

Notes of Tattenhall Neighbourhood Plan Review Working Group

Held virtually via ZOOM 26th January 2022.

PRESENT

Chairman: Iain Keeping,

Pat Black

Adele Evans

Doug Haynes

Lucy Hughes (CCA)

Caryl Roberts

Ian Waddington

Peter Weston

Ann Wright (Clerk).

Public – 1

Apologies

Sheila Chapman.

Declaration of Interests

None declared.

Notes of Previous Meetings

The group agreed the notes of the meeting held on the 26th January 2022.

Public Participation

It was noted the public could comment during the meeting.

Housing Numbers

The group reviewed the CW&C Monitoring Report for 2021 which showed Tattenhall as having delivered 215 of the required 250 homes with 35 awaiting completion and 87 extant permissions. It was believed that 47 properties are under construction at Gifford Lea and are due to be completed by the summer, as such there is expected to be well over 300 homes delivered in the next 18 months.

Concerned was expressed about the permission granted for the original application for 30 homes on Chester Road on open countryside which was contrary to the Neighbourhood Plan.

It was agreed the Group should write to CW&C requesting an explanation as to why Policy R2 of the Local Plan Part 2 was included and why Tattenhall was singled out for such a policy.

Policy Review

It was agreed that it was wise not to change policies unnecessarily, particularly where the NPPF or CW&C Local Plan policies provide the protection required.

Policy 4

Lucy Hughes provided some additional wording which had been used in other plans and has been accepted by inspectors around permitted development rights. It was agreed she would look at rewording policies to include these provisions. Once this has been done the table will be submitted to CW&C for consideration and comment.

Policy 1

It was noted the proposed changes should be acceptable as they are bringing policy 1 into conformity with the CW&C Local Plan.

It was noted that the policy had been worded to include at least 30% affordable properties in any development, in the existing Plan, page 12, the text referred to 35% affordable properties. It was discussed this would need to be evidenced.

It was reported that the Sandbach Neighbourhood Plan had just undergone a review and had used its Housing Needs Survey results to justify the changes to the housing mix policies and that these changes had been accepted without the need for a referendum.

It was agreed to raise with CW&C if the addition of a housing mix policy would trigger a referendum.

It was noted that although it is the examiner who will decide if a referendum is required, they are likely to be influenced by CW&C comments.

When the amended Plan is submitted for examination, it will be submitted with a form which Lucy Hughes will complete and will state that changes have been made to bring the Plan up to date and into compliance with the NPPF and CW&C Local Plans which had not been adopted when the Plan was made.

Design Code

It was discussed if the VDS could be included alongside the new Design Code due to deficiencies with the Design Code.

It was noted the Group had hoped most of the VDS would have been transferred to the Design Code but that this had not been the case.

It was discussed if the Group needed to develop its own more prescriptive codes.

It was agreed the Group should write to AECOMM again and copy in Locality who provide the funding as well as copying Cllr Jones and Edward Timpson MP.

It was agreed Cllr Keeping and Peter Weston would undertake a review of the VDS compared to the Design Code.

It was suggested that Design Code should be subjected to a public consultation possibly launched around the Jubilee.

Green Space Policies

It was noted that examiners are taking stronger stances when considering green spaces to be included in Neighbourhood Plans, and some of the green spaces currently listed would not be accepted today. It was noted any green space should have evidence to support its inclusions, why it is important to the community and valued and that public accessibility is an important factor.

It was noted that A3 needs to be identified as the Queen's Platinum Jubilee Orchard.

It was agreed all the green spaces should be revisited – Cllr Black agreed to do this.

Parish Boundary

It was discussed that the Parish Boundary is no longer the same as the Plan designated area it was not thought this required amending but it was agreed to check this with CW&C.

Consultation

It was suggested that if the changes to the Neighbourhood Plan are minor and will not require a referendum that the revisions do not require a large amount of consultation. It was noted the best way of publicising the revisions would be through the table which identifies where policies have been amended. It was agreed it may be possible to do this at the Jubilee.

It was noted that CW&C will need to undertake an update of the Strategic Environmental Appraisal.

FUTURE MEETING

Wednesday 23rd March 2022 7.30pm via Zoom

Ann Wright
24/02/2022