

Tattenhall & District Neighbourhood Plan

Draft review 14/03/2023

Introduction and Background

The Neighbourhood ~~Development~~ Plan aims to make Tattenhall and District an even better place to ~~believe and work~~, now and for future generations. ~~It will cover a 20 year time period with a review every 5 years. It~~The plan covers the period 2010 to 2030, the same as the Cheshire West and Chester Local Plan ~~and this is the first 5 year review~~.

The Neighbourhood Plan process enables communities ~~to better shape their place, to inform how development takes place and helps~~ to influence the type, quality and location of ~~that~~ development, ensuring that change brings ~~with it~~ local benefit.

The community of Tattenhall has a strong history of ~~taking~~ local decision making ~~into its own hands~~. In 2006 the Tattenhall Parish Plan was ratified by the Parish Council and set out a vision and action plan for how the District wished to see itself develop. ~~As an immediate follow on from this document~~Subsequently, the community prepared the Tattenhall Village Design Statement, which was ~~successfully~~ adopted as a Supplementary Planning Document by Chester City Council in 2009.

Neighbourhood Planning ~~now~~ provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the Parish.

The Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community. ~~In the lead up to the referendum decision makers should consider this to be an important reference point and give it weight as a material consideration in any development planning decisions. When the~~The made Plan ~~is made it will have very~~carries significant weight in the determination of planning applications. ~~This review aims to~~

Location and History

The Parish of Tattenhall is situated in south-west Cheshire, 13 Km (8 miles) south east of the City of Chester and includes the village of Tattenhall and the two smaller settlements of Gatesheath and Newton-by-Tattenhall. The landscape of the parish is characterised by the Cheshire Plain, a gently rolling pastoral landscape separating the

Sandstone Ridge from the Clwydian range of hills in North Wales. The parish lies on the watershed separating two major river systems – the Dee and the Mersey. Of the five water courses that flow through the parish, the Keys Brook, Mill Brook and Golborne Brook flow into the Dee, and in the north of the parish Crimes Brook joins the River Gowy which flows into the Mersey near Ellesmere Port.

The history of Tattenhall dates back to post Roman times. ~~It appears that~~the village was already of some economic importance in AD 991. During the fifteenth and sixteenth centuries Tattenhall was a quiet, self-sustained village, growing its own food and weaving its own cloth. The building of the Chester Canal (now the Shropshire Union Canal) during the 1770s improved transport of goods, including cheese and other dairy products to all parts of the country and, as a result, small industries started to locate in the area. These developments were to result in the doubling of the population by the middle of the nineteenth century.

During this time, Tattenhall sustained its prosperity, developing its economy and infrastructure. The London and North Western Railway (LNWR) reached the parish by the middle of the century. The railway, like the canal before it, opened up new and more distant markets and attracted light industries to the village and other parts of the parish.

The railway line between Chester and Crewe was opened in 1840 and a railway station was built at Newton-by-Tattenhall. In 1872 a branch off this line was opened to Whitchurch and another station was opened at Frog Lane, Tattenhall. Tattenhall became an attractive place in which to live and work, evidenced today by the substantial Victorian buildings both in the village and on the surrounding farmsteads.

By the mid nineteenth century the improved transport facilities saw the development of a thriving industrial centre adjacent to the canal and railway at Newton-by-Tattenhall. In 1860 extensive works on the opposite side of the road saw the manufacture of bricks and field drainpipes, a practice that continued until 1975 when the site was sold. Such industries relied heavily on the canal and the railway for both the import of raw materials and for the export of finished products throughout north-west England and North Wales.

The second half of the 20th century was marked by successive periods of housing development, as new estates were built between the 1960s and the 1980s to the north and west of the village centre. More recently, smaller developments have occurred within the heart of the village mainly on previously developed sites- as well as a large development for the retirement community just on the outskirts of the village as and when land has become available.

Whilst agriculture remains a significant feature of the local economy, new office building has occurred in the centre of the village, together with refurbishment of farm buildings throughout the Parish to meet new uses. These developments, promoted by the Bolesworth Estate, have contributed to a dynamic economy in which over 300 businesses operate within a three mile radius of the village centre (Tattenhall Business Alliance, 2012).

Recent years have seen the development of tourism related activity in Newton-by-Tattenhall with the growth of the Cheshire Ice Cream Farm and the opening in 2009 of the 300 berth Tattenhall Marina adjacent to the Shropshire Union Canal. Bolesworth Events including International Horse Show and Christmas Light shows, are now regularly held at Bolesworth Castle, leading to large numbers of visitors many of whom need accommodation outside the events. There is now a thriving new industry of 'Glamping'.

How the Original Neighbourhood Plan was prepared

The Tattenhall Neighbourhood Plan has been was prepared by residents and members of Tattenhall and District Parish Council working as part of a Neighbourhood Planning Steering Group with support from Cheshire Community Action, Rural Innovation, Cheshire West and Chester Council and IBI Taylor Young. The process has involved a number of key steps:

Designation and Raising Awareness

In March 2011 Tattenhall and District was designated as a second wave Neighbourhood Planning Frontrunner. A steering group was formed to discuss the creation and scope of the neighbourhood plan process. During the summer of 2011 the steering group attended several village events informing residents of the forthcoming neighbourhood plan.

Consultation and Evidence Gathering

During September and October 2011 over 100 people attended five public open meetings held across the Parish. These were asked what they liked and disliked about the Parish, how they would want to see it evolve and the benefits new development should bring to the community. To ensure the consultation process was as inclusive as possible the steering group also sought the views of Tattenhall primary school pupils, local businesses and organised a well-attended 'rave' for teenagers – a requirement of entry to this event being that the young people filled in the NP questionnaire.

The Steering Group mobilised themselves to begin the process of gathering evidence to support the Plan. This included reviewing evidence reports prepared by Cheshire West and Chester Council, preparing a neighbourhood profile using key national and local statistics and producing a Sustainability Appraisal Scoping Report, which contains a broad range of statistics and information that helped to identify issues for the Parish. This information is provided in separate supporting documents.

Vision and Objectives Development

Analysing the findings of the autumn 2011 consultation exercises and local evidence, the Steering Group drafted a Vision and Objectives document for the Neighbourhood Plan. The findings were grouped into seven themes, with each of these themes identifying the local issues for the topic and

the proposed actions to address them. The Vision and Objectives document was sent to every household in the Parish as part of a 4-four week consultation during June 2012.

Draft Plan Creation

Throughout July to November 2012 the Vision and Objectives proposals, responses to community engagement exercises and local evidence were used to develop the draft Neighbourhood Plan. Consultants IBI Taylor Young were appointed to support this process. The Plan was sent out to every household in the Parish and neighbouring parish councils during a six week public consultation. A Sustainability Appraisal of the Plan was undertaken.

Final Plan, Submission, and Examination and making of the final Plan.

All the comments from the six week statutory local consultation exercise were analysed and fed into this document, the proposed Neighbourhood Plan. As a result of this consultation significant changes were made to the form and structure. These included consolidation of policies, improved layout and honing the document for end users. The Plan and its supporting documents were then submitted to Cheshire West and Chester Council for a six week publicity period. The Plan was subject to independent examination in August 2013 and in September 2013 CWaC resolved to proceed to referendum. The community support for the draft policies was confirmed at the referendum. The local community gave a ringing endorsement to the plan, with an overwhelming 'yes' vote (905 votes to 38). The ballot produced a convincing 51.8% turnout of the 1,822 eligible voters. The examination of the Plan was the subject of a judicial review¹ in March 2014 when challenged by two developers, but the appeal was dismissed and the Plan was 'made' in June 2014.

Structure of the Plan

The Neighbourhood Plan sets out:

- The Vision and Objectives for the future of Tattenhall and District
- The Neighbourhood Plan Strategy – Sustainable Development for the Whole Community – setting out the broader aims of the Plan's approach.
- The Neighbourhood Plan Policies – Providing the local policy framework for managing new development so that it contributes to the vision, aims and strategy for the District.

The Neighbourhood Plan -Vision for Tattenhall

As detailed in the Tattenhall Parish Plan (2006) and Tattenhall Village Design Statement (2009) the community wants Tattenhall to continue to thrive as a vibrant and distinctive village, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.

The Parish Council will do this by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents
- Promoting a distinctive and flourishing local economy that exhibits vitality and dynamism
- Supporting measured, proportionate, timely and sustainable development to meet local requirement
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint
- Maintaining the high quality natural environment with its protected wildlife interests

Objectives

- *1. Delivery of a housing growth strategy tailored to the needs and context of Tattenhall
- *2. Sensitive development which protects and enriches the landscape and built setting
- *3. Sustaining and improving excellent local facilities for existing and new residents

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- *4. Strengthening and supporting economic activity
- *5. Seek on-going improvements to transport, to utility infrastructure and to digital connectivity
- *6. Prioritise local distinctiveness in every element of change and growth
- *7. Protect greenspace, the landscape and support nature conservation
- *8. Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

5 Year Review

Review process 2019

While formal review of Neighbourhood plans is not legally required, the original Neighbourhood Plan required that a review should be undertaken every five years. A review should also be undertaken to ensure compliance with changes to Cheshire West and Chester Council (CWAC) Local Plan strategic policiesⁱⁱ and updates to the National Planning Policy Framework (NPPF)ⁱⁱⁱ.

The Sustainability Appraisal Report, May 2013, required that monitoring the performance of the plan be undertaken. The local plan for the CWAC is also subject to monitoring and the same process was used to inform the monitoring regime for the Neighbourhood Plan.

The original Tattenhall and District Neighbourhood Plan was one of the very first Neighbourhood Plans to be made in Cheshire West and Chester, and indeed nationwide, and since it was made there have been a number of changes in the planning framework. Of particular significance is the fact that the Neighbourhood Plan was made before Cheshire West and Chester had an adopted Local Plan. Additionally, the NPPF (the National Planning Policy Framework) which was originally published in 2012, was updated in 2019 and again in 2021. As Neighbourhood Plans must be in general conformity with local and national policies, it has been considered prudent to review and update the Tattenhall and District Neighbourhood Plan, to ensure that it remains in conformity and that the policies remain relevant and appropriate to use for determining planning decisions.

As the legislation governing Neighbourhood Plans came in to force in 2012, there is a growing number of Neighbourhood Plans nationally that, like Tattenhall and District, have now been made for a number of years. Planning Policy Guidance has therefore been updated to recognise this fact and provide guidance for how a Neighbourhood Plan can be updated.

The guidance highlights that there are 3 types of modification which can be made to a neighbourhood plan –

- Minor (non-material) modifications to a neighbourhood plan are those which would not materially affect the policies in the plan. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

It is considered that the changes to the original Tattenhall and District Neighbourhood Plan are material modifications, and as such require examination. The Parish Council is therefore carrying out consultation on the updated Neighbourhood Plan, and following this consultation appropriate amendments will be made and the updated Neighbourhood Plan will be submitted to Cheshire West and Chester Council. Cheshire West and Chester Council will then send the updated plan to an independent examiner, along with a copy of the original Neighbourhood Plan, stating whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The Parish Council must then decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.

Where material modifications do not change the nature of the plan (and the examiner finds that the proposal meets the basic conditions, or would with further modifications) a referendum is not required.

A local planning authority will be required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body.

Where material modifications do change the nature of the plan, the local planning authority would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan. Whether modifications change the nature of the plan is a decision for the independent examiner. The examiner will consider the nature of the existing plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.

The Parish Council consider that the changes to the Tattenhall and District Neighbourhood Plan are material modifications, and as such require examination. However, the Parish Council considers that the material modifications are not so significant or substantial as to change the nature of the plan, and therefore the Parish Council does not consider that the updated Neighbourhood Plan will require a referendum. This is because the changes have been made to ensure conformity with the Cheshire West and Chester Local Plan and updated NPPF, and reflect the latest housing evidence. The majority of the Neighbourhood Plan and its policies remain unchanged, and the updated Neighbourhood Plan makes no allocations. Details of the changes to the original Neighbourhood Plan can be viewed as a supporting document to this update.

The updated Tattenhall and District Neighbourhood Plan will be submitted to Cheshire West and Chester Council for examination, along with an updated Consultation Statement detailing the consultation which has taken place on the draft updated Neighbourhood Plan, and an updated Basic Conditions Statement highlighting how the updated policies remain in general conformity with local and national policies and how they have contributed to sustainable development.

Constitution

In 2019, on the 5th anniversary of the Plan, a Committee of the Parish Council, the Qualifying Body, was convened to undertake the first 5 year Plan review in accordance with Cheshire West and Chester council's neighbourhood planning guidance. The SARS-CoV-2 pandemic of 2020 prevented Committee meetings and significantly delayed the review. The Committee was reformed as a Working Group, including Parish Councillors, local residents, landowners and businesses. All meetings were subsequently held virtually.

Designated Area review

The Parish boundary changed in 2018 and a change to the Neighbourhood Plan designated area was recommended to and accepted by the Parish Council, so that the Plan and Parish areas remain the same.

Policy performance against stated Objectives

Using the 8 stated objectives, the review group identified a number of indicators against which the performance of the Plan and its policies could be measured.

In addition, CWAC Local Plan (Part 2) monitoring framework^{iv} contains its own indicators, many of which are relevant to Tattenhall and were used.

The main sources of data were planning applications from the CWAC website^v using the search tool and the CWAC annual monitoring reports.

The Neighbourhood Plan Monitoring Report (Appendix 1) was compiled and used to inform recommended changes to the Plan policies. In summary, the conclusions and recommendations are:

Objective 1 has been partially met. The plan has been successful in limiting the size of housing developments to 30 or fewer, most notably in April 2017 when appeals were dismissed for proposed construction of 329 houses on three sites. -The Plan has, nevertheless, enabled small-scale developments and the target of at least 250 dwellings by 2030 set in the Local Plan has already been surpassed. Affordable housing has fallen short of the 35% target of the Plan.

Recommendation: **Amend** Policy 1 to be in general conformity with the Local plan Policy SOC1 and to facilitate meeting identified local affordable housing need so that it remains an affordable dwelling for local people in perpetuity.

Objective 2 is being supported by the plan.

Recommendation: **No change** necessary to existing policy.

Objective 3 is being supported by the Plan.

Recommendation: **No change** necessary to existing policy.

Objective 4 Little evidence for objective being met by policies.

Recommendation: **Consideration** should be given to ways to strengthen Policy 3 to make the policies 'encouraging' rather than 'supportive'.

Objective 5 No evidence that the Objective has been advanced by the plan policies. The related policies remain aspirational.

Recommendation: **Consideration** should be given for policies to support better cycling provision, such as cycle racks in the village centre and improved cycle ways between Newton, Gatesheath and Tattenhall.

Objective 6 is being supported by the policies.

Recommendation: **No change** necessary to existing policy.

Objective 7 is supported by Plan policies, but climate change, green energy and carbon neutrality are omissions and not explicit in the Objective.

Original Plan has partially met Objective 7 through the Village Design Statement.

Recommendation: Consider update to Village Design Statement to prevent progressive weakening due to being increasingly out-of-date. Consideration should be given to strengthen policies to prevent further loss of green space, re-provision of lost open space and support schemes to protect the environment including green-energy supply.

Objective 8 No evidence that the objective is being met.

Recommendation: Consideration should be given to a policy to require developers to have thorough and detailed discussions with the Parish Council before submitting planning applications and to keep the Council updated on the applications and developments progress.

Tattenhall Village Design Statement review

A review of the Village Design Statement (2009) was undertaken because of its age and because, although an integral part of the original Neighbourhood Plan through Policy 2, there was evidence that the policies were not given enough weight during the planning process. The Ministry of Housing Communities & Local Government published in October 2019 the National Design Guide and subsequently in January 2021 the National Model Design Code. The Review Working Group recommended to replace the design statement with a design code. With the assistance of AECOM, commissioned by CWAC, the Tattenhall and District Design Code has been produced to integrate with the reviewed Neighbourhood Plan replacing the Village design statement.

APPENDIX 1

Planning Applications 2010-2019

Search Methodology:

Planning applications for Tattenhall Parish dating from 01/01/2010 up to and including 31/12/2019 were reviewed.

Advanced searches were completed by calendar year and date of planning officer's decision. Withdrawn applications were not included.

Application types included were: Full (/FUL), Outline (/OUT); Approval of Reserved Matters; (/REM) and Variation of Conditions (/S73).

Cross reference with the CWAC Annual Monitoring reports (including 2019) identified a few applications which were not discoverable using the search engine with these criteria.

Meaningful review was only possible where planning officer reports were available. In some cases, reports from appeals were available. Some reports were made available after request to the Planning Department directly.

Data was recorded in an Excel workbook

A total of 250 applications were analysed, 86 received before and 164 after the Neighbourhood plan was made in Jun 2014: summary data Appendix.

Overview

	Before TDNP	After TDNP	All
Total applications reviewed	86	164	250
Officer's report not available	1	49	50
Permission refused	14	12	26
Appeals	5	7	12
SoS decisions*			3
C3/C2 s/c housing units total in application	618	311	929

C3/C2 s/c completed/underway/permission	233	134	367
C2 housing units total in application	166	121	287
C2 completed/underway/permission	0	0	0
Applications for development > 30 units	5	0	5
Applications for development refused because >30 units	3	0	3
Number units in applications per year	153	68	106
Affordable data needed			

*All 3 decisions by SoS were after TDNP was made, but the applications were received and decided by planning officers before

After the TDNP was made, June 2014:

In the 115 available planning officer's reports:

- TDNP plan policies were not referenced in 84
- Accordance with TDNP policies in 30
- Non-accordance TDNP policies in 1

Village Design Statement (VDS)^{vi}, adopted in 2009, was a statutory Planning document throughout the monitoring period. Full accordance with the VDS is required in Policy 2 of the TDNP. The VDS may itself be the subject of review.

For the whole reference period 2010-2019:

In the 200 available planning officer's reports

- VDS was not referenced in 172
- Accordance with VDS policies in 14
- Non-accordance VDS policies in 4

In 12 appeals, the Inspector:

- TDNP plan policies were not referenced in 3
- Accordance with TDNP policies in 7
- Non-accordance TDNP policies in 2
- Did not reference the VDS in 7
- Accordance with VDS policies in 3
- Non-accordance VDS policies in 2

In 3 appeals answered by the Secretary of State, DCLG (SoS)

- Non-accordance with TDNP policies 3
- The VDS was not referenced

Summary

With 20% of planning officer reports not available monitoring must be considered based on a sample albeit big enough to be meaningful.

TDNP policies were routinely ignored by planning officers.

The TDNP was not referenced in 84/118 (71%) planning officer reports

Appeals Inspectors failed to mention the TDNP in 2/11 (18%) reports, both after the TDNP was made.

Little weight was afforded to the VDS.

The VDS was not referenced, not even listed in relevant planning documents, in 172/200 (86%) of planning officer reports.

Appeals inspectors did not reference the VDS in 7/12 (58%).

The TDNP development stage, 2011 – 2012, was associated with applications for developments comprising large numbers of houses, a total of 652 houses in 2012 alone. It is hard to avoid the conclusion that the developers were pre-empting the plan.

TDNP and VDS policies are of no value if they are ignored at the planning stage.

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APPENDIX 2

Tattenhall Neighbourhood Development Plan Monitoring Framework

	NP Policy	NP indicator [and source]	Target	
OBJECTIVE 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall				
	1a Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030	Number of developments involving over 30 homes 2014-2030 [CWAC Housing Land Monitor reports] [Planning application monitoring]	Zero	
	1b Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.	Number exception sites completed within the hamlets of Gatesheath and Newton-by-Tattenhall 2014-2030 [CWAC Housing Land Monitor reports] [Planning application monitoring]	n/a	
	1c Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.	Number of affordable housing completions in monitoring year with a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable in perpetuity. [CWAC Housing Land Monitor reports] [Planning application monitoring]	35% of homes built	
OBJECTIVE 2 Sensitive development which protects and enriches the landscape and built setting				
	1d Respect and, where possible, enhance the natural, built and historic environment.	Number of planning applications for householder development refused due to DM 2 – impacts on residential amenity. [Planning application monitoring]	n/a	
	1e Maintain Tattenhall village's strong and established sense of place.	Number of planning applications for householder development refused quoting policy 1e. [Planning application monitoring]	n/a	
		Quality of place [CWAC Quality of Place report]	Improvement from baseline established 2014	
OBJECTIVE 3 Sustaining and improving excellent local facilities for existing and new residents				
	4a Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops	Number of new of local shops and related commercial services [Planning application monitoring]	n/a	

	and related commercial services for the local community will be allowed.			
	4b The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.	Loss of existing shops and related commercial services [Planning application monitoring]	No loss	
OBJECTIVE 4 Strengthening and supporting economic activity				
	3a The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish will be supported.	Number of conversions of existing buildings and the small- scale expansion of existing employment premises [Planning application monitoring]	n/a	
		Number of new camping and glamping sites [Planning application monitoring]		
	3b Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets will be supported.	Number of new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets [Planning application monitoring]	n/a	
	3c All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.	Number new developments refused quoting non-compliance 3c. [Planning application monitoring]	n/a	
OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity				
	5a Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.	Planning permissions determined not in accordance with policy [Planning application monitoring]	Zero	
	5b Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.	No indicator [narrative only]		
	5c Make provision for high-speed broadband to serve it [should this be 'IT'].	Proportion of new build developments with high-speed broadband connection. [Planning application monitoring] [Bolesworth Estate]	100%	
	5d High Speed Broadband - Development of new, high- speed broadband infrastructure to serve the parish will be supported	Proportion of properties in the Area with broadband connection.	Increase from baseline established in 2014	

		[narrative – Openreach installation had little to do with the NP]		
	5e Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.	Number/proportion of schemes that do not meet parking standards [Planning application monitoring] [CWAC AMR]	Zero	
OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth				
	2a Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place	No indicator		
	2b Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts	No indicator		
	2c Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath	Number new developments refused quoting non-compliance 2c.[Planning application monitoring]	n/a	
	2d Fully accords with the Tattenhall Village Design Statement	Number new developments refused or altered quoting non-compliance 2d. [Planning application monitoring]	n/a	
		Number of new developments compliant Tattenhall Village Design Statement [Planning application monitoring]	100%	
OBJECTIVE 7 Protect green-space, the landscape and support nature conservation				
	2e Respects local landscape quality ensuring that views and vistas are maintained wherever possible	Number new developments refused on landscaping including views/vistas. [Planning application monitoring] [CW&C Character Assessment]	n/a	
	2f Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation	Number of developments with evidence for improved environmental performance [CW&C housing and land monitor] [CWAC Building Control]	100%	
	6a Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors	Number and type of new built developments on greenfield land contrary to policy 6c. [Planning application monitoring]	Zero	
		Number of new habitats with the creation of	Increase from baseline established in 2014	

		ponds, hedgerows and tree belts [Planning application monitoring]		
	6b Respect local landscape character by reference to the Village Design Statement	Proportion of new build developments where the VDS was referenced. [Planning application monitoring]	100%	
		Landscape change [CW&C landscape assessment]	Improvement from baseline 2014	
	6c Support the creation of a network of green- spaces for sport and outdoor recreation	Change in capacity of playing pitches.[CWAC Playing Pitch Strategy annual review]	Reduce Quantitative shortfalls in pitch stock from baseline figures.	
OBJECTIVE 8 Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development				
		Provide evidence of community involvement in the monitoring and review of the Neighbourhood Plan as well as development delivery	n/a	

ⁱ <http://www.bailii.org/ew/cases/EWHC/Admin/2014/1470.html>

ⁱⁱ http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/adopted_cwac_lp/lp_1_adopted?pointId=3252243

ⁱⁱⁱ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

^{iv} https://cheshirewestandchester.objective.co.uk/portal/cwc_ldf/adopted_cwac_lp/parttwo_adopted?pointId=s1561545628433#section-s1561545628433

^v <https://pa.cheshirewestandchester.gov.uk/online-applications/search.do?action=advanced&searchType=Application>

^{vi} <https://tattenhallpc.co.uk/wp-content/uploads/2018/03/Village-Design-Statement-2009.pdf>