

**Notes of Tattenhall Neighbourhood Plan Review
Working Group
Held virtually via ZOOM 7th September 2022.**

PRESENT

Chairman: Iain Keeping

Pat Black Adele Evans

Ian Waddington

Peter Weston

Ann Wright (Clerk).

Public – 1

Apologies

Caryl Roberts, Lucy Hughes (CCA).

Declaration of Interests

None declared.

Notes of Previous Meetings

The group agreed the notes of the meeting held on the 13th July 2022.

Public Participation

It was noted the public could comment at any point during the meeting.

Design Code

The Group reviewed the AECOM revised Design Codes vs. Tattenhall Village Design Statement v2.1 document, attached from page 172 of the notes.

Code 1

HFT 3, it was agreed the words 'wherever possible' should be removed as it should be mandatory for new footways to be accessible by disabled persons and those with mobility issues.

It was agreed that wording should be changed to state wiring should be concealed.

BEP17 remove word encourage in relation to water butts.

LSCP1 – Existing landscaping should be retained unless there is strong justification for its removal and that any loss is offset.

It was discussed it would be beneficial if some restriction could be imposed to stop people moving into properties from then cutting down trees and removing hedges etc. but it was not thought that was possible.

It was agreed Wildlife Corridors should be named within the Design Code.

Swift Bricks..... 'are required.'

It was agreed that the Open Spaces should be named,...such as the Millennium Mile....

Code 2

Page 6 – Correction Sandstone Ridge.

It was agreed that views need to be reference based on those in the Neighbourhood Plan.

It was noted the Design Code must cater for the whole of the Neighbourhood Plan area and not just the village of Tattenhall and this needs to be reflected in the wording and include the hamlets of Gatesheath and Newton by Tattenhall. It was noted that Gatesheath has clear views of the Welsh Hills. (2A & 2B)

2D - Typos 'into' not 'in to'.

Code 3

Remove 'etc'.

3A - Replace Parish with Neighbourhood Plan area.

3B - The Working Group requested clarification on the basis of the density levels quoted and how they tie in with levels for the edges of the village and hamlets.

3C – Reference natural slate rather than Welsh slate.

It was noted that the different character areas have different materials which should be used.

Street Furniture – materials should be traditional appearance and design. It was noted this wording will allow for use of recycled plastic furniture which lasts longer and requires less maintenance but can still look traditional and attractive.

Code 4

It was noted there are 2x 4Bs as such number needs to be amended in Code 4.

Replace word 'criterion' with 'consideration'.

Code 5

Remove word 'possible'.

The Working Group reviewed policies included in the Village Design Statement but not covered by the Design Code.

It was agreed LSCP 8 was a Highway matter and did not need including.

LSPC11 requires inclusion into the Design Code.

BEP8 adequately covered by the Neighbourhood Plan.

It was agreed once finalised these notes plus those from the previous meeting would be forwarded to Aecom.

Neighbourhood Plan Review

It was noted that the policy guidance provided by Catherine Morgetroyd was confusing regarding the provision of affordable housing. It was agreed that stating that developers should provide a minimum of 30% affordable housing does conform with the CW&C policy. It was also discussed if CW&C would refuse an application for providing too much affordable housing.

It was reported that as a result of policy changes in Neighbourhood Planning Policy 6 will require revision. Rather than identifying open space and areas of nature conservation value Plans now identify Local Green Spaces and Local Wildlife Sites. Each of the sites identified in the Neighbourhood Plan need to be revisited based on the new criteria.

Local Wildlife Sites

It was thought the wildlife sites would be easier to justify particularly as they are included in the CW&C Local Plan but do need to be listed in the Neighbourhood Plan as well.

Glebe Meadow

Former Railway Line (3 sections)

Canal Side at Newton by Tattenhall

Area of land by the Gowy.

Local Green Spaces (LGS)

It was agreed these may be harder to justify and some may need to be removed from the Plan. It was noted landowners also need to agree to the designation.

A good example of an LGS that could be justified is the Flacca.

It was noted that allowing access to Glebe Meadow and listing it as an LGS as well as wildlife site will strengthen its protection from future development.

It was noted that a LGS toolkit is available to help designate areas.

It was agreed Cllr Keeping would review one site to be listed as LGS to see how easy or hard the process is.

It was agreed the Group needs to review the list of green spaces and look at which ones should be removed (from page 19 of agenda attachment Item 6).

The next meeting will concentrate on reviewing these open green spaces.

Neighbourhood Plan Area

Matter to be discussed at future meeting.

FUTURE MEETING

Tuesday 27th September 2022 7.00pm via Zoom

12/09/2022

The table below lists the design codes from the first AECOM draft, the revised AECOM draft and the original Village Design Statement policies for comparison. The majority of the TVDS policies are now included in the revised AECOM codes.

CwaC comments on the revised draft:

- The initial sections seem quite good but the design code sections at the end are not very locally specific.
- There is some detail on suitable design of buildings, but there seems to be quite a wide range of materials / roof types / porches / window styles etc that would be acceptable. Should this be narrowed down, or could it be split up slightly more to show which materials / roof types etc would be considered suitable in which character areas?
- The identification of the three main character areas – historic, modern and surrounding landscapes is useful and is mentioned a little bit in the design code section, but it could be much clearer on what type of design is suitable / preferred in each character area. There is information on the existing design / layout / materials etc of the three areas, but it isn't clear which parts of this are the most important parts of the character of the area or what needs protecting and reflecting in new development. For example grass verges and grassed areas seem to be key features of the modern character area on page 32, but the design code doesn't mention provision of grass verges.
- We would have expected that they would do different design codes for each character area and it would have been helpful to include something similar to Bewdley's Design Code where on page 53 - 55 they have a coding map and table.
- Would you expect any new development / extensions in each of the three main character areas to be designed differently to reflect the character of that local area? I think this is what the design code should do, but it doesn't currently seem to provide sufficient information within the design codes to do this.
- The section on senses of place and wayfinding is useful, but doesn't seem to be covered in much detail in the design code. Could more be done to provide a sense of place that is unique to Tattenhall and to assist with wayfinding?
- Are the views listed on page 21 going to be protected through a policy in the Neighbourhood Plan? If so, they will need more justification to explain why they are important and need to be protected and they would all need to be shown on a map.
- The methodology on page 6 states that the final design code was issued on 4 November 2021. Is that correct? Does it mean that the document can't be amended?

We have already accepted the ideas to make the codes more specific to the Character Area (CA) and that there should be a summary table similar to Bewdley's. We have also agreed that the Blackham development at Newton should be included in the modern CA, not the Surrounding Landscape CA.

I have put my thoughts in to the Comments column. The table should be read in the context of the AECOM revised Design Code draft.

Iain Keeping 19/07/2022

AECOM	AECOM revision	TVDS	Comments
Code 1 - Sustainability and Climate Change	1A Sustainability and Energy		
Cavity wall and under floor insulation should avoid where possible heat loss through thermal bridging. Double or triple glazing, window and door draft sealing should reach Passivhaus standards wherever possible.	Cavity wall and under floor insulation should avoid where possible heat loss through thermal bridging. Double or triple glazing, window and door draft sealing should aim to reach Passivhaus standards wherever possible.		
All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.	All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.	BEP 1 Proposals for new developments in Tattenhall Parish should take place only where it can be demonstrated that there would be no adverse effect on foul drainage provision.	
Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.	Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.	BEP 25 All car parks should incorporate appropriate planting wherever possible. Generally runs of car parking spaces should not exceed 6 spaces in width before being interspersed by planting. All landscaping and car park surfaces should be chosen to respect the rural setting of the village and should be of a good quality and appropriate appearance for their surroundings.	
New development should provide suitable and safe storage for bicycles of sufficient size. At least one secure space should be provided per dwelling in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.	New development should provide suitable and safe storage for bicycles of sufficient size. At least one secure space should be provided per dwelling in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.		
	Any development should enhance access for people in wheel chairs, with disabilities and those with pushchairs. The lack of dropped crossings and continuous footways throughout the village should be addressed when carriageway or footway	HFT 2 Any development should enhance access for people in wheel chairs, with disabilities and those with pushchairs. The lack of dropped crossings and continuous footways	

	works are to be undertaken or when opportunities arise	throughout the village should be addressed when carriageway or footway works are to be undertaken or when opportunities arise	
	Any new development should ensure that good and safe access for pedestrians and cyclists is maintained or enhanced in the Parish. Where new footways are created, provision should be made wherever possible for access by disabled persons or persons with restricted mobility.	HFT 3 Any new development should ensure that good and safe access for pedestrians and cyclists is maintained or enhanced in the Parish. Where new footways are created, provision should be made wherever possible for access by disabled persons or persons with restricted mobility.	
Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. Where groups of housing are proposed they should demonstrate energy efficient heating through a combined heat and power system.	Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. Where groups of housing are proposed they should demonstrate energy efficient heating through a combined heat and power system.	BEP 17 The use of all materials, methods and technologies that reduce the negative impact of buildings on the environment will be encouraged. All new houses built within the parish should be strongly encouraged to incorporate more than one 'green technology' including rainwater collection for use in toilets, photovoltaic cells and heat exchange systems.	
The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that is of this alignment to allow for the fitting of solar panels This applies to all future	The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that is of this alignment to allow for the fitting of solar panels This applies to all future	BEP 17 BEP 20 In considering proposals for new developments, buildings with traditional roof arrangements should provide chimney details of suitable proportion and scale unless specifically relating to agricultural structures where appropriate.	

<p>dwelling whether solar panels are proposed or not to allow for retrospective implementation.</p>	<p>dwelling whether solar panels are proposed or not to allow for retrospective implementation.</p>		
	<p>Where rooflights and solar panels are proposed, they should be positioned on non-prominent roof slopes. Roof lights should be minimised in size and number. On buildings pre-dating 1920 or those that otherwise contribute to the character of the area, 'conservation' type rooflights should be used and installed flush with the level of the roof covering.</p>	<p>BEP 19 Where rooflights and solar panels are proposed, they should be positioned on non-prominent roof slopes. Roof lights should be minimised in size and number. On buildings pre-dating 1920 or those that otherwise contribute to the character of the area, 'conservation' type rooflights should be used and installed flush with the level of the roof covering.</p>	
<p>The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.</p>	<p>The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.</p>	<p>BEP 17</p>	
	<p>Details of storage of waste should be submitted with all planning applications for new or significantly extended buildings or where a change of use is required.</p>	<p>BEP 23 Details of storage of waste should be submitted with all planning applications for new or significantly extended buildings or where a change of use is required.</p>	
<p>Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable</p>	<p>Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.</p>	<p>BEP 17</p>	
<p>Whenever possible, developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.</p>	<p>Whenever possible, developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.</p>	<p>BEP 14 The use of traditional, or natural building materials such as brick, red sandstone, timber and natural Welsh slate in new buildings will be encouraged. Artificial or man made replicas of these materials should be avoided. BEP 15 Although there is a presumption towards the use of traditional design and materials in new buildings, modern design of a very high standard should also be encouraged. Materials and</p>	

		<p>scale should be appropriate to the context of the site.</p> <p>BEP 16</p> <p>If planning permission is required, all external surface-fixed wiring, pipework, extraction equipment, flues and the like on new developments should seek to use appropriate materials, so as to retain or enhance the character of the village.</p>	
Existing trees should be retained where possible. All proposed planting should be native species in order to promote biodiversity.	Existing landscape features such as trees, ponds, streams, verges and ditches should be retained where possible. The creation, maintenance and extension of wildlife corridors will be encouraged. All proposed planting should be native species in order to promote biodiversity.	<p>LSCP 1</p> <p>The landscape resources (woodlands, hedgerows, ponds, streams/verges/ditches, geological features and views that contribute to the Parish's local distinctiveness should be preserved, enhanced or created in future development.</p> <p>LSCP 2</p> <p>The retention of existing in-field and hedgerow trees will be encouraged, including (where appropriate) the retention of standing or fallen deadwood. The creation and enhancement of native woodlands will be encouraged, subject to the applicant demonstrating that key views (BEP3) would not be compromised.</p> <p>LSCP 6</p> <p>When considering proposals for new developments, the retention and enhancement of existing ponds will be encouraged.</p> <p>LSCP 7</p> <p>When considering proposals for new developments, the retention and enhancement of existing streams, verges and ditches will be encouraged.</p> <p>LSCP 9</p> <p>The creation, maintenance and extension of wildlife corridors will be encouraged</p>	The existing wildlife corridors (Mill Brook and Keys Brook) should be named?
Gardens and boundary treatments should be designed	Gardens and boundary treatments should be designed to	LSCP 5 (New developments)	

to allow the movement of wildlife and provide habitat for local species.	allow the movement of wildlife and provide habitat for local species.	In considering proposals for new developments, the creation of boundary treatments of new native hedgerows and the planting of native trees on relevant sites will be encouraged.	
The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces or bats and birds.	The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces or bats and birds.		
The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days	The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.		Green roofs appropriate for the conservation area?
Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.	Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.		The Millennium Mile, Spinney and Glebe Meadow should be named green routes linking modern estates incl. Gifford Lea to the historic centre?
	Street lighting and flood lighting in the open countryside will be discouraged, unless there are over-riding safety reasons for its provision.	LSCP 12 Street lighting and flood lighting in the open countryside will be discouraged, unless there are over-riding safety reasons for its provision.	Should street lighting be LED specified and colour temperature matched to the high street?
	New developments, whether residential or commercial, should be accompanied by planned external lighting proposals, including details of proposed lux levels. Use should be made of	LSCP 13 New developments, whether residential or commercial, should be accompanied by planned external lighting	

	the best available technology to reduce glare and light pollution. The use of cut-off lanterns and appropriate design of lighting columns will be encouraged.	proposals, including details of proposed lux levels. Use should be made of the best available technology to reduce glare and light pollution. The use of cut-off lanterns and appropriate design of lighting columns will be encouraged.	
Code 2 - Landscape, Views and the Settlement Edge			
2A - Views from the Village New residential developments should be designed to have a minimal impact on existing views to the surrounding landscape. Where a development has the potential to obscure existing views to the surrounding landscape lower building heights should be proposed. A key characteristic of the Parish is the influence of the surrounding landscape on the streets. Views to the surrounding woodland and hills can be seen from many of the streets in both villages. The protection of this will be key in any future development. Therefore, any future development should ensure that there is sufficient spacing between dwellings to allow the surrounding landscape to be visible from the street.	2A - Views from the Village New residential developments should be designed to have a minimal impact on existing views to the surrounding landscape. Where a development has the potential to obscure existing views to the surrounding agricultural landscape and sandstone ridge lower building heights should be proposed. Any future development should ensure that there is sufficient spacing between dwellings to allow the surrounding landscape to be visible from the street.	LSCP 2 The retention of existing in-field and hedgerow trees will be encouraged, including (where appropriate) the retention of standing or fallen deadwood. The creation and enhancement of native woodlands will be encouraged, subject to the applicant demonstrating that key views (BEP3) would not be compromised. LSCP 3 Wet woodlands, such as The Spinney and woodland associated with stream corridors within the Parish, are to be retained wherever possible. Drainage of wet woodland and stands of trees associated with stream corridors will be resisted.	Should the existing views be specified by reference to the NP key views and vistas?
2B - Views to the Village New residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape.	2B - Views to the Village New residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape.	LSCP 1 The landscape resources (woodlands, hedgerows, ponds, streams/verges/ditches, geological features and views that contribute to the Parish's local distinctiveness should be preserved, enhanced or created in future development.	
2C - Views to Local Landmarks New developments should respect the existing shape and rhythm of skylines and new buildings should not obscure views to local landmarks.	2C - Views to Local Landmarks New developments should respect the existing shape and rhythm of skylines and new buildings should not obscure views to local landmarks. In particular, views to St Albans Church, The Barbour Institute The Peckforton Hills, Bolesworth	BEP 3 All new development should endeavour to be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the Parish. A number of sample views are illustrated in	

	Castle and Beeston Castle should be protected.	<p>this document. Particular attention should be given to views to and from listed buildings, the conservation area and key landscape features. The key views illustrated are not exclusive.</p> <p>BEP 4</p> <p>The design of all new buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic. Where it is proposed that a development be over two storeys in height, it should be demonstrated, through the use of photomontages, perspective drawings or equivalent, that views across the village and to key buildings would not be adversely affected.</p>	
<p>2D - Edge of Settlement</p> <p>The most sensitive area to development is the settlement edge, at the interface between developed and rural environments. Any development at the settlement edge should be of a lesser density than the rest of the settlement area in order to achieve a soft and graduated transition in to the rural landscape.</p> <p>Where appropriate, access to the surrounding landscape should be designed in to future development, connecting to the network of existing public rights of way surrounding the villages.</p>	<p>2D - Edge of Settlement</p> <p>The most sensitive area to development is the settlement edge, at the interface between developed and rural environments. Any development at the settlement edge should be of a lesser density than the rest of the settlement area in order to achieve a soft and graduated transition in to the rural landscape.</p> <p>Where appropriate, access to the surrounding landscape should be designed in to future development, connecting to the network of existing public rights of way surrounding the villages.</p>	<p>BEP 9</p> <p>When considering proposals for appropriate development within the built envelope of the village, immediately on its edge, or in the wider countryside, the use of simple, rural building forms in new buildings, will be encouraged.</p>	
	<p>2E - Geological Features</p> <p>Developments that would directly or visually have adverse effect on any geological or landscape features such as rock outcroppings on Rocky Lane and the sandstone ridge will be resisted.</p>	<p>LSCP 10</p> <p>Developments that would directly or visually have adverse effect on the geological features indicated on the proposals map will be resisted, for example, rock outcroppings on Rocky Lane.</p>	The sandstone ridge is not in the NP area/Parish
Code 3 - Building Design	Code 3 - Building Design		
	Any proposals for new development should reflect the grain, density, quality, materials etc of the character area within which it lies.	<p>BEP 2</p> <p>In considering new developments, the scale proposed should reflect the</p>	

		gradual incremental historical growth of the Parish that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character of the village. Any proposals for new development should reflect the grain, density, quality, materials etc of the character zone (see map on page 19) within which it lies.	
	When considering proposals for new buildings that create employment or are for business use, they should be of a scale, height, quality, material type, detailing, grain and density that is comparable to and compatible with, other buildings in the area and positively contribute to the visual setting.	BEP 13 When considering proposals for new buildings that create employment or are for business use, they should be of a scale, height, quality, material type, detailing, grain and density that is comparable to and compatible with, other buildings in the area and positively contribute to the visual setting.	
3A - Height and Scale Future development should adhere to a maximum height of two storeys. It is acceptable for a dwelling to provide an additional storey within the roof space and use sky lights and/or gable end windows, The scale of future development should be informed by adjacent dwellings. Neighbouring properties should be used to create a building envelope for future developments to adhere to.	3A - Height and Scale In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the Parish that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character of the village. The scale of future development should be informed by its context. Neighbouring properties should be used to create a building envelope for future developments to adhere to.	BEP 6 The ridge and eave height of new developments adjacent to buildings of architectural or historical significance (see map) should not dominate these buildings in terms of height, scale and massing BEP 7 Extensions beyond the general building line of a building group (e.g. terraced houses), should be designed to reflect the rhythm or balance of the building group.	
	Future development should typically adhere to a maximum height of two storeys. It is acceptable for a dwelling to provide an additional storey within the roof space and use sky lights, dormers and/or gable end windows.		
	Within the Historic Character Area there are several three storey buildings. This is the only area within the parish where		

	buildings of this height may be appropriate. The ridge and eave height of new developments adjacent to buildings of architectural or historical significance should not dominate these buildings in terms of height, scale and massing.		
	In the Surrounding Landscape Character Area lower building heights such as single storey dwellings may be appropriate to reduce the visual impact of development on the landscape. Agricultural buildings within this area such as barns can also be converted into single or multiple dwellings.		
3B - Sensitive Conservation of Historic Buildings The conversion of historic buildings in to residential use should look to preserve and enhance existing heritage features, to maintain the integrity of the original building. Any new openings (windows and doors) should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes. The area around the building should be designed to the same standard as the changes to the building itself. Consider the existing character, the defining features of the local landscape, and any views into the site. These buildings create the opportunity to provide large single dwellings or can be split into a series of smaller dwellings.		BEP 5 Any development in or adjacent to a specific character zone should seek to enhance the character of that zone. BEP 10 Extensions or alterations to buildings of architectural merit as identified on the attached map, should be discreetly or sensitively positioned. BEP 11 Any alterations requiring planning permission to buildings predating 1920 or shown to be contributing positively to the character of the area (as indicated on the attached map) should be undertaken in a manner that respects the original character, materials and detailing of the building. Traditional materials should be used wherever possible.	The 3 BEP policies have been orphaned by changing Code 3B. BEP 5 is not covered in the revised codes. BEP 10 & 11 have been superseded unless the map is re-instated.
	3B - Density Based on the typical local densities identified in the previous section, the following densities are recommended for future housing development in each character area in order to respond to the existing grain of development. Surrounding Landscape Character Area - 1 - 12dph		

	<p>Modern Character Area - 10 - 15dph</p> <p>Historic Character Area - 10 - 25dph</p> <p>Any housing density requirements set out at local authority level may not allow for this code to be consistently applied.</p>		
<p>3C - Materials and Detailing</p> <p>Informed by the local vernacular, the adjacent diagram illustrates acceptable materials and detailing for future housing developments in Tattenhall. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.</p>	<p>3C - Materials and Detailing</p> <p>The use of traditional, or natural building materials such as brick, red sandstone, timber and natural Welsh slate in new buildings will be encouraged. Artificial or man made replicas of these materials should be avoided.</p>	<p>BEP 14</p> <p>The use of traditional, or natural building materials such as brick, red sandstone, timber and natural Welsh slate in new buildings will be encouraged. Artificial or man made replicas of these materials should be avoided.</p> <p>BEP 15</p> <p>Although there is a presumption towards the use of traditional design and materials in new buildings, modern design of a very high standard should also be encouraged. Materials and scale should be appropriate to the context of the site.</p> <p>BEP 16</p> <p>If planning permission is required, all external surface-fixed wiring, pipework, extraction equipment, flues and the like on new developments should seek to use appropriate materials, so as to retain or enhance the character of the village.</p>	<p>This may need to be modified to be CA specific – is Welsh slate appropriate for the modern CA? Welsh slate highly desirable for the historic CA?</p>
	<p>New highway, footway or footpath construction, maintenance or alteration works should utilise materials appropriate to their context.</p>	<p>HFT 1</p> <p>New highway, footway or footpath construction, maintenance or alteration works should utilise materials appropriate to their context.</p>	
	<p>Where street furniture is proposed, it should use traditional materials and methods of construction wherever possible.</p>	<p>BEP 22</p> <p>Where street furniture is proposed, it should use traditional materials and methods of construction wherever possible.</p>	
	<p>Full details of windows, doors, rainwater goods and roofs should</p>	<p>BEP 21</p>	

	be submitted with all planning applications so that the intended quality of the details may be assessed prior to determining the application.	Full details of windows, doors, rainwater goods and roofs should be submitted with all planning applications so that the intended quality of the details may be assessed prior to determining the application.	
	Listed buildings and buildings within the Historic Character should retain and maintain their architectural detailing to avoid degrading the historic character of the village.		
	All new development should be constructed with aerials within roof spaces or in/on other unobtrusive locations where possible. Communal satellite dishes should be considered for new flats and terraced houses.	BEP 18 All new development should be constructed with aerials within roof spaces or in/on other unobtrusive locations where possible. Communal satellite dishes should be considered for new flats and terraced houses.	
	Building signage should be, appropriate in size, scale and design to the building on which it is proposed to be attached. The installation of new poles should be minimised, with existing poles and structures used wherever possible. Traditional signage should be used whenever appropriate.	BEP 12 Building signage should be, appropriate in size, scale and design to the building on which it is proposed to be attached. The installation of new poles should be minimised, with existing poles and structures used wherever possible. Traditional signage should be used whenever appropriate.	
	Informed by the local vernacular, the diagram on the following page illustrates acceptable materials and detailing for future housing developments in Tattenhall. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.		CWaC has commented: There is some detail on suitable design of buildings, but there seems to be quite a wide range of materials / roof types / porches / window styles etc that would be

			acceptable. Should this be narrowed down, or could it be split up slightly more to show which materials / roof types etc would be considered suitable in which character areas?
Code 4 - Parking, Gardens and Boundary Treatments The adjacent diagram illustrates the different ways that parking can be appropriately provided within future housing developments. 1 bedroom dwellings should provide at least 1 on-plot parking space. Dwellings with 2-3 bedrooms should provide at least 2 on-plot parking spaces. Dwellings with 4 or more bedrooms should provide 3 on-plot parking spaces as a minimum. Parking for any other future proposed land uses should be provided in line with Cheshire West & Chester Council Parking Standards.	Code 4 - Parking, Gardens and Boundary Treatments The requirements of the vehicle should not be the overriding criteria in the layout of new housing. New roads and parking areas should not visually dominate areas of housing. The adjacent diagram illustrates the different ways that parking can be appropriately provided within future housing developments. Parking for any future proposed development should be provided in line with Cheshire West & Chester Council Parking Standards.	BEP 26 The requirements of the vehicle should not be the overriding criteria in the layout of new housing. New roads and parking areas should not visually dominate areas of housing.	
4A - On-Street Parking On-street parking is the only parking option for several dwellings within the parish. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development. Where on street parking is provided it should be broken up by landscaping and tree planting to reduce the visual impact.	4A - On-Street Parking On-street parking is the only parking option for several dwellings within the parish. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development. Where on street parking is provided it should be broken up by landscaping and tree planting to reduce the visual impact. On street parking should typically be avoided in the Surrounding Landscape Character Area.		
4B - Front of Dwelling Driveway Parking	4B - Front of Dwelling Driveway Parking Parking provided on driveways in directly	BEP 24 Where proposed, off-road parking areas to service new	

<p>Parking provided on driveways in directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling.</p>	<p>in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling.</p>	<p>developments should be carefully designed in line with national and local parking policy and guidance documents. Where the layout of the site does not permit this, alternative arrangements should be sought.</p>	
<p>4B[C] - Side of Dwelling Driveway Parking Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.</p>	<p>4B[C] - Side of Dwelling Driveway Parking. Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided</p>	<p>BEP 26 The requirements of the vehicle should not be the overriding criteria in the layout of new housing. New roads and parking areas should not visually dominate areas of housing.</p>	<p>Numbering problem - this should be 4C</p>
<p>4D - Garage Parking Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.</p>	<p>4D - Garage Parking Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.</p>		
	<p>4E - Car Parks All car parks should incorporate appropriate planting wherever possible. Generally runs of car parking spaces should not exceed 6 spaces in width before being interspersed by planting. All landscaping and car park surfaces should be chosen to respect the rural setting of the village and should be of a good quality and appropriate appearance for their surroundings.</p>	<p>BEP 25 All car parks should incorporate appropriate planting wherever possible. Generally runs of car parking spaces should not exceed 6 spaces in width before being interspersed by planting. All landscaping and car park surfaces should be chosen to respect the rural setting of the village and should be of a good quality and appropriate appearance for their surroundings.</p>	
<p>4E - Back Gardens Back gardens should be a minimum depth of 10m and</p>	<p>4E - Back Gardens Back gardens should be a minimum depth of 10m and</p>		<p>Numbering problem - 4E has already</p>

provide a minimum area of 50m ² of usable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised.	provide a minimum area of 50m ² of usable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised. Even larger back gardens may be appropriate in the Surrounding Landscape Character Area to reduce the impact of development on the open countryside.		been used. This should be 4F
4F - Boundary Treatments When rear boundaries abut the settlement edge, surrounding landscape or open green spaces soft planted boundaries of hedgerows and trees must be used to soften the transition into the natural environment and protect views. Front boundaries should respond to the boundaries used within adjacent dwellings to provide continuation of street character. Appropriate boundary choices are illustrated below.	4F - Boundary Treatments When rear boundaries abut the settlement edge, surrounding landscape or open green spaces soft planted boundaries of hedgerows and trees must be used to soften the transition into the natural environment and protect views.		This should be 4G
	In considering proposals for new developments, the creation of boundary treatments of new native hedgerows and the planting of native trees on relevant sites will be encouraged.	LSCP 5 (New developments) In considering proposals for new developments, the creation of boundary treatments of new native hedgerows and the planting of native trees on relevant sites will be encouraged.	
	Within the edge of the built form of the village or the hamlets of Gatesheath & Newton by Tattenhall, boundary features should respect the local tradition, materials and/ or species mixes. The use of native species in hedgerows, trees and other soft landscaping, appropriate to the locality and situation will be encouraged. The planting of new trees in new developments and associated public spaces will be encouraged.	LSCP 4 (Existing developments) Within the edge of the built form of the village or the hamlets of Gatesheath & Newton by Tattenhall, boundary features should respect the local tradition, materials and/or species mixes. The use of native species in hedgerows, trees and other soft landscaping, appropriate to the locality and situation will be encouraged. The planting of new trees in new developments and associated public spaces will be encouraged.	
	Front boundaries should typically respond to the boundaries used within adjacent dwellings to provide continuation of street		

	character. Appropriate boundary choices are illustrated below.		
Code 5 - Privacy, Space and Natural Surveillance			
5A - Privacy and Space Between Dwellings To avoid overlooking of habitable rooms and gardens a minimum distance of 15m should be achieved between dwellings where a side elevation of one dwelling faces a rear elevation of another. Where a side elevation is windowless the separation distance can be reduced to 12m. A minimum separation distance of 21m should be achieved between facing windowed rear elevations. Where dwellings with facing elevations are positioned on different levels, the above separation distances should be increased by 2m for every 1m difference in level. Where there is a level difference and distances are increased, the lower dwelling should have the longer garden to compensate for any slopes or retaining structures. Future housing developments should design the spacing between dwellings to allow for retrospective introduction of garden and cycle storage as well sustainable measures such as air source heat pumps.	5A - Privacy and Space Between Dwellings To avoid overlooking of habitable rooms and gardens a minimum distance of 15m should be achieved between dwellings where a side elevation of one dwelling faces a rear elevation of another. Where a side elevation is windowless the separation distance can be reduced to 12m. A minimum separation distance of 21m should be achieved between facing windowed rear elevations. Where dwellings with facing elevations are positioned on different levels, the above separation distances should be increased by 2m for every 1m difference in level. Where there is a level difference and distances are increased, the lower dwelling should have the longer garden to compensate for any slopes or retaining structures. Future housing developments should design the spacing between dwellings to allow for retrospective introduction of garden and cycle storage as well [as] sustainable measures such as air source heat pumps.		
5B - Natural Surveillance In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. There are some streets within the parish with large amounts of blank elevations lacking windows. Where possible this should be avoided as this as a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition in to the natural environment such as at the settlement edge.	5B - Natural Surveillance In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. There are some streets within the parish with large amounts of blank elevations lacking windows. Where possible this should be avoided as this as a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition in to the natural environment such as at the settlement edge.		

		The below are not matched in the AECOM codes	
		LSCP 8 When considering proposals for changes to the road network, or where new developments are adjacent to existing streams, verges or ditches, the retention and enhancement of existing features will be encouraged.	Road network may not be within the remit. Perhaps covered in 1A and 2B
		LSCP 11 Where appropriate, any proposals for new developments, whether residential or commercial, should be accompanied by a Landscape Statement together with drawings and details. Conditions requiring a minimum of 5 years' maintenance of landscaping, with replacement of any failures may be applied where appropriate. Conditions may also be applied with regard to the minimum size of trees where appropriate.	Is this encroaching on to the LP?
		BEP 8 The existing historic railway and canal features should be preserved and their setting enhanced wherever possible.	Covered in the NP and LP?