plan. Suggested changes to Policy 1 are in italics (and blue for those with colour).

Column 2 lists the Local Plan policies beside the NP for comparison

IMK, Tuesday, 16 November 2021

Review	Local Plan policies	Comments
<p>POLICY 1 [To enable managed housing growth in the Parish: • Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030;]</p> <p><i>Proposals of up to 30 homes which comply with local plan policies STRAT 8 [and R2] will be supported. Proposals outside the settlement of Tattenhall must comply with local plan policies STRAT 9, SOC 2 and DM 24.</i></p> <p>or</p> <p><i>Within the settlement of Tattenhall developments of up to 30 homes to meet the housing requirements established in the CWaC local plan will be delivered through existing commitments and allocations. Proposals outside the settlement of Tattenhall must comply with local plan policies STRAT9, SOC2 and DM24.</i></p>	<p>STRAT 8 Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities. Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development. Development should be appropriate in scale and design to conserve each settlement's character and setting. The key service centres will accommodate at least the amount of residential development set out below. - Tattenhall 250</p> <p>R 2 The following site in Tattenhall, as identified on the policies map, is allocated for residential development: land west of Ravensholme (up to 30 dwellings)</p> <p>The following site, as identified on the policies map, is safeguarded for residential development after 2025: land to the rear of 68-84 Castlefields.</p> <p>Development of land west of Ravensholme and land rear of 68-84 Castlefields (if required) must accord with the relevant development plan policies, and where applicable must have specific regard to the following:</p> <ul style="list-style-type: none"> • 30 per cent affordable housing must be provided on site; • ecological surveys will be required as part of any planning application with appropriate mitigation measures identified; • site specific flood risk assessments will be required with appropriate mitigation measures identified; • the design and layout must be of a high quality and sensitive to the local character and surroundings, having regard to neighbouring uses; • proposals should incorporate high quality landscaping throughout; • proposals must include safe and accessible walking and cycling routes linking with existing networks. <p>In addition, development proposals for sites will be supported where they are in line with the relevant principles set out in R 2.A and R 2.B.</p>	<p>This part of Policy 1 is not in conformity with STRAT 9, SOC 2 or DM24 (see below)</p> <p>R2 is redundant - Tattenhall has met its 250 minimum allocation even if the houses on land west of Ravensholme are not built. This needs to be confirmed by planning dept.</p>

Review	Local Plan policies	Comments
	<p>STRAT 9 The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements. Within the countryside the following types of development will be permitted;</p> <ul style="list-style-type: none"> • Development that has an operational need for a countryside location such as for agricultural or forestry operations. • Replacement buildings. • Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area. • The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction. • The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting. • Development must be of an appropriate scale and design to not harm the character of the countryside. <p>...</p>	
<p>[Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030. Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or affordable housing-led 'exceptions' schemes. 'Exceptions' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30% in any individual scheme]</p>	<p>SOC 2 Where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites which would otherwise not be appropriate for housing adjacent to key service centres and local service centres including those in the Green Belt. Where it is essential to enable the delivery of affordable housing to meet local needs, a small, subsidiary element of market housing may be permitted on such sites.</p> <ul style="list-style-type: none"> • The tenure split and housing mix must be reflective of the most up to date housing needs information. Schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity. • Schemes must be modest and in keeping with the form and character of the settlement and local landscape setting. • Schemes must be supported by an up to date housing needs survey. • Schemes will be encouraged to come forward through the neighbourhood planning process. 	<p>This part of Policy 1 is not in conformity with the Local Plan SOC 2 or DM 24.</p>

Review	Local Plan policies	Comments
	<p>DM 24 In line with Local Plan (Part One) policy SOC 2, small affordable exception sites will be supported adjacent to key or local service centres subject to meeting the additional requirements set out below. A current affordable local need for the development must be demonstrated through an up to date independent assessment of local housing need prepared by the Parish Council or in collaboration with the Parish Council. Local housing need must relate to people who have a strong local connection to the parish in which the development is proposed. Unless defined differently in a neighbourhood plan, local connection means people or households who:</p> <ol style="list-style-type: none"> 1. currently live in the parish and have been living there continuously for at least five years; or 2. have permanent employment in the parish; or 3. have close family members (defined as children, parents, siblings only) who have been residing in the parish continuously for at least five years; or 4. people who have previously lived in the parish for a continuous period of at least 10 years. <p>Once a local affordable need has been established a suitable site should be identified following a thorough assessment of alternatives in consultation with the Parish Council and local community. Rural exception sites will only be permitted where the local need cannot otherwise be met on sites within an identified settlement boundary, including on sites for market housing on which an element of affordable housing is required.</p> <p>The allocation and occupancy of rural exception properties will be restricted to people/households who can meet the local connection test. After first occupation a geographical cascade approach will apply as agreed with the Council.</p>	<p>Awaiting clarification of the relationship between DM24 and West Cheshire Homes Common Allocations Policy 2021-2026. The main discrepancy relates to the different definition of 'local' in the allocations policy which states:</p> <p>"Only those applicants with a local connection to Cheshire West and Chester...." (Local connection qualification rule)</p> <p>This appears at variance with DM 24 and consideration should be given to defining 'local connection' in the revised NP.</p>

Review	Local Plan policies	Comments
<p><i>Proposals which have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more must include at least 30% affordable housing. Provision of affordable houses must otherwise comply with SOC 1.</i></p>	<p>SOC 1 Affordable homes will be sought within all new residential development, including as part of mixed use schemes on sites that:</p> <ul style="list-style-type: none"> • in the urban areas have a capacity for ten or more dwellings or comprise an area of 0.3 hectares or more; and • in the rural areas have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more. <p>• Affordable housing provision will be sought on site unless there are exceptional circumstances which can be demonstrated to justify off site contributions.</p> <p>The Council will seek to maximise the proportion of affordable housing provided up to a target of 30%. Within this target, the proportion, type, tenure and size of affordable housing sought in each case will depend on site specific circumstances and the overall effect on the viability of the scheme and will take account of the most up to date assessment of affordable housing needs.</p> <p>Where scheme viability may be affected and where proposals do not meet the identified proportion, mix and type of affordable housing, then applicants will be expected to justify any alternative proposals through the submission of a full open book viability appraisal.</p> <p>Affordable housing must be dispersed throughout the site unless there are specific circumstances or benefits that warrant otherwise. Market and affordable homes on sites should be indistinguishable and achieve the same high quality design.</p> <p>Affordable housing should include provisions to remain at an affordable price for future households or for the subsidy to be recycled to enable the delivery of new or additional affordable housing.</p> <p>New and innovative ways to provide affordable housing will be encouraged, along with the re-use of long term empty homes.</p>	<p>At least' 30% would be at variance with SOC 1 but justifiable by the housing needs survey [check needed]. SOC 1 limits the affordable element at 30%. This policy change would enable more than 30%.</p>
	<p>SOC 3 In order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing. Proposals for new housing should take account of the needs of that particular area and especially of:</p> <p>the provision of small family homes to assist households into home ownership and for older people who may wish to downsize.</p> <p>the provision of a range of accommodation types to meet the long term needs of older people. This could include the provision of Lifetime Homes, bungalows and extra care housing.</p> <p>The Council will support the provision of specialised student accommodation within Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester.</p> <p>The Council will work with organisations such as Community Land Trusts to help bring forward land and schemes for self-build groups and individuals.</p>	

Review	Local Plan policies	Comments
Respect and, where possible, enhance the natural, built and historic environment.	<p>ENV 5</p> <p>The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets* and their settings. Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations. Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported. Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted. Where fully justified and assessed, the Council may consent to the minimal level of enabling development consistent with securing a building's future in an appropriate viable use. Development in Chester should ensure the city's unique archaeological and historic character is protected or enhanced.</p> <p>*Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets.</p>	
Maintain Tattenhall's strong and established sense of place.		

Review	Local Plan policies	Comments
<p>POLICY 2 Development will be supported where it:</p> <p>Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place</p>	<p>ENV 6 The Local Plan will promote sustainable, high quality design and construction. Development should, where appropriate:</p> <ul style="list-style-type: none"> • Respect local character and achieve a sense of place through appropriate layout and design • Provide high quality public realm • Be sympathetic to heritage, environmental and landscape assets • Ensure ease of movement and legibility, with priority for pedestrians and cyclists • Promote safe, secure environments and access routes • Make the best use of high quality materials • Provide for the sustainable management of waste • Promote diversity and a mix of uses • Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures • Mitigate and adapt to the predicted effects of climate change • Meet applicable nationally described standards for design and construction <p>DM 3 In line with Local Plan (Part One) policy ENV 6, development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area. Design solutions will be supported that, where relevant:</p> <ol style="list-style-type: none"> 1. are designed to respect the scale, character and appearance of any existing building within the site and contribute positively to the character of the area; 2. respect and where appropriate enhance the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials; 3. contribute to the legibility of the area, through form, layout and detailing; 4. are sympathetic to the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site; 5. respect and where possible enhance local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment; 6. provide adequate external storage and amenity space; 7. create safe environments and reduce the fear of crime in the area; 8. do not prejudice the long term planning of the area. <p>Development in the countryside will only be permitted where it would respect the key features of the landscape in line with Local Plan (Part Two) policy GBC 2, and is not detrimental to its character. New development within the curtilage of a dwellinghouse will be assessed in line with the development plan, including Local Plan (Part Two) policy DM 21.</p>	
<p>Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts</p>	<p>DM 3 (see above)</p>	

Review	Local Plan policies	Comments
Does not [unacceptably] erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath	ENV 2 The Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by: <ul style="list-style-type: none"> • The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character • Supporting the designation of Local Green Space • Protecting the character of the borough's estuaries and undeveloped coast. • Development should: Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site. Recognise, retain and incorporate features of landscape quality into the design. 	‘Unacceptably’ weakens this policy by its vagueness. Tattenhall settlement gaps are not included in the list in Part 2
Fully accords with the [Tattenhall Village Design Statement]		Tattenhall and District Design Code
Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)	ENV 2 (see above)	

Review	Local Plan policies	Comments
<p>Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation</p>	<p>STRAT 1 The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. Proposals that are in accordance with relevant policies in the Plan and support the following sustainable development principles will be approved without delay, unless material considerations indicate otherwise:</p> <ul style="list-style-type: none"> • Mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation. • Provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel. • Locate new housing, with good accessibility to existing or proposed local shops, community facilities and primary schools and with good connections to public transport • Protect, enhance and improve the natural and historic environment whilst enhancing and restoring degraded and despoiled land, seeking opportunities for habitat creation. • Encourage the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value. • Minimise the loss of greenfield land and high grade agricultural land. • Support regeneration in the most deprived areas of the borough and ensure those reliant on non-car modes of transport can access jobs and services. • Ensure the prudent use of our natural finite resources whilst promoting the re-use, recovery and recycling of materials. <p>The Council will always work proactively with applicants where proposals are not in accordance with the Plan to find solutions which mean that proposals can be made sustainable and approved wherever possible. However, proposals that fundamentally conflict with the above principles or policies within the Local Plan will be refused.</p> <p>Where there are no Local Plan policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or specific policies in the Framework indicate that development should be refused.</p>	<p>Review recommendation:</p> <p>Objective 7 is supported by Plan policies, but climate change, green energy and carbon neutrality are omissions and not explicit in the Objective.</p>

Review	Local Plan policies	Comments
	<p>ENV 7 The Local Plan will support renewable and low carbon energy proposals where there are no unacceptable impacts on:</p> <ul style="list-style-type: none"> • Landscape, visual or residential amenity • Noise, air, water, highways or health • Biodiversity, the natural or historic environment • Radar, telecommunications or the safety of aircraft operations <p>Proposals should be accompanied by appropriate arrangements for decommissioning and reinstatement of the site when its operational lifespan has ended. Development proposals that could feasibly supply or connect into a district heating network will be encouraged to do so. Proposals to exploit the borough's alternative hydrocarbon resources will be supported in accordance with the above criteria and all other policies within the Local Plan.</p>	
	<p>DM 4 In line with Local Plan (Part One) policy ENV 6, all development proposals (including changes of use) will be expected to achieve the highest levels of energy and water efficiency that is practical and viable, and to maximise opportunities to incorporate sustainable design features where feasible. New dwellings will be required to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day. Non-domestic buildings will be expected to achieve a BREEAM rating of 'Excellent', unless it can be demonstrated that this is not technically or financially viable. Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above Building Regulations and/or National Housing Standards will be supported. In all cases proposals for on-site renewable energy and low carbon generation will also need to meet the requirements of Local Plan (Part One) policy ENV 7. Where appropriate, major development proposals should be designed and incorporate measures to enable connections to a district heat network to be made now or in the future. The Council will encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials, maximise opportunities for the recycling and composting of waste on all new development proposals (residential and non-residential) and reduce CO2 emissions. Where the Council considers it likely that the proposal will result in significant adverse environmental effects during the construction phase a Construction Environmental Management Plan (CEMP) will be required.</p>	
<p>Development that does not meet these criteria will not be permitted.</p>		

Review	Local Plan policies	Comments
<p>In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in [Building for Life].</p>	<p>DM 3 In line with Local Plan (Part One) policy ENV 6, development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area. Design solutions will be supported that, where relevant:</p> <ol style="list-style-type: none"> 1. are designed to respect the scale, character and appearance of any existing building within the site and contribute positively to the character of the area; 2. respect and where appropriate enhance the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials; 3. contribute to the legibility of the area, through form, layout and detailing; 4. are sympathetic to the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site; 5. respect and where possible enhance local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment; 6. provide adequate external storage and amenity space; 7. create safe environments and reduce the fear of crime in the area; 8. do not prejudice the long term planning of the area. <p>Development in the countryside will only be permitted where it would respect the key features of the landscape in line with Local Plan (Part Two) policy GBC 2, and is not detrimental to its character. New development within the curtilage of a dwellinghouse will be assessed in line with the development plan, including Local Plan (Part Two) policy DM 21.</p>	<p>Living with Beauty BBBBC report ?</p>
<p>Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.</p>	<p>DM 17 Applications for advertisement consent will be supported provided there is no unacceptable harm to amenity and public safety. In the interest of amenity and public safety, the size, position, materials, colour scheme and means of illumination of advertisements must be designed to respect the general characteristics of the locality and the architectural character of the building on which they are to be displayed. Advertisements on buildings should be proportionate to the scale of the building and should not obscure architectural features.</p> <p>Illuminated advertisements will be supported in settlements where illuminated advertisements are a feature of the locality and the use of the premises is such that it is expected to operate outside of daylight hours throughout the year. Illumination will normally be restricted to the opening hours of the premises.</p> <p>Advertisements that satisfy the above criteria and are located below the first-floor level of a business premises frontage containing the main access or shopfront will be supported. The use of land or buildings for the display of advertisements unrelated to the premises on which they are to be displayed, and advertisements that are located some distance from the business being advertised, or are temporary advertisements, will not normally be supported unless it can be demonstrated that it would result in an enhancement to amenity or public safety.</p> <p>In assessing impacts on amenity and public safety regard will be had to the cumulative impact of advertisements.</p>	<p>Covered in ENV 51 & ENV 52, retained policies from Chester and District Local Plan - unable to find wording of policies. Also in Advertising and Banners SPD dated 2006.</p>

Review	Local Plan policies	Comments
<p>The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.</p>	<p>DM 45</p> <p>In line with Local Plan (Part One) policies ENV 3 and ENV 4, development will be supported where it conserves, manages and, wherever possible, enhances existing trees, woodlands, traditional orchards, and hedgerows. All significant healthy trees, woodlands, traditional orchards, and hedgerows should be integrated into the development scheme. Where possible, existing significant trees should be incorporated within public open space.</p> <p>Where it is demonstrated to the satisfaction of the Council that integration is not possible and the above assets would be lost, development proposals must:</p> <ol style="list-style-type: none"> 1. include replacement trees, woodlands and hedgerows within the site, or where this can be demonstrated to not be practical, contribute to off-site provision, prioritised within the locality of the development; 2. include replacement planting at a ratio of at least two new trees for each tree lost. Replacement trees should be of heavy or extra heavy standard, and where prominent trees are to be removed, large specimen trees may be required; and 3. use locally native species, where appropriate. <p>Development affecting all existing and new woodlands should:</p> <ol style="list-style-type: none"> 4. support proposals which assist in the positive use of woodlands; 5. promote sustainable management to deliver multiple benefits; and 6. support the aims and policies of the Mersey Forest Plan, where relevant. <p>A tree survey and arboricultural impact assessment to BS5837:2012 standard (or subsequent revisions) will be expected to be submitted with planning applications where existing significant trees are likely to be affected by the proposed development.</p>	

Review	Local Plan policies	Comments
<p>Policy 3 The following types of employment development will be supported:</p> <p>The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish.</p>	<p>Policy DM 22 Identified settlements The change of use of buildings to dwelling houses in identified settlements will be supported where proposals meet the requirements of Local Plan (Part Two) policy DM 5, and other relevant development plan policies. Proposals for conversion/sub-division of an existing dwelling will only be supported where the conversion would not lead to significant alterations or extensions that would have a detrimental impact on the appearance and character of the original building or surrounding area.</p> <p>Countryside In the countryside, outside of identified settlements, proposals for the change of use of buildings to dwelling houses will be only be supported where they also meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. the building is currently redundant or disused; 2. the building is of permanent and substantial construction and it is suitable for and capable of conversion to residential use without significant loss of existing fabric, or major or complete reconstruction; 3. the existing building does not have a harmful visual impact which would be perpetuated by its retention; 4. the conversion or change of use of the buildings(s) would lead to an enhancement to its immediate setting; and 5. the proposal would not be in conflict with existing uses in the locality ... 	<p>Review recommendation:</p> <p>Consideration should be given to ways to strengthen Policy 3 to make the policies ‘encouraging’ rather than ‘supportive’.</p>
<p>Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.</p>	<p>DM 6 Proposals for the erection of agricultural and forestry buildings will be supported where they meet the requirements of Local Plan (Part One) policy STRAT 9 and the all of the following criteria:</p> <ul style="list-style-type: none"> • it is demonstrated that there is an operational need for the development in connection with the agricultural or forestry enterprise; • the proposal is satisfactorily sited in relation to any existing buildings in order to minimise its impact on the landscape; • it is appropriate in scale, design, materials and landscaping so not to harm the character of the countryside or the amenity of nearby residents, having regard to the needs of the business; • adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses; • adequate provision is made for access and movement of machinery and livestock to avert the intensification or creation of a traffic safety hazard; • it minimises and mitigates impact on biodiversity and geodiversity. 	

Review	Local Plan policies	Comments
<p>All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.</p>	<p>DM 7 Proposals for the diversification of agricultural and other land based rural businesses will be supported where they meet the requirements of Local Plan (Part One) policy STRAT 9 and all of the following relevant criteria:</p> <ol style="list-style-type: none"> 1. development proposals must be ancillary and related to the primary rural business; 2. the development must be necessary to support the continued viability of the land based business; 3. proposals utilise existing buildings where possible. Where it is demonstrated that no suitable buildings are available, any proposals for new buildings shall be subject to Local Plan (Part One) policy STRAT 9; 4. development proposals must minimise and mitigate any impacts on the character, amenity, visual appearance and landscape quality of the area, or on any wildlife habitats, the significance of historic assets, and where possible lead to environmental improvements in line with other relevant development plan policies; 5. the transport generated can be satisfactorily accommodated on the highways network and the development provides suitable vehicular access and parking arrangements. A transport assessment will be required in sensitive locations; 6. the cumulative effects of individual development proposals are considered. <p>In addition to the above, any proposals for retail sales must be limited in scale and be in line with Local Plan (Part One) policy ECON 2. New or extensions to existing farm shops will be permitted where:</p> <ol style="list-style-type: none"> 7. the range of goods to be sold is restricted to those in connection with the land-based business such as foodstuffs, plants and rural craft products; and 8. the proposal would not undermine the vitality and viability of local shops or retail centres. <p>Where appropriate, conditions will be attached to planning permissions to control the future expansion or nature of the enterprise.</p>	
<p>Policy 4 Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission.</p>	<p>DM 2 In line with Local Plan (Part One) policy SOC 5, all proposals for new development will be expected to safeguard the quality of life for residents within the development and those living nearby. Development will only be supported where it does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the proposed development, including:</p> <ul style="list-style-type: none"> • outlook • privacy • light • noise • odour <p>In respect of light, regard will be had to loss of sunlight and daylight, and to the impact of artificial light. Residential development must include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.</p>	

Review	Local Plan policies	Comments
	<p>STRAT 11 To ensure the delivery of infrastructure improvements, to secure the future of sustainable communities throughout Cheshire West and Chester, and meet the wider sustainability objectives of the borough, the Council will:</p> <ul style="list-style-type: none"> • support the provision of appropriate new infrastructure, including schemes intended to mitigate and adapt to climate change and any cross boundary schemes necessary to deliver the priorities of the Local Plan where this will have no significant adverse impact upon recognised environmental assets. • support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors, including access to information and communication technologies (ICT). • facilitate the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible. <p>To facilitate the delivery of the above, new development will, where appropriate, be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance.</p> <p>Other planning obligations will be directly related to the nature and potential impact of a development taking into account material considerations including viability of a development.</p> <p>The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied.</p>	
Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.		

Review	Local Plan policies	Comments
<p>Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.</p>	<p>ECON 1</p> <p>The Council will promote sustainable economic growth in the borough and wider sub-region, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. The creation of new job opportunities across a range of sectors will be supported.</p> <p>The Council will promote competitive town centre environments and bring forward sites to meet a range of town centre uses including commercial, retail, leisure, culture and office uses.</p> <p>A flexible supply of land for industrial and business use (falling within use classes B1, B2 and B8) will be provided to meet a range of types and sizes of site in locations across the borough. This supply will be met through existing planning commitments and new sites allocated for employment use.</p> <p>In reviewing the continued suitability of existing employment allocations and in releasing new sites to meet future economic development needs, the following will be considered:</p> <ul style="list-style-type: none"> • Proposals having the potential to support the growth and expansion of key business sectors as identified in sub-regional and local economic growth strategies. • Proposals supporting the delivery of major regeneration programmes in Cheshire West and Chester. • Proposals should be in accessible locations by a range of transport modes and compatible with neighbouring land uses. • Where sustainable and viable town centre sites for new office uses are not available, suitable edge of centre sites will be brought forward that are well connected to town centres and by public transport. • There should be a reasonable prospect of the site being developed for employment (B1, B2 and B8 use) within the Plan period. <p>....</p> <p>The refurbishment and enhancement of existing sites and premises for continued employment use will be supported. Redevelopment to non-employment uses will be permitted where the proposed use is compatible with existing retained employment uses in the locality and where:</p> <ul style="list-style-type: none"> • the proposal would not limit the range, choice and quality of employment sites available to meet future employment needs; or • it can be demonstrated that the continued use of the premises for employment use is no longer commercially viable or environmentally acceptable. <p>The Council will support initiatives and accessibility to further/higher education facilities in the borough including the University of Chester, West Cheshire College and Mid-Cheshire College, improving skills and links to main employers.</p> <p>The Council will support the delivery of high speed broadband infrastructure across the borough, particularly in the rural area, and the provision of adequate telecommunications.</p>	

Review	Local Plan policies	Comments
<p>The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.</p>	<p>DM 7 and DM 22 (see above)</p> <p>DM 5</p> <p>Development proposals that would result in the loss of employment land or premises (use classes B1, B2, B8 or other similar employment uses) will only be supported where they meet the requirements of Local Plan (Part One) policy ECON 1 and the following criteria:</p> <ol style="list-style-type: none"> 1. the proposal would not limit the range, quality and quantity of employment land allocated to meet the strategic development requirements to 2030 set out in Local Plan (Part Two) policies CH 3, EP 2, N 4, W 2 and R 3; 2. reasonable attempts must have been made (and evidenced) to continuously let or sell the premises for employment use for at least 12 months at a reasonable rate and there is no reasonable prospect of the site being re-used for employment uses; 3. the proposed use is compatible with the location, neighbouring land uses, the character of the surrounding area and would contribute towards achieving a more sustainable pattern of development in line with Local Plan (Part One) policy STRAT 1; 4. the development is necessary to secure additional employment development that would not otherwise be viable; and 5. the development would meet relevant requirements of neighbourhood plan policies on the protection of employment land and local priorities. 	

Review	Local Plan policies	Comments
<p>Policy 5 Development should:</p> <p>Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.</p>	<p>STRAT 10 In accordance with the key priorities for transport set out in the Local Transport Plan, development and associated transport infrastructure should:</p> <ul style="list-style-type: none"> • Provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area • Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change • Contribute to safer and secure transport and promote forms of transport that are beneficial to health • Improve accessibility to jobs and key services which help support greater equality of opportunity • Ensure that transport helps improve quality of life and enhances the local environment <p>In order to minimise the need for travel, proposals for new development should be located so as they are accessible to local services and facilities by a range of transport modes.</p> <p>New development will be required to demonstrate that:</p> <ul style="list-style-type: none"> • Additional traffic can be accommodated safely and satisfactorily within the existing, or proposed, highway network • Satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use • Appropriate provision is made for access to public transport and other alternative means of transport to the car • Measures have been incorporated to improve physical accessibility and remove barriers to mobility, especially for disabled and older people. The safety of all road users should be taken into account in the design and layout of new developments. <p>Opportunities to improve public transport facilities will be taken wherever possible, through improved services, interchange facilities and parking at railway stations.</p> <p>Developments that would generate significant amounts of movement should be accompanied by a Transport Assessment and Travel Plan, in accordance with Council guidance.</p> <p>New developments will be expected to provide adequate levels of car and cycle parking in accordance with the Council's parking standards, taking account of:</p> <ul style="list-style-type: none"> • The accessibility of the development • The type, mix and use of the development • The availability of, and opportunities for, public transport • Local car ownership levels • Parking provision should support the viability of town centres whilst minimising traffic congestion. <p>Proposals should seek to maximise use of sustainable (low carbon) modes of transport, by incorporating high quality facilities for pedestrians, cyclists and public transport and where appropriate charging points for electric vehicles.</p> <p>Opportunities will be sought to extend and improve access to local footpath and cycle networks, including greenways, canal towpaths and the Public Rights of Way networks.</p> <p>Proposals for new industrial and warehousing development should maximise opportunities to transport products by non-road modes of transport. Sites alongside the Manchester Ship Canal, Weaver Navigation and rail network may be particularly suitable for freight use and these opportunities should be integrated into development proposals where feasible. Existing or potential freight movement opportunities will be safeguarded from development which could preclude continued or future freight use.</p> <p>Current and disused transport corridors and infrastructure, including roads, railway lines, sidings and stations, will be safeguarded from development which would preclude their future transport use...</p>	

Review	Local Plan policies	Comments
<p>Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.</p>	<p>SOC 5 In order to meet the health and well-being needs of our residents proposals will be supported that:</p> <ul style="list-style-type: none"> • provide new or improved health facilities across the borough, particularly in areas of recognised need • support improved links to healthcare in rural areas • promote safe and accessible environments and developments with good access by walking, cycling and public transport • support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer • consider the specific requirements of different groups in the community (e.g. families with children, older people, people with disabilities, service families) in all relevant development • work to reduce poverty and deprivation across the borough, particularly in areas of identified need • promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need. <p>Development that gives rise to significant adverse impacts on health and quality of life (e.g. soil, noise, water, air or light pollution, and land instability, etc) including residential amenity, will not be allowed.</p>	<p>Review recommendation:</p> <p>Consideration should be given for policies to support better cycling provision, such as cycle racks in the village centre and improved cycleways between Newton, Gatesheath and Tattenhall.</p>
	<p>DM 37 Development incorporating or adjacent to the following must protect and, wherever possible, enhance and extend:</p> <ul style="list-style-type: none"> • Public Rights of Way • footpaths/bridleways • cycle routes • canals and waterways <p>Re-routeing should be avoided, but may be supported if the alternative route is acceptable and / or the re-routeing is for a temporary period. Where appropriate, creation of new routeways will be supported. Development proposals that protect and enhance the public access and recreation value of strategic recreational routeways, as identified on the policies map, will be supported.</p>	

Review	Local Plan policies	Comments
<p>Make provision for high-speed broadband to serve it. High Speed Broadband - Development of new, high- speed broadband infrastructure to serve the parish will be supported</p>	<p>DM 18 The Council will support the provision, expansion and enhancement of electronic communications networks, including telecommunications and high speed broadband. Developers are required to make provision for the installation and maintenance of information connection networks, such as superfast broadband, within new developments. New development should be accessed by fibre to the premises (FTTP) or similar technology enabling access to superfast broadband speeds of at least 30 megabits per second (or the most recent Government requirements, if higher). Where this is not possible, adequate ducting should be provided to enable fibre to premises connection at a later date, unless it can be shown that this is not economically viable in this location. Proposals for telecommunication installations and equipment will be supported provided that:</p> <ol style="list-style-type: none"> 1. numbers of radio and telecommunication masts and the sites for such installations are kept to a minimum, consistent with the efficient operation of the network. As such, mast sharing will be supported and the erection of additional masts will only be supported if the feasibility of sharing an existing mast or erecting antennae on an existing building or other structure has been investigated and demonstrated to be unsuitable; 2. the proposal is sympathetically designed and is camouflaged where appropriate; 3. they do not have an unacceptable adverse impact on the character or appearance of the area or the appearance of any building; 4. the proposal does not have a detrimental impact on the safe and satisfactory functioning of highways; 5. the proposal has regard to the natural environment where the quality of the landscape may be particularly sensitive to the intrusion of communications infrastructure; 6. all reasonable measures have been taken in respect of siting, design and landscaping to minimise the impact of the development; 7. they accord with the historic environment policies of the plan (DM 46-50), where relevant; 8. they do not cause significant and irremediable interference with other electrical equipment, air traffic service, broadcast or telecommunication service, or instrumentation operated in the national interest. <p>Where planning permission is required for the installation, relocation or replacement of domestic radio masts, aerials and satellite dishes, permission will be granted provided that the development is located to minimise any visual impact, and the scale, form and siting are appropriate to the building and surrounding area. Masts, aerials and satellite dishes should be located on a wall or roof slope that does not face a public highway, where practicable, and must not result in harm to residential amenity.</p>	

Review	Local Plan policies	Comments
<p>Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.</p>	<p>T 5 In order to ensure that appropriate provision is made for access and parking, development proposals will be supported which meet the requirements of Local Plan (Part One) policy STRAT 10 and which:</p> <ol style="list-style-type: none"> 1. make safe provision for access to and from the site for all users of the development, including the provision of access to adopted highways, visibility splays and accompanying signage where necessary; 2. allow for safe movement within the site, having regard to the requirements of the emergency services and service providers, including sufficient manoeuvring and standing space for the appropriate number and size of vehicles likely to serve the development at any one time; 3. will not create any unacceptable impacts on amenity or road safety that cannot be satisfactorily mitigated by routeing controls or other highways improvements; 4. are designed to incorporate measures to assist access to and around the site by pedestrians, cyclists and to meet the needs of people with disabilities; 5. provide sufficient parking facilities to serve the needs of the development and have regard to the Council's latest adopted parking standards for cars and other vehicles as necessary, including cycles; 6. provide appropriate charging infrastructure for electric vehicles in new developments. <p>The Council will encourage improved parking facilities for residents and their visitors in older housing areas and to serve railway stations, where a clear need for such facilities can be demonstrated. Redevelopment of existing public car parks will be only be supported where adequate alternative provision is available or capable of being provided. Proposals for developments that provide coach parking/facilities, in line with the Council's latest adopted strategy will be supported.</p>	

Review	Local Plan policies	Comments
<p>Policy 6 The areas listed below are designated 'Local Green Spaces' which are protected from new development unless very special circumstances can be demonstrated:</p>	<p>ENV 3 The Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure. This will be achieved by: Development incorporating new and/or enhanced Green Infrastructure of an appropriate type, standard and size or contributing to alternative provision elsewhere. Increased planting of trees and woodlands, particularly in urban areas and the urban fringe.</p>	<p>Review recommendation:</p> <p>Consideration should be given to strengthen policies to prevent further loss of green space, re-provision of lost open space and support schemes to protect the environment including green-energy supply</p>
	<p>SOC 6 The Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces. Proposals will be supported that:</p> <ul style="list-style-type: none"> • Improve the quality and quantity of accessible open space, sport and recreation facilities in the local area • Provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity • Improve access to open space for disabled people, pedestrians and children's play facilities <p>Proposals on existing open space, sport and recreation facilities will only be permitted where:</p> <p>A. Equivalent or better replacement quality and quantity open space, sport or recreation facilities will be provided in a suitable location; or</p> <p>B. An assessment has clearly demonstrated the site to be surplus for its current open space, sport or recreation function;</p> <p>And</p> <p>C. It could not fulfil other unsatisfied open space, sport or recreation needs;</p> <p>And</p> <p>D. In circumstances where the open space, sport or recreation facility has been demonstrated to be surplus to need for that function in accordance with part C of this policy any proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or</p> <p>E. The development will be incidental to the use of the open space, sport or recreation facility.</p> <p>Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport and recreation provision.</p>	

Review	Local Plan policies	Comments
<p>a. SITES OF OPEN SPACE VALUE</p> <p>Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.</p>		Do the lists need updating?
a1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane		
a2 Land within Covert Rise with willow trees		
a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community		
a4 Land adjacent to the Spinney and Millbrook End		
a5 Land enclosed within the curtilage of Rean Meadow		
a6 Land, with trees on the corner of Smithfields and Harding Avenue		
a7 Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue		

Review	Local Plan policies	Comments
a8 Land on right hand side of Park Avenue backing onto Rean Meadow		
a9 Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)		
a10 Land on High Street at entrance to Millbrook Park estate		
a11 Land on High Street at entrance to Newall/ Breen Close		
a12 Open spaces within Oaklands, Greenlands, Rookery Drive areas		
a13 Land in front of, and to rear of, Grakle Croft properties		
a14 Land at entrance to, and along, Ravensholme Lane		
a15 Land on Castlefields		
b. SITES OF SPORT, RECREATION AND AMENITY VALUE These are sites valued for their open access for Sport, Recreation and Amenity. They are areas where residents can come together both informally and where community events are held		
b1 Castlefields play area		
b2 The Park playing field		

Review	Local Plan policies	Comments
b3 Sport Tattenhall playing fields (Recreation Club)		
b4 Allotments on Rocky Lane and at Gatesheath		
c. SITES OF NATURE CONSERVATION VALUE There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.		
c1 The Mill Brook Wildlife Corridor		
c2 Jubilee Wood		
c3 Glebe Meadow		
c4 Barn Field (land behind flats at Ravensholme Court)		
c5 Land bounded by Barn Field, Glebe Meadow and the Spinney		
c6 The Spinney		
c7 Mill Field		
c8 Disused railway line between Chester Road and Frog Lane		
c9 Wildflower meadow at the front of Tattenhall Hall.		
c10 Allotment Pond, Rocky Lane		

Review	Local Plan policies	Comments
c.11 Land within curtilage of Tattenhall Marina		
Appendix B contains a description of each of these areas.		
New development in the Parish should:		

Review	Local Plan policies	Comments
<p>Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors</p>	<p>DM 45 (see above)</p> <p>DM 44</p> <p>In line with Local Plan (Part One) policy ENV 4, development will be supported where there is no net loss of natural assets and, wherever possible, it delivers net gains within the borough.</p> <p>Development likely to have an impact on protected sites (statutory and non-statutory), protected/priority species, priority habitats or geological sites must be accompanied by an Ecological Assessment that complies with industry best practice and guidance, and:</p> <ol style="list-style-type: none"> 1. identifies the assets of biodiversity/geodiversity value on and within the vicinity of the site; 2. evaluates the value and extent of the assets; 3. assesses the likely expected impact of the development on assets of biodiversity/geodiversity value taking into account the mitigation hierarchy; 4. identifies the net losses and gains for biodiversity/geodiversity, using a biodiversity metric calculation; 5. identifies the options to enhance the value of the assets and contribute towards the borough's ecological network; and 6. provides sufficient information to inform a Habitats Regulations Assessment (HRA), where development could have an individual or in combination significant effect on a European Site or its supporting habitat. <p>Commensurate with the size and scale of potential impact, proposals must:</p> <ol style="list-style-type: none"> 7. be designed in line with the mitigation hierarchy, with compensatory measures only considered as a last resort; 8. include a long term habitat and species management plan, if applicable; 9. include a management plan for invasive species, if applicable; and 10. utilise native species in landscaping schemes, where appropriate. <p>Development that makes a positive contribution towards the borough's ecological network will be supported. Within the components of the ecological network, as identified on the policies map, proposals should:</p> <ol style="list-style-type: none"> 1. increase the size, quality or quantity of priority habitat within core areas, corridors or stepping stones; 2. within corridors and stepping stones, improve the connectivity of habitats for the movement of mobile species; 3. in restoration areas, improve the structural connectivity, resilience and function of the network; 4. in buffer zones within core areas and around protected meres and mosses, minimise adverse impacts from pollution or disturbance; 5. contribute towards the integration and creation of green infrastructure and habitats in line with Local Plan (Part One) policy ENV 3. <p>Soil resources must be protected and used sustainably to retain ecosystem services, in line with accepted best practice.</p>	

Review	Local Plan policies	Comments												
Respect local landscape character by reference to the [Village Design Statement]		Tattenhall and District Design Code												
Support the creation of a network of green- spaces for sport and outdoor recreation	DM 35 Open space provision in new residential development In line with Local Plan (Part One) policy SOC 6, proposals for new residential development will be required to provide open space, where: 1. there are existing deficiencies in quantity, quality or access to open space; or 2. the development generates a need that cannot be met by existing provision. All new residential development of 11 units or more must make provision for open space in accordance with the following standards:													
	<div>Table 14.1 Open space quantity standards</div> <table><thead><tr><th>Typology</th><th>Quantity standards (m2 per unit)</th></tr></thead><tbody><tr><td>Allotments</td><td>3.45</td></tr><tr><td>Amenity/Natural Green Space</td><td>23 (For developments between 20-65 dwellings, the minimum amenity/natural green space is 1500 m2)</td></tr><tr><td>Parks and recreation grounds (excluding pitches and fixed sports space)</td><td>11.50</td></tr><tr><td>Play Space (Children)</td><td>1.15</td></tr><tr><td>Play Space (Youth)</td><td>0.69</td></tr></tbody></table>	Typology	Quantity standards (m2 per unit)	Allotments	3.45	Amenity/Natural Green Space	23 (For developments between 20-65 dwellings, the minimum amenity/natural green space is 1500 m2)	Parks and recreation grounds (excluding pitches and fixed sports space)	11.50	Play Space (Children)	1.15	Play Space (Youth)	0.69	
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	<div>On-site provision will be provided at the following scales of development. Below this, off-site contribution will be required.</div> <div>Table 14.2 Thresholds for on-site open space requirements</div> <table><thead><tr><th>Typology</th><th>Threshold (no. of units)</th></tr></thead><tbody><tr><td>Allotments</td><td>100 or more</td></tr><tr><td>Amenity Green Space / Natural Green Space</td><td>20 or more</td></tr><tr><td>Parks and recreation grounds (excluding pitches and fixed sports space)</td><td>200 or more</td></tr><tr><td>Play Space (Children)</td><td>50 or more</td></tr><tr><td>Play Space (Youth)</td><td>200 or more</td></tr></tbody></table>	Typology	Threshold (no. of units)	Allotments	100 or more	Amenity Green Space / Natural Green Space	20 or more	Parks and recreation grounds (excluding pitches and fixed sports space)	200 or more	Play Space (Children)	50 or more	Play Space (Youth)	200 or more	
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Review	Local Plan policies	Comments														
	<p>Where on-site provision according with the above standards is not practical, a financial contribution will be sought to secure open space provision elsewhere or enhancement to an existing site(s). This will be prioritised within the locality of the development, based on the access standards set in the Open Space Study. Where no suitable sites exist, contributions will be directed elsewhere within the parish or ward and then within a neighbouring parish or ward where the evidence base demonstrates a need.</p> <p>In establishing the amount and type of open space provision and/or financial contribution required, the Council will have regard to:</p> <p>3. quantity, quality and access to existing provision, as set out in the Open Space Study;</p> <p>4. nature of the proposed development and surrounding area; and</p> <p>5. site constraints.</p> <p>Where open space is provided on-site, the applicant is required to make provision for its management and maintenance in perpetuity, and clarify these arrangements as part of an open space management plan to be agreed by the Council.</p> <p>Protecting non-designated open spaces</p> <p>Development proposals that protect or enhance the value and functions of non-designated open space will be supported.</p>															
	<p style="text-align: center;">Table 14.3 Open space access standards</p> <table><tr><th>Typology</th><th>Distance</th></tr><tr><td>Allotments</td><td>720 metres or 15 minute walk time</td></tr><tr><td>Amenity Green Space</td><td>480 metres or 10 minute walk time</td></tr><tr><td>Parks and recreation grounds excluding pitches and fixed sports space)</td><td>720 metres or 15 minute walk time</td></tr><tr><td>Play Space (Children)</td><td>480 metres or 10 minute walk time</td></tr><tr><td>Play Space (Youth)</td><td>600 metres or 12-13 minute walk time</td></tr><tr><td>Natural Green Space</td><td>Natural England’s Accessible Natural Green Space Standards (ANGSt) (as set out in the Open Space Study)</td></tr></table>	Typology	Distance	Allotments	720 metres or 15 minute walk time	Amenity Green Space	480 metres or 10 minute walk time	Parks and recreation grounds excluding pitches and fixed sports space)	720 metres or 15 minute walk time	Play Space (Children)	480 metres or 10 minute walk time	Play Space (Youth)	600 metres or 12-13 minute walk time	Natural Green Space	Natural England’s Accessible Natural Green Space Standards (ANGSt) (as set out in the Open Space Study)	
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Natural Green Space	Natural England’s Accessible Natural Green Space Standards (ANGSt) (as set out in the Open Space Study)															

Review	Local Plan policies	Comments
	<p>DM 36 To help meet identified needs for sport and recreation, as set out in the most up to date evidence base, development affecting indoor and outdoor facilities will be supported where it meets Local Plan (Part One) policy SOC 6.</p> <p>Loss or replacement of sport and recreation facilities Development that would result in the loss of an indoor sport and recreation facility or lapsed or disused playing pitch must meet the tests in Local Plan (Part One) policy SOC 6. Proposals to locate an artificial sports surface on an existing playing field will be supported where there is evidence that it meets a strategic need and the sporting benefits are clearly demonstrated. Conversion of an existing artificial sports surface to a different type of surface will only be supported where the up to date evidence base supports the conversion and there will be no detrimental impact to existing sports users.</p> <p>Enhancing and providing sport and recreation facilities Developer contributions will be required to enhance existing provision of playing pitches, based on additional demand generated by the new residential development and the sufficiency of existing provision to meet current and projected need. The Council will have regard to Sport England's strategic planning tools and findings of the Playing Pitch Strategy to determine an appropriate amount and type of contribution or provision with new development. Where it is agreed by the Council that on-site pitch provision is appropriate to meet identified demand, the applicant is required to provide the new pitch(es) and make provision for its management and maintenance in perpetuity, and clarify these arrangements within a management plan to be agreed by the Council. Provision of new sport and recreation facilities will be supported in line with the priorities of the Draft Sports Facilities Strategy, subject to relevant development plan policies.</p>	

Review	Local Plan policies	Comments
	<p>DM 38 Development proposals adjacent to waterways in the defined settlements of Chester, Ellesmere Port, Northwich and Winsford will be supported where they provide positive regeneration benefits. Development proposals affecting the borough's waterways must:</p> <ol style="list-style-type: none"> 1. maintain an active frontage and positive connection with the waterway; 2. include environmental improvements and make a positive contribution to the visual appearance of the corridor; 3. incorporate high standards of design, materials, external appearance, layout and landscaping, that respects local landscape character and historic assets and is an appropriate scale for its location; 4. safeguard the structural and operational integrity of the waterways; 5. support public access to and recreational use of waterways, as defined in Local Plan (Part Two) policy DM 37 or in neighbourhood plans; 6. retain and enhance existing natural features and make a positive contribution to the borough's ecological network; 7. avoid any adverse effects on internationally designated sites of ecological importance. <p>Development proposals for new mooring facilities will be supported where;</p> <ol style="list-style-type: none"> 8. the development would not result in the obstruction of the waterway for other users; 9. the proposal would not result in the degradation of the canal environment; 10. the proposal is appropriately located and designed; 11. built development is of an appropriate scale and ancillary to the mooring facilities; and <p>Proposals for the extension of mooring facilities at existing locations will be considered in relation to the above criteria and the potential cumulative impacts arising from further development. Development proposals will be subject to any additional controls that apply in the Green Belt.</p>	

Review	Local Plan policies	Comments
<p><i>Flood risk</i></p>	<p>DM 40</p> <p>In line with Local Plan (Part One) policy ENV 1, flood risk must be avoided or reduced by:</p> <ol style="list-style-type: none"> 1. locating development within areas of lower flood risk through the application of a borough-wide sequential test and then, where required, applying the exception test in line with the National Planning Policy Framework; and 2. ensuring development proposals in flood risk areas are actively managed and reduce flood risk by applying the sequential approach at site level. <p>Where a site specific Flood Risk Assessment is required in line with the National Planning Policy Framework (NPPF) (vi), this will be expected to demonstrate whether a proposed development is likely to be affected by current or future flooding (including effects of climate change) from any source. Development proposals for sites that are at risk will only be supported where the site-specific Flood Risk Assessment shows that:</p> <ol style="list-style-type: none"> 3. the effects of climate change have been taken into account; 4. there is no loss in floodplain storage resulting from the development; 5. the development will not increase flood risk elsewhere; 6. there is no adverse effect on the operational functions of any existing flood defence infrastructure; 7. proposed resistance / resilience measures designed to deal with current and future risks are appropriate; 8. where applicable, appropriate Sustainable Drainage System (SuDS) techniques have been considered and are to be incorporated into the design of the site, in line with Local Plan (Part Two) policy DM 41; and 9. the development will be safe and pass the exceptions test, if applicable. <p>A Flood Risk Assessment will be required for development within a Critical Drainage Area (CDA) as notified by the Environment Agency. All development in a designated CDA will be required to incorporate measures to alleviate surface water flood risk through the layout and form of the development, including the appropriate application of SuDS to intercept and attenuate overland flow and drained water in line with Local Plan (Part Two) policy DM 41 and the Council's Draft SuDS Design and Technical Guidance. Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development. Applicants will be required to provide schemes to reduce flood risk on individual sites through flood resilient design and on site flood risk management measures. It is essential that the scheme proposed does not create any additional flood risk outside the development in any part of the catchment, either upstream or downstream. Existing structures and other features that help to reduce the risk of flooding or mitigate its impacts should be protected. Their loss, alteration or replacement will only be permitted where there would be no increase in flood risk. Where appropriate, the Council may request that phasing of development should be carried out to avoid any cumulative impacts of flood risk.</p>	