

Tattenhall & District Neighbourhood Plan Review

Existing Policies	Proposed changes	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>Within the settlement of Tattenhall developments of up to 30 homes, to meet the housing requirements established in the Cheshire West and Chester 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.</p>	<p>In order to bring the NP policy into conformity with the Local Plan.</p> <p>It was noted the CW&C Annual Monitoring Report 2021 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.</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.</p> <p>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>Remove this element of Policy 1</p>	<p>In order to bring the NP policy into conformity with the Local Plan.</p> <p>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.</p>
<p>Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.</p>	<p>Add:</p> <p>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.</p>	<p>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.</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>

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Respect and, where possible, enhance the natural, built and historic environment.	No change	
Maintain Tattenhall's strong and established sense of place.	No change	
POLICY 2 Development will be supported where it: 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	No change	
Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts	No change	
Does not [unacceptably] erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath	Does not erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath	<p>It was agreed to remove the word unacceptably as being too vague.</p> <p>Tattenhall settlement gaps are not included in the list in Part 2</p>
Fully accords with the [Tattenhall Village Design Statement]	Fully accords with the Tattenhall and District Design Code	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.
Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)	No change	
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	No change	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.

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Development that does not meet these criteria will not be permitted.		
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] .	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 criteria set out in Living with Beauty BBBBC report.	Living with Beauty BBBBC report ?
Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.	No change	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.
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.	No change	
Policy 3 The following types of employment development will be supported: The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish.	No change	
Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.	No change	
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.	No change	

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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.	No change	
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.	Where new development proposals bring new utility services to parts of the village that currently are not served by them, this will be seen as a positive benefit.	It was agreed to remove '(particularly mains gas)'.
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.	No change	
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.	No change	It was raised how changes to permitted development rights will impact this policy, it was agreed to raise this with CCA and CW&C.
Policy 5 Development should: 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.	No change	
Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.	No change	

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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	No change	
Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.	No change	
Policy 6 The areas listed below are designated ‘ Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated:	No change	
a. SITES OF OPEN SPACE VALUE 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.		
a1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane	No change	
a2 Land within Covert Rise with willow trees	No change	
a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community	No change	
a4 Land adjacent to the Spinney and Millbrook End	No change	
a5 Land enclosed within the curtilage of Rean Meadow	No change	
a6 Land, with trees on the corner of Smithfields and Harding Avenue	No change	

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a7 Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue	No change	
a8 Land on right hand side of Park Avenue backing onto Rean Meadow	No change	
a9 Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)	No change	
a10 Land on High Street at entrance to [Millbrook Park estate]	a10 Land on High Street at entrance to Old Mill Place	
a11 Land on High Street at entrance to Newall/ Breen Close	No change	
a12 Open spaces within Oaklands, Greenlands, Rookery Drive areas	... Redrow, Gifford Lea and Chester Road developments	
a13 Land in front of, and to rear of, Grakle Croft properties	No change	
a14 Land at entrance to, and along, Ravenholme Lane	No change	
a15 Land on Castlefields	No change	
	a16 Land at Gifford Lea	
	a17 Youth Shelter area part of Glebe Meadow	
	a18 Land on the (proposed) Chester Road development which includes Millbrook Corridor.	
	a19 Land on Redrow development around pond.	
	a20 Land between doctor's surgery car park and Chester Road.	
	A21 Land at Newton-by-Tattenhall developments.	

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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	No change	
b1 Castlefields play area	No change	
b2 The Park playing field	No change	
b3 Sport Tattenhall playing fields (Recreation Club)	No change	
b4 Allotments on Rocky Lane and at Gatesheath	No change	
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.	No change	
c1 The Mill Brook Wildlife Corridor		
c2 Jubilee Wood		
c3 Glebe Meadow		
c4 Barn Field (land behind flats at Raven-sholme 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		

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c9 Wildflower meadow at the front of Tattenhall Hall.		
c10 Allotment Pond, Rocky Lane		
c.11 Land within curtilage of Tattenhall Marina		
Appendix B contains a description of each of these areas.		
New development in the Parish should:		
Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors	No change	
Respect local landscape character by reference to the [Village Design Statement]	Respect local landscape character by reference to the Tattenhall and District Design Code	
Support the creation of a network of green-spaces for sport and outdoor recreation	No change	