

Thank you for clarifying the site in question.

I can confirm that the spatial area of this site has already been corrected, and the completion figures were amended in the 2018/2019 process of the housing land monitor – 28 net units were completed in this monitoring year, but the total was amended to 29 units to include the new dwelling at The Red House, Burwardsley Road (and the rural spatial area completions were also adjusted accordingly).

I have been through the annual completions data and collated the Tattenhall completions – please see attached word document. The most up to date data that sets out the future supply (extant permissions) is the Housing Land Monitor supporting excel table that is on the Local Plan monitoring webpage ([Cheshire West and Chester Council - Monitoring reports](#)).

In relation to the Local Plan Annual Monitoring Report, we are required to monitor the progress of the Local Plan policies by reporting on a set of indicators approved through the adoption of the Plan. This includes monitoring the delivery of the Local Plan housing requirements (by spatial area), and for the rural area and key service centres, this is set out in Section 7 (indicators STRAT 8 (A) and STRAT 8 (B) of the AMR 2021. The Tattenhall site allocations policy is monitored through indicator LPP2/S8 E of the report.

In addition to the data on total annual completions, we also include a table (Table A.1 of Appendix A) that sets out the remaining requirements for each spatial area, and the supply of future new dwellings that benefit from an extant planning permission. This table shows what is left to be delivered in order to meet the minimum policy requirement, and what has been approved that will contribute towards meeting this requirement.

In the case of the Tattenhall spatial area, the table in the 2021 AMR (copied below) shows that the level of extant permissions in the Tattenhall spatial area is greater than the remaining requirement at the current time. However, it is important to note that the housing requirements in the Local Plan are a minimum i.e. the policy refers to the delivery of “at least” a prescribed level of new homes in the plan period.

Housing completions and planning permissions-key service centres

Table A.2 Housing completions and planning commitments in the key service centres

Spatial area	Net housing requirement	Net completions (2010-2021)	Remaining net requirement (2021-2030)	Commitments (extant planning permission)
Cuddington and Sandiway	200	200	-	6
Farndon	200	246	-	6
Frodsham	250	183	67	33
Helsby	300	305	-	144
Kelsall	200	187	13	49
Malpas	200	324	-	76
Neston and Parkgate	200	285	-	17 ⁽¹⁾
Tarporley	300	298	2	6



Spatial area	Net housing requirement	Net completions (2010-2021)	Remaining net requirement (2021-2030)	Commitments (extant planning permission)
Tarvin	200	191	9	12
Tattenhall	250	215	35	87

1. Neston Neighbourhood Plan allocates a site for 10 new houses.

Table A.1(AMR 2021)

I hope that this information answers your queries and is of use. If you would like any further assistance please do not hesitate to contact me.

Tattenhall spatial area housing completions

Pre adoption of the Local Plan (Part One) net housing completions in the period 2010 to 2015 equalled 16 dwellings.

Year	HLM site Ref	Location / Site	Annual site completions	Total annual completion
2010-2015				16
2015/2016	TAT/0007/H	Chestnut Grange	16	
2015/2016	TAT/0063/H	The Coach House	1	17
2016/2017	TAT/0050	Chestnut Grange	43	
2016/2017	TAT/0057	Tattenhall Village (Frog Farm)	48	91
2017/2018	TAT/0034	Smithfields	2	
2017/2018	TAT/0086	Lion House	1	
2017/2018	TAT/0105	Park Avenue	2	5
2018/2019	TAT/0034	Smithfields	28	
2018/2019	TAT/0050	Chestnut Grange	1	
2018/2019	TAT/0066	Low Ridge	-1	28
2018/2019	TAT/0039*	Adj The Red House	1	29
2019/2020	TAT/0053	Tattenhall Village (Frog Farm)	56	
2019/2020	TAT/0122	Adj. The Avenue	1	57
2020/2021	-	-	-	0
			TOTAL =	215

*Site categorised and included in the rural spatial area completions in the 2016/2017 monitor – amended and included in the Tattenhall spatial area in the 2018/2019 monitor