

## Final part of Policy 4 suggestions -

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.

Change of use of shops and related commercial services for the local community which require planning permission will be resisted unless it can be demonstrated any replacement use will provide equal or greater benefits to the community. Proposals must demonstrate that the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least twelve months without an appropriate offer being received.

This is from the Shavington neighbourhood plan examiner's report (in Cheshire East so it references CE Local Plan policies – but the same principles apply...)

*The policy seeks to provide support for existing local businesses and community facilities and encourage the provision of new ones. It is in general conformity with the local strategic policies in CELPS, including specifically policies EG1 concerning economic prosperity and the part of EG3 relating to the protection of existing employment sites. It is also in line with Government advice and policy in the NPPF, paragraph 92, which seeks to guard against the unnecessary loss of valued facilities and services.*

*The second paragraph of the policy indicates that the loss of shops, public houses and community infrastructure will be resisted unless it can be demonstrated that "the existing uses have been actively marketed over an appropriate timeframe". However, it does not specify a test to be met by any proposal by identifying an appropriate timeframe. As a consequence, applicants will not have a clear idea of what is required of them. A precise indication of the evidence required to show an active market investigation has been undertaken should be provided. I have noted that CELPS Policy RG3 (footnote) requires a period of not less than two years marketing to demonstrate the existing use is not viable, and the same period is used for this Plan in Policy ECON1. However, whilst this may be an appropriate marketing period for employment sites, it appears to me to be too onerous for small business premises and community facilities. A suggested form of words to be added to the second paragraph of the policy is provided by proposed modification PM10 to provide clarity and precision, and to ensure the Basic Conditions are met.*

He stated in modification PM10 that it should read

**"Proposals must demonstrate that the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least twelve months without an appropriate offer being received."**

**Policy 2** – fourth section (dependent on any changes you make to the design code, or if you decide not to merge them) could you say

Fully accords with the Tattenhall Village Design Statement and the Tattenhall and District Design Code, or any updated versions.

**Policy 6** – Here are some examples of Local Green Space justifications...

<b>Open Space</b>	<b>Size</b>	<b>Proximity to the Community</b>	<b>Demonstration of Special Value to the Local Community</b>
Millennium Park, with play area and sports pitch	0.65 ha	Located within the village	Situated within village, the Millennium Park is an excellent facility which is central to the play area recreational needs of the village. The recreation area is a much-valued meeting place pitch for the residents at the core of the village but also a place for the outlying sub areas residents of Eaton to meet with families. The recreation area provides a community area for all. The Millennium Park enjoys protected mature oak trees and includes playground equipment, and has an open, well managed playing field and kickabout pitch. Large trees at the boundary edge of this space bring a sense of greenery and nature into the main A536 carriageway, and the large, historic oak tree forms an important focal point. The Millennium Park is part of the gateway into the village, enjoys lovely views across the landscape and to Mow Cop.
Village Green opposite The Plough Inn	0.04 ha	Located within the heart of the village	The village green is small but situated in the village heart of the village within the area classified in Landscape and Village Character Assessment as a Heritage Zone, and is framed by important village historical assets such as the Georgian terraces and listed Plough Inn and Church House. The village green not only has visual amenity value, adding greenery to the centre of the village and being an integral part of the historic core, but also acts as a buffer from the noise of the passing traffic on the A536.
Parish Hall Green Space	0.23 ha	Located within the village	The Parish Hall is within the village and is used for garden parties and village festivities. Local community groups such as the Brownies meet weekly at the hall and make much use of this key open space. The green setting and mature trees add much to the visual character of Eaton and are within the area classified in the Landscape and Village Character Assessment as a heritage zone, adding much to the historic sense of place of the village.
Beechwood Drive Green Space	0.05 ha	Located within the central residential area of the village	This attractive small green space is within the residential area of the village and is an attractive amenity and visual feature with mature trees, bringing a sense of the countryside into the more built up part of the village and being much valued by local residents as an important accessible green feature adding to the character of Eaton.

# Eaton - Local Green Space



## APPENDIX 1

### Local Green Spaces

#### LGS1 – Millennium Park

