

Tattenhall & District Neighbourhood Plan Review

Draft Revised Policies 20 Dec 2022 – LH amendments to Justification and Evidence sections NB will need to be further amended after the update to the Housing Needs Survey

Neighbourhood Plan Policies

The following suite of policies has been developed to manage the future development of Tattenhall in order to achieve the vision, objectives and strategy of the Neighbourhood Plan. Decision makers and applicants must accept the policies as a **whole** when judging if a proposal would be acceptable.

To reflect the results of the consultation events undertaken during the Plan's preparation and evidence of local issues and characteristics the policies are separated into six themes – Housing, Local Character, Local Economy, Local Facilities, Transport and Communications and Landscape and Wildlife.

To aid interpretation, for decision makers and applicants each policy is accompanied by supporting text setting out the context for the theme, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach. All policies have been framed in the context of the National Planning Policy Framework and the adopted Local Plan for Cheshire West and Chester.

Whilst the Neighbourhood Plan is first and foremost a land-use document a number of issues falling outside of the planning system's remit were identified by the local community during consultation events. Alongside its core policies the Plan therefore includes a number of aspirations to encourage interventions by wider stakeholders. These are included within each topic where relevant.

Housing Growth Justification and Evidence

There are currently **[1,090]** dwellings in the parish of Tattenhall. Of these, **[847]** are located in the village whilst the remainder are spread around the Parish including the smaller settlements of Gatesheath and Newton-by- Tattenhall.

The adopted Cheshire West and Chester Local Plan Part One set the agenda for housing numbers and growth within Tattenhall as a strategic service centre. Tattenhall is looking to plan positively to meet its identified local housing requirement and will respond to the supply of these new homes.

The best villages have developed through incremental growth that harmonises with the existing character of their setting and buildings. It is essential that this continues to be the case in Tattenhall. The supply of new homes in the village and wider parish must be realised in accordance with the distinctive features, scale and grain of the local area. Housing sites must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the Neighbourhood Plan taken as a **whole**.

Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Tattenhall this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish, particularly in light of the community's increasingly ageing population. Evidence from the Cheshire West and Chester Strategic Housing Market Assessment indicates demand for a range of property

sizes and types in the Tattenhall area. Housing developments must therefore provide a mixture of housing to meet the needs of the community.

The original Tattenhall Neighbourhood Plan stipulated a requirement to provide 35% affordable units on site, with a provision of both intermediate and affordable rent. This requirement preceded the adoption of the Local Plan, in which policy SOC1 states that up to 30% of units should be affordable.

Affordability, however, remains a key housing issue for Tattenhall and there is a compelling case to meet local targets for affordable housing provision, with average house prices too high for those on average incomes. In order to fully understand the housing issues in Tattenhall, a Housing Needs Report for Tattenhall and District (Parish) was undertaken in 2018, funded by Cheshire West and Chester Council and prepared by Cheshire Community Action.

This report indicated that whilst Tattenhall had performed well in terms of dwelling completions during the plan period, the area had fallen short of achieving 30% affordable housing. In 2022, of the 269 units in Tattenhall that have received planning permission that requires an element of affordable housing, only 69 are affordable – a figure of 22%. In the rural parts of the Parish this figure falls to 16% of units, with 11 out of 67 applicable dwellings being affordable. (See Appendix)

This is despite the Housing Needs Report detailing that in 2018 the affordability ratio in Tattenhall was 9:1 i.e. house prices are 9 times the annual average Tattenhall salary. This is higher than the CWaC average of 6:1:1. Although median and lower quartile incomes are higher than those in Tattenhall than the borough as a whole (£32500 and £22500 as compared to £27972 and £17383) median and lower quartile dwelling prices in Tattenhall from 2011 averaged £117650 above the borough average. To put this into perspective, to afford a one bedroomed flat in Tattenhall, you would need to be earning £29714, which is over £7000 more than the lower quartile income of £22500. These figures clearly demonstrate how unaffordable local house prices are in relation to income.

The Housing Needs Report indicated that approximately 18.8% of housing stock in Tattenhall is social/ affordable housing, but that the housing register data indicated that there is very little stock/ tenures becoming available on a regular basis, with on average only 1 social/ affordable unit becoming available for re-let each year. The shortage of availability of affordable housing, coupled with the growing discrepancy between average earnings and house prices, make it considered to be imperative that new housing provides at least 30% affordable units in the Neighbourhood area, and that any off-site contributions contribute to the provision of affordable housing within the parish. This will help to address these issues and ensure that Tattenhall parish remains a vibrant, sustainable and inclusive community where people can afford to live and work.

Tattenhall has a significantly higher proportion of detached housing than Cheshire West and Chester (40.8% as compared to 29.6%) and a significantly lower proportion of terraces (15.4% compared to 21.7%) and flats (7.4% compared to 12.2%). It also currently has a significantly lower proportion of 1-2 bed bungalows, 1-2 bed flats and 1-2 bed terraces. Going forward, the Housing Needs Report highlights the requirements of new developments to provide more for an ageing population, including a range of good quality market downsizing options, along with the provision of Lifetime Homes, bungalows and Extra Care housing. Additionally, in order to help keep the age structure more balanced, a range of social/ affordable rented 1, 2 and 3 bed starter/ family homes are needed to help the local population to sustain services and the local economy. The housing register shows a need for 1 bed units, and a very broad and balanced need for social housing to include 25% flats, 21% bungalow and 54% general housing.

The community recognises that housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the on-going use of a building and

providing much needed affordable homes. Such proposals will be supported in accordance with this policy and the Neighbourhood Plan.

Community Feedback

Consultation on the original Neighbourhood Plan revealed that the community regarded the most important key issues in relation to housing were the need to respect the current village character (92% agreed); add value and vitality to the community (91% agreed); add housing choice and meet local needs (86% agreed); and comply with the Village Design Statement (88% agreed). The policy in the Neighbourhood Plan review continues to seek to address these issues.