

## Tattenhall & District Neighbourhood Plan Review

### Policy changes and additions July, 2023

| Existing Policies   | Proposed changes   |
|---|--|
| <p><b>POLICY 1</b><br/>To enable managed housing growth in the Parish:<br/>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;]</p>  | <p><b>Replace with:</b><br/>To enable managed housing growth in the Parish:</p> <p>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 CWaC Local Plan. Proposals outside the settlement boundary of Tattenhall must comply with Local Plan policies STRAT9, SOC2 and DM24.</p> |
| <p>Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.</p> <p>Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or affordable housing-led 'exceptions' schemes. 'Exceptions' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30% in any individual scheme</p> | <p><b>Remove</b> this element of Policy 1 to conform with Local Pan</p>  |

| Existing Policies   | Proposed changes  |
|---|---|
| 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 S1065 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity. | <p>Housing proposals of 3 or more dwellings should:</p> <p>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.</p> <p>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.</p> |
| Respect and, where possible, enhance the natural, built and historic environment.   | <b>No change</b>  |
| Maintain Tattenhall's strong and established sense of place.  | <b>No change</b>  |
| <p><b>POLICY 2</b></p> <p>Development will be supported where it:</p> <p>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</p>  | <b>No change</b>  |
| Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts   | <b>No change</b>  |
| Does not <a href="#">[unacceptably]</a> erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath   | <p><b>Replace with:</b></p> <p>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</p>   |
| Fully accords with the <a href="#">[Tattenhall Village Design Statement]</a>  | 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.  |

| Existing Policies  | Proposed changes  |
|--|---|
| Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)  | <b>No change</b>  |
| 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                             | <b>No change</b>  |
|  | <b>Add:</b><br>Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure and enhance the connectivity of the Mill Brook wildlife corridor where appropriate. |
|  | <b>Add</b><br>Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity using the latest DEFRA metric calculation  |
| <b>Development that does not meet these criteria will not be permitted.</b>  | <b>Replace with:</b><br>For new developments:   |
| In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in <a href="#">[Building for Life]</a> . | <b>Remove</b><br>The design code covers this  |
| Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.   | <b>No change</b>  |

| Existing Policies   | Proposed changes   |
|---|--|
| <p>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.</p>                              | <p><b>Replace with:</b><br/> 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.</p> <p>Appropriate development which increases the number of native tree species will be supported.</p> <p>Proposals should be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland.</p> |
| <p><b>Policy 3</b><br/> The following types of employment development will be supported:</p> <p>The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish.</p>  | <p><b>No change</b></p>  |
| <p>Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.</p>  | <p><b>No change</b></p>  |
| <p>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.</p>   | <p><b>Replace with:</b><br/> 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 (2023) or any updated version.</p>  |
| <p><b>Policy 4</b><br/> 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.</p> | <p><b>No change</b></p>  |

| Existing Policies   | Proposed changes  |
|---|---|
| Where new development proposals bring new utility services <a href="#">[(particularly mains gas)]</a> to parts of the village that currently are not served by them, this will be seen as a positive benefit.   | <b>Replace with:</b><br>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.  |
| 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.  | <b>Replace with:</b><br>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.<br><br>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.<br><br>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 supported. |
| 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.   | <b>Replace with:</b><br>Change of use of shops and related commercial services for the local community which require planning permission will be resisted unless it can be demonstrated any replacement use will provide equal or greater benefits to the community. Proposals must demonstrate that the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least twelve months without an appropriate offer being received.   |
| <b>Policy 5</b><br>Development should:<br><br>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. | <b>No change</b>  |
| Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.  | <b>No change</b>  |

| Existing Policies  | Proposed changes  |
|--|---|
| <p>Make provision for high-speed broadband to serve it.<br/>High Speed Broadband - Development of new, high- speed broadband infrastructure to serve the parish will be supported</p>  | <p><b>No change</b></p>   |
| <p>Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.</p>                         | <p><b>No change</b></p>   |
| <p><b>Policy 6</b><br/>The areas listed below are designated ‘ Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated:</p> | <p><b>LOCAL GREEN SPACES</b><br/>Sites listed in the original plan have been retained wherever justification was identified. Sites of Sport, Recreation and Amenity Value as well as Designated Local Wildlife Sites have been incorporated into the list of Local Green Spaces. All listed spaces have been characterized (including maps) and justification has been added.<br/>The following table lists any changes or additions.</p> |

## Changes Policy 6

|     | Existing Policies   |    | Proposed changes                 |
|-----|---|----|----------------------------------|
| a   | <b>SITES OF OPEN SPACE VALUE</b>  |    | <b>LOCAL GREEN SPACES</b>        |
| a1  | Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane                         | 1  | <b>Retained</b>                  |
| a2  | Land in the Centre of Covert Rise Estate with willow trees  | 2  | <b>Retained</b>                  |
| a3  | Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community | 3  | <b>Retained</b>                  |
| a4  | Land adjacent to the Spinney and Millbrook End  | 16 | <b>Retained</b>                  |
| a5  | Land enclosed within the curtilage of Rean Meadow   | 4  | <b>Retained</b>                  |
| a6  | Land, with trees on the corner of Smithfields and Harding Avenue                                  |    | <b>Removed, no justification</b> |
| a7  | Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue     |    | <b>Removed, no justification</b> |
| a8  | Land on right hand side of Park Avenue backing onto Rean Meadow                                   |    | <b>Removed, no justification</b> |
| a9  | Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)                          |    | <b>Removed, no justification</b> |
| a10 | Land on High Street at entrance to <a href="#">[Millbrook Park estate]</a>                        |    | <b>Removed, no justification</b> |
| a11 | Land on High Street at entrance to Newall/Breen Close   |    | <b>Removed, no justification</b> |

|          | Existing Policies  |          | Proposed changes  |
|----------|--|----------|---|
| a12      | Open spaces within Oaklands, Greenlands, Rookery Drive areas | 5        | Open spaces within Greenlands housing estate                        |
| a13      | Land in front of, and to rear of, Grakle Croft properties    |          | <b>Removed, no justification</b>                                    |
| a14      | Land at entrance to, and along, Raven-sholme Lane            |          | <b>Removed, no justification</b>                                    |
| a15      | Land on Castlefields   | 7        | <b>Removed, no justification</b>                                    |
|          |  | 6        | <b>Addition</b><br>Youth Shelter                                    |
|          |  | 7        | <b>Addition</b><br>Grassed land with ponds on Shire Way             |
| <b>b</b> | <b>SITES OF SPORT, RECREATION AND AMENITY VALUE</b>          |          |   |
| b1       | Castlefields play area                                       | 8        | <b>Retained</b>   |
| b2       | The Park playing field                                       | 9        | <b>Retained</b>   |
| b3       | Sport Tattenhall playing fields (Recreation Club)            | 10       |   |
| b4       | Allotments on Rocky Lane and at Gatesheath                   | 11<br>12 | <b>Retained</b>   |
| <b>c</b> | <b>SITES OF NATURE CONSERVATION VALUE</b>                    |          |   |
| c1       | The Mill Brook Wildlife Corridor                             | 13       | <b>Addition</b><br>The Mill Brook and Keys Brook Wildlife Corridors |
| c2       | Jubilee Wood   | 14       | <b>Addition</b><br>Jubilee Wood and Memorial Wood                   |
| c3       | Glebe Meadow   | 15       | <b>Retained</b>   |

|     | Existing Policies  |    | Proposed changes                                      |
|-----|--|----|---|
| c4  | Barn Field (land behind flats at Raven-sholme Court)     | 16 | <b>Retained</b>                                       |
| c5  | Land bounded by Barn Field, Glebe Meadow and the Spinney | 17 | <b>Retained</b>                                       |
| c6  | The Spinney  | 18 | <b>Retained</b>                                       |
| c7  | Mill Field   | 19 | <b>Retained</b>                                       |
| c8  | Disused railway line between Chester Road and Frog Lane  | 20 | <b>Retained</b>                                       |
| c9  | Entrance to and field in front of Tattenhall Hall        | 21 | <b>Retained</b>                                       |
| c10 | Allotment Pond, Rocky Lane                               | 11 | <b>Retained</b>                                       |
| c11 | Land within curtilage of Tattenhall Marina               | 20 | <b>Retained</b>                                       |
|     |  | 23 | <b>Addition</b><br>Canal bank west of Red Lane bridge |
|     |  | 24 | <b>Addition</b><br>Bank of River Gowy                 |
|     |  | 25 | <b>Addition</b><br>Bank of Crimes Brook               |

### Views and Vistas

There are no changes proposed. Each has description and justification added with a new map.

| Number | Description   |
|--------|---|
| 1      | Glimpsed views to the church across the park  |
| 2      | The landscaped setting of the church and churchyard   |
| 3      | Views to Tattenhall Hall across the Mill Field and the public footpath behind the modern housing  |
| 4      | The landscape setting in front of and to the side of Tattenhall Hall  |
| 5      | Views to the Rookery from the Millennium Mile footpath and churchyard   |
| 6      | The visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane   |
| 7      | The views across the fields from Chester Road to Brook Hall   |
| 8      | The visual setting of the Righi – its open setting looking over fields  |
| 9      | Views to Bolesworth Castle and the setting of its gatehouse   |
| 10     | Glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff public house   |
| 11     | The sequential view stretching from the eastern edge of the conservation area from Burwardsley Road to Tattenhall Hall. In particular from Sport Tattenhall and Flacca Court towards the Sandstone Ridge and Bolesworth Castle. |
| 12     | Boundary edge dividing cottages on one side of the small lane leading to Mill Bank  |

|    |   |
|----|---|
| 13 | Views from the edge of the conservation area towards Beeston Castle, the Peckforton Hills and Bolesworth Castle |
| 14 | Boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road       |
| 15 | Views from the disused railway line to the village and the Peckforton Hills and Sandstone Ridge                 |
| 16 | Views from Gatesheath & Newton to the Peckforton Hills and Sandstone Ridge.                                     |