

Notes of Tattenhall Neighbourhood Plan Review

Working Group – Design Code Meeting

Held virtually via ZOOM 14th December 2022.

PRESENT

Chairman: Iain Keeping

Pat Black

Sheila Chapman

Adele Evans

Lucy Hughes (CCA)

Caryl Roberts

Ian Waddington

Peter Weston

Ann Wright (Clerk).

Public – 1

Apologies

None received.

Declaration of Interests

None declared.

Notes of Previous Meetings

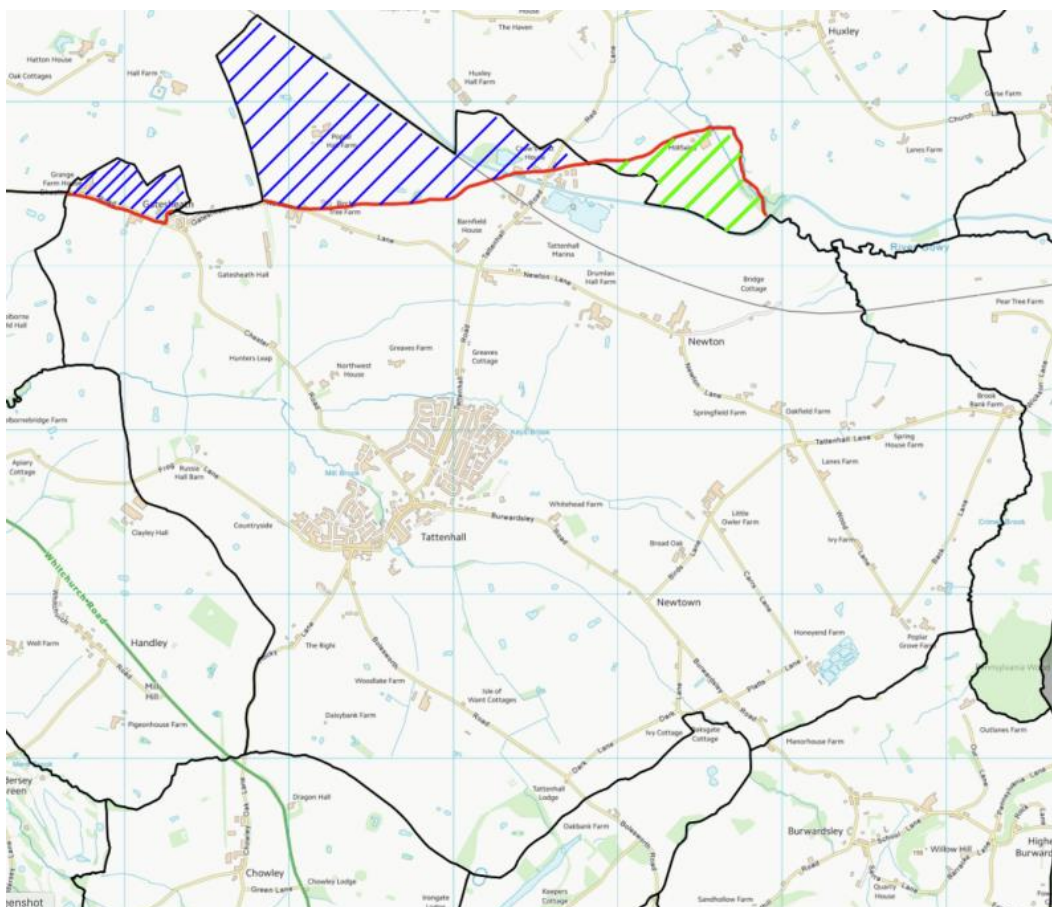
The group agreed the notes of the meeting held on the 26th October 2022.

Public Participation

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

Designated Area

The working group reviewed the below map:



It was noted the black line shows the Parish Council boundary with the red line showing where it has changed, the blue hatched area is part of the Parish Council area but not included in the neighbourhood plan area while the green area is included in the Plan but is not part of the Parish Council area.

It was noted the boundary does not have to be changed, however any amendments to the Plan would need to be agreed by Hargrave and Huxley Parish Council due to the inclusion of the green area.

A second option is to amend the Plan area to match the Parish Council.

The Group supported the Plan area matching that of the Parish Council but had some concern if that would trigger a referendum.

It was discussed what benefit changing the boundary would have noting it would give the area hatched in blue more protection against development. Although it was noted the canal side area is included in a conservation area and the rest of the area is open countryside so already has a degree of protection.

It was suggested contacting the properties in the area and asking for their opinion.

It was discussed that the working group does not have an appetite for a referendum.

It was noted that if CW&C suggest a referendum it is unlikely the examiner will go against this request. It was discussed that the proposed policy changes should not be seen as significant and would therefore hopefully not trigger a referendum, however it was possible that the boundary changes could be seen as significant although it was noted that the boundary changes would impact a handful of properties.

It was agreed to meet the CW&C officer to get a clear indication whether CW&C would recommend a referendum based on the policy changes and what impact changing the designated area would have on that recommendation.

It was agreed to hold briefing session of Parish Councillors in February so that the Council could make any decisions at its March meeting.

It was agreed there was a need to produce a flyer or article in the Parish News to raise the profile of the Plan Review.

Neighbourhood Plan Policy Changes

The Group reviewed the latest policy changes.

Policy 1

It was agreed to proceed with the policy of developers providing at least 30% affordable properties rather than up to 30% as stated by CW&C policy.

Lucy Hughes confirmed the working group should include this policy change as there is nothing lost if the examiner removes the change. She had provided justification for the policy change including evidencing properties are unaffordable in Tattenhall. It was agreed she would do further work to the wording of the policy to include the preference that affordable properties are delivered on site and that any funding received in lieu of affordable properties is spent in the Parish Council or Plan area.

Policy 2

The Group discussed the inclusion of the Keysbrook and Millbrook Wildlife Corridors noting these areas are currently not designated wildlife sites as such the areas needed to be designated as Local Green Spaces (LGS). To designate them as LGS they need to be mapped and their designation justified.

It was noted that a map is available for the Millbrook but not for the Keysbrook, it was noted that if the information can not be obtained for Keysbrook it will have to be removed from the policy.

It was noted that LGS designation is strict, and areas have to have strong justification and detailed maps.

Policy 3

It was noted the proposed policy of small-scale development within or adjacent to Tattenhall Village and adjoining hamlets is compliant with the CW&C Local Plan.

Policy 4

The Group agreed Policy 4.

It was agreed the policy document will be tidied up and forward to Lucy Hughes for review and work on justification for policy changes.

Local Green Spaces (LGS) & Wildlife Sites

It was noted the all the landowners had been written to and the Clerk will check responses to date. It was noted CW&C has raised a query as to whether the open spaces on Greenlands was their responsibility, it was agreed to raise this with CW&C Highways.

Tattenhall Centre

It was noted CW&C had raised a number of objections to the designation of the Centre's playing field as an LGS. The Group agreed not to proceed with the designation of this land.

It was noted that LGS designations are not it intended as a way to restrict development on every piece of land.

The Park Playing Field

The group agreed the whole of the Park Playing Field including the primary school area should be listed as an LGS.

It was noted that written approval for the LGS designation is preferable but not essential.

It was agreed the LGS list will be tidied up and forward to Lucy Hughes for review and work on justifications.

NEXT MEETING

Wednesday 1st February 2022 7.30pm via Zoom

Ann Wright
15/12/2022

TATTENHALL & DISTRICT NEIGHBOURHOOD PLAN REVIEW

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