

# Tattenhall & District Neighbourhood Plan Review

## Draft Revised Policies 1<sup>st</sup> March 2023

### 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 emerging 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 Cheshire West and Chester Local Plan will 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 [a target of 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<sup>4</sup>. 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 bed roomed 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 [Plan](#) 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 [emerging-original](#) Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- |  |            |
|--|------------|
| • 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 |
| • Comply with the Village Design Statement             | 88% agreed |
| • Be limited to 25 new homes over the next 5 years     | 28% agreed |
| • Be limited to 26-50 new homes over the next 5 years  | 52% agreed |
| • Be limited to 51-100 new homes over the next 5 years | 19% agreed |
| • Use brownfield sites as a priority                   | 94% agreed |

## **POLICY 1**

To enable managed housing growth in the Parish:

1. Proposals involving up to and not exceeding 30 homes on any one site will be allowed within the settlement boundary of Tattenhall, to meet the housing requirements established in the Cheshire West and Chester Local Plan. Proposals outside the settlement boundary of Tattenhall must comply with Local Plan policies STRAT9, SOC2 and DM24.

Housing proposals of 3 or more dwellings should:

2. 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.
3. For proposals which have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more, must include at least 30% affordable housing. Provision of affordable houses must otherwise comply with SOC 1. Affordable housing provision will be sought on site unless there are exceptional circumstances which can be demonstrated to justify off-site contributions. Any off-site contributions must go towards the provision of affordable housing in Tattenhall Neighbourhood Plan Area in the first instance and the allocation of funding must be discussed with the Parish Council.
4. Respect and, where possible, enhance the natural, built and historic environment.
5. Maintain Tattenhall's strong and established sense of place.

## **Local Character Justification and Evidence**

The landscape surrounding Tattenhall retains a significant historic character. Areas bordering the north, north-west and north-east of the village are classified as 'Ancient Field Systems' or 'Medieval Townfields' by the Cheshire Historic Landscape Characterisation. These areas contribute to local distinctiveness and the retention of their character is a key element in achieving sustainable development.

Whilst agriculture remains the principal land use in Tattenhall, the character of the local landscape is also defined by its buildings, several of which have been listed for their special architectural or historic interest. Today the village of Tattenhall is one of the most attractive

and least spoilt of the larger villages in south west Cheshire. Much of the village is now designated a Conservation Area and is well defined, radiating out from the centre. It is essential that these qualities are protected. The historic assets in the area are shown on the built historic environment designations map.

A significant amount of local work has taken place to identify the features that make Tattenhall unique. [After comprehensive consultation, the community published the Tattenhall Village Design Statement in 2009 with recommendations based on a detailed understanding of the village's landscape setting, its shape and grain and the style and nature of its buildings. The Tattenhall & District Design Code 2023 describes the distinctive surroundings and character of the District, based on clear guidance from the community that all new developments must follow to be successfully accommodated into the Parish.](#)~~In 2009 the community published the Tattenhall Village Design Statement, founded on a detailed understanding of the village's landscape setting, its shape and grain and the style and nature of its buildings. The Village Design Statement describes the distinctive surroundings and character of the District, with clear guidance that all new developments must follow to be successfully accommodated into the Parish.~~ Standard designs will not be acceptable.

[The successful and busy village centre is a very](#) ~~A successful and thriving commercial village centre is a very~~ positive attribute of Tattenhall which inevitably and understandably results in the need for signage. Whilst ensuring that businesses are clearly visible, it is important that this is managed to avoid an unacceptable proliferation of signage that could undermine local amenity.

There has been concern locally about the loss of trees with amenity value within the village. Such trees contribute significantly to the attractiveness of the village and every effort should be made to retain them. All new development, as well as incorporating new tree planting and landscaping, schemes, should be designed to safeguard any existing significant trees including allowing sufficient distance between them and new buildings to avoid later pressure for their removal.

Tattenhall should only receive the very best, attractive and sustainable development. [Building for a Healthy Life](#)~~Building for a Healthy Life 12~~, a Government-backed industry standard for well designed homes and neighbourhoods can help ensure that this is the case. [Building for a Healthy Life](#) ~~Building for a Healthy Life 12~~ sets out ~~twelve~~ [the](#) criteria to assess the quality of a development scheme. Proposals coming forward in Tattenhall should be exemplary, ideally scoring twelve out of twelve greens when assessed against these criteria.

Tattenhall and the surrounding rural area experiences some of the highest rates of fuel poverty and energy consumption in the wider Cheshire West and Chester area, whilst a number of properties are still supplied by fuel oil as a result of being off the main energy supply network. It is essential that all communities take action in their local area wherever possible to tackle the national and global issue of climate change. In this context it is therefore essential that steps are taken to encourage developments that are more energy efficient and make use of opportunities to use green sources of energy wherever possible.

## Community Feedback

Consultation on the [emerging original](#) Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Match the grain and quality of the Village Design Statement Character Zones 93% agreed
- Not spoil the views into and out of the village and parish 94% agreed
- Enhance the Character Zones as detailed in the Tattenhall Village Design Statement 90% agreed
- Be at a measured pace to enable infrastructure expansion 91% agreed
- Minimise impact on woodland, hedges, ponds, streams, verges and geological features 96% agreed
- Ensure boundaries respect/reflect local tradition/ materials 93% agreed
- Include native Cheshire species in landscaping 92% agreed
- [Minimise unnecessary tree felling](#) 94% agreed

## **POLICY 2**

Development will be supported where it:

1. 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
2. Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts.
3. Does not erode, beyond the curtilage of existing residential property, the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath
4. Can demonstrate consideration of and full accordance with the Tattenhall and District Design Code (2022) or any updated version. This may include (but is not limited to) construction, design, energy efficiency and landscaping.
5. Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix ? )
6. 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.

For new developments:

7. Planning applications for new dwellings, must clearly demonstrate how they have incorporated appropriate measures to secure and enhance the connectivity of the Mill Brook and Keysbrook and other wildlife corridors where appropriate.
8. Development proposals must clearly demonstrate how they will provide a net gain in biodiversity using the latest DEFRA metric calculation.
9. Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village
10. The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal. Where there is a loss of trees they should be replaced at the ratio of 2 for 1.
11. Appropriate development which increases the number of native tree species will be supported.
12. Proposals should be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland.

Tattenhall Parish has a vibrant economy [which the Plan will seek to revitalise](#). Historically farming has been the key driver behind the prosperity of the parish, but in line with experiences seen across the British countryside the Parish has seen significant socio- economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, with many farm buildings now converted to other uses.

Over the past fifty years, rural settlements have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the town or city. This has led to a significant population growth in rural locations, such as Tattenhall, which are in close proximity to major urban areas.

The limited availability of workspace and jobs in rural communities can further encourage local people of working age to leave the area, and prevent people of working age from moving in. This loss of the working age population has social as well as economic consequences. Communities where there is a daily exodus of people of working age can also struggle to provide the viable conditions for many community services and facilities.

Tattenhall however, is recognised as an excellent example of a community that has successfully developed a high level of local workspace. Its diverse and sustainable local business community continues to grow and support the local economy. Many different types of businesses have located within the Parish, from offices within converted rural buildings and new build developments, to small scale manufacturing and workshop space.

Accompanying the Parish's employment opportunities is a significant leisure and tourism offer, including a 300 berth canal marina and the Cheshire Farm Ice Cream, which is one of the most popular visitor attractions in Cheshire with over 300,000 visitors a year. In 2012 Tattenhall was the winner of the Community Pride award and runner up in the Community Spirit competition.

The Neighbourhood Plan sets out to maintain and encourage the Parish's [thriving](#) local economy to support the on-going sustainability of the community. It will support the sustainable growth of all types of businesses and enterprise in the Parish, rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside.

### Community Feedback

Consultation on the [emerging original](#) Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- |  |            |
|--|------------|
| • Work alongside existing, thriving businesses                     | 94% agreed |
| • Be considered on merit   | 91% agreed |
| • Support business out in the countryside                          | 88% agreed |
| • Extend rural land use  | 86% agreed |
| • Encourage employment/apprenticeships for local people            | 93% agreed |
| • <a href="#">Encourage the installation of a high street bank</a> | 90% agreed |

### Policy 3

1. The following types of employment development will be supported: The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish.
2. Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.
3. All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, safeguard residential amenity and road safety, and demonstrate consideration of and accordance with the Tattenhall and District Design Code (2022) or any updated version.



## Local Facilities

### Justification and Evidence

~~With increasing mobility the viability of many rural services has declined significantly over the past fifty years. Many villages closer to Chester have a poor range of retail services, as local residents increasingly use the larger retail outlets located on the periphery of the city. In Tattenhall, retail services have also declined. Premises have changed ownership and it seems that the propensity is towards services rather than retail with several former retail outlets no longer providing goods to the public. With the building of many new houses comes the issue that Tattenhall could become a dormitory village as many of these residents may not use the local facilities but those closer to where they work. With increasing mobility the viability of many rural services has declined significantly over the past fifty years. Many villages closer to Chester have a poor range of retail services, as local residents increasingly use the larger retail outlets located on the periphery of the city. In Tattenhall, however, retail services have been largely maintained. Greater distance from the city, an increasing population, together with a highly competitive range of shops, have ensured retail survival, and although premises occasionally change ownership, the range of services in the village is good and patronage by residents is high.~~

At present Tattenhall's retail facilities include a Post Office, a dispensing chemist, ~~a butcher,~~ a newsagents, ~~three-one~~ hairdressers, a ~~cafe and delicatessen~~ coffee house, a general store and a fish and chip shop. Other services are also provided within these outlets, such as dry cleaning, cash machine, ~~and~~ banking services ~~and shoe repairs~~. A farm shop is located on Newton Lane ~~and the local facilities are complemented by two restaurants, Indian and Chinese, and two public houses located within the village. At the last count there were over forty clubs and societies in the Parish, whilst a wide range of sporting facilities is offered at Sport Tattenhall Recreation Club. These facilities are complemented by six restaurants and public houses located within the village and wider Parish.~~

~~There are over forty clubs and societies in the Parish, whilst a wide range of sporting facilities are offered at the (Sport) Tattenhall Recreation Club. Cheshire West and Chester Council operates the Village Library, which is situated at the Tattenhall Park Primary School, whilst a bowling green, located in the heart of the village behind the Sportsman's Arms public house, is regularly used during the summer months. The newly refurbished Barbour Institute and the Parish Church are regularly used as venues for events, meetings, concerts, musical gatherings and arts festivals. The site of the former Roman Catholic Church has been vacant for a number of years but there is no clear vision for this area, if not used for worship in the future, offers a potential site for additional local facilities.~~

Open spaces include the Park ~~(albeit a much reduced area with fencing around the school playing field denying access to the public)~~ with its children's play area, Sport Tattenhall and its indoor and outdoor sporting facilities, the Millennium Mile and other footpaths that lead into the wider countryside. ~~The Spinney (an area of woodland owned by the Parish Council) has been developed into a pleasant area for walking and outdoor activities. A rollerblade and skateboard centre, The Boneyard, is situated in Newton-by-Tattenhall. The Boneyard, is situated in Newton-by-Tattenhall.~~

To promote the on-going prosperity of the Parish it is essential that Tattenhall retains and provides local services that will sustain the vitality of the community and encourage local spending. The receipts received from New Homes Bonus and Community Infrastructure Levy will be used to deliver new community infrastructure, and, where necessary, planning obligations will be used to address the impacts of development proposals. Occasionally, development will offer substantial opportunities to enhance existing infrastructure, ~~such as distributing mains gas to parts of the village that are currently off-grid~~. Where such improvements are made as part of new development proposals, this will be seen as a positive benefit.

### Community Feedback

Consultation on the [emerging-original](#) Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Support or enhance existing services and facilities (including GP surgery, school, sports, community buildings) 97% agreed
- Show how it will contribute to increasing service capacity 94% agreed
- Provide easy, safe access to facilities and services 93% agreed
- Engage with voluntary and community services 91% agreed
- Provide facilities for young people 91% agreed
- [Encourage community involvement](#) 90% agreed

#### Policy 4

1. Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission.
2. Where new development proposals bring new utility services to parts of the village that currently are not served by them, this will be seen as a positive benefit.
3. Appropriate development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.

## Transport and Communications

### Justification and Evidence

Tattenhall is a rural Parish and there are no major roads within its [boundary](#). The busy A41 Chester to Whitchurch road borders the community, [three access roads to the village centre running off it, with three turnings off this highway into the village centre. Traffic flow increases during the summer months and at most weekends through the year as visitors access the Cheshire Ice Cream Farm and walkers the Sandstone Ridge at Burwardsley. Traffic flow increases during the summer months and at many weekends throughout the year, as coaches and other motor vehicles pass through the village to the Ice Cream Farm, Sandstone Ridge and the Candle Factory Workshops in Higher Burwardsley. The village can become particularly congested during periods of peak travel and school/nursery pick up and drop off times. The village centre can become particularly congested during periods of peak travel.](#) HGVs and a lack of dedicated car parking provision can contribute to this issue.

Public transport provision in the Parish is barely adequate, with the only regular bus service travelling to Chester, Malpas and Whitchurch. [During school terms, buses are also used to convey schoolchildren to and from the local High Schools and 6th form colleges. There is little service for evening and late-night use. During school terms, buses are also used to convey students to the local High School and Colleges. For most people living in the Parish, however, the car has become the principal mode of transport, even for some of the shortest journeys. For the most part however, people's principal mode of transport in the Parish is the car, even for some of the shortest journeys. Better footpaths and public rights of ways connecting the main village with the Parish's hamlets are needed and would help to address this issue. A new footpath has been laid from the village on Tattenhall Road to the new housing estate in Newton-by-Tattenhall. This gives walkers partial access to the Ice Cream Farm but does not continue along Newton Lane to the site. We still need better footpaths and public rights of way connecting the main village with all hamlets within the Parish.](#) Tattenhall Road Railway Station closed in 1966 and it is a community goal to see it re-opened to provide access to the wider national rail network and a major alternative to car travel.



~~Broadband internet connections are slow in the Parish. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a key means of communication in a rural area. High-speed broadband will help to address these issues and brings with it a range of new opportunities, such as better remote and home working and access to more on-line applications and services. In a time when the internet and digital media is continuing to grow as an important means of communication the provision of fast broadband is a key asset to attract new businesses into the Parish and improve the wellbeing of its residents. Superfast Fibre Broadband is now available in the village but connectivity is still poor in the surrounding areas. This affects the ability of residents to access information and the performance of businesses that rely on Broadband as a key means of communication in a rural area.~~

## Community Feedback

Consultation on the ~~emerging~~original Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- |   |            |
|---|------------|
| • Include local traffic repercussions and mitigations           | 95% agreed |
| • Show how pedestrian and cycle facilities will be improved     | 94% agreed |
| • Improve footpaths/bridleways to surrounding hamlets           | 91% agreed |
| • Improve public transport, look to re-open the railway station | 83% agreed |
| • Work to improve high-speed broadband provision                | 87% agreed |

### Policy 5

Development should:

1. 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 and congestion will not be permitted
2. Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.
3. Make provision for high-speed broadband to serve it.

High Speed Broadband:

4. Development of new, high-speed broadband infrastructure to serve the parish will be supported

Car Parking in Tattenhall Village Centre:

5. Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.

## Appendix

### Affordable housing Tattenhall Service Centre 2010 – 2030

Year of application	Site	Ref	Total built	No. affordable in application	No. affordable built
2012	Frog Hall Farm	10/12466/FUL	95	20	20
	Land Rear Of 2 To 36 Harding Avenue	12/04702/OUT	60	21	21
2013	Land At Smithfields Tattenhall Chester Cheshire	13/04268/OUT	28	9	9
2017	Land At Chester Road	17/04645/OUT	30	10	9
2017	Tattenhall Retirement Village	17/03066/S73	56	0	0
<b>Total</b>			269	60	59

### Affordable housing Tattenhall Rural area 2010 – 2030

Year of application	Site	Ref	Total built	No. affordable in appl	No. affordable built
2012	The Oak Room	12/02283/FUL	31	6	6
2013	Blackham Reclamation	13/02120/OUT	25	Off-site provision S106 payment to CWAC	0
2015	The Oak Room	15/03391/FUL	5	5	5
<b>Total</b>			61	11	11