

Notes of Tattenhall Neighbourhood Plan Review Working Group Held virtually via ZOOM 21st June 2023.

PRESENT

Chairman: Iain Keeping

Lucy Hughes (CCA)

Caryl Roberts

Ian Waddington

Ann Wright (Clerk).

Public – 0

Apologies

Adele Evans

Peter Weston

Declaration of Interests

None declared.

Notes of Previous Meetings

The group agreed the notes of the meeting held on the 31st May 2023.

Public Participation

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

Design Code

An amended version of the Design Code had been circulated, 3 typos had been identified and will be forwarded to Aecom for correction.

It was noted View 4 had still not been included on the map (page 20), although it was noted it was mentioned elsewhere in the document and in the Neighbourhood Plan it was agreed to ask for it to be included.

It was also noted there was reference to the Tailors shop which no longer exists, it was agreed to ask that this be updated.

It was noted the next steps will be for the Parish Council to agree the document.

Neighbourhood Plan Review

It was noted Lucy is waiting for the updated Housing Needs Survey to amend the evidence/justification for Policy 1.

The Group reviewed the updated Views & Vistas noting all 16 now have written justifications.

It was noted a recent Examiners report on Ince's Plan had said you could not use the word 'preserve' as it is too restrictive, views should be respected or enhanced.

It was agreed to identify 2 views for number 7 and adjust the positioning on the map.

The Group considered comments submitted by CW&C Cllr Mike Jones.

- It was agreed to include a sentence about farm diversification.
- It was agreed to include the following regarding the Sandstone Ridge's possible listing as an Area of Outstanding Natural Beauty.

In 2021, the Cheshire Sandstone Ridge was shortlisted as a candidate for Area of Outstanding Natural Beauty (AONB) designation. Natural England, the Local Authorities, the Sandstone Ridge Trust and the appointed Consultants are now involved in determining the

Area of Search and proposed boundary for possible designation. Currently, part of the Parish of Tattenhall lies within 'NCA62 - The Cheshire Sandstone Ridge'. This may change depending on the agreed boundary.

- It was agreed to state a number of developers had challenged the made Plan.
- It was agreed to change word to planning policy (page 4)
- Objective 1 – refer to 'Made' plan.
- It was noted wording is due to be updated in relation to Policy 1 on the revised Housing Needs Survey is received.
- Policy 2 – include carbon neutral.
- Local economy – enhanced.
- It was agreed to include a sentence stating although there is no clear vision for the land owned by the Catholic Church the Plan would welcome and support the development of affordable housing for local people.
- Page 14, Gorsefield, previously unused land.
- It was noted wording regarding Newton by Tattenhall is covered by Policy 5, page 16.
- Noted War Horse installed 2014.

Next Steps

It was noted Lucy Hughes has forwarded a list of documents required plus examples.

- Updated Plan to be circulated with Policy 1 justification/evidence for agreement by email.
- Extraordinary Parish Council meeting to be held (possibly 7th August 2023) for the Council to agree the revised Plan and Design Code for submission to CW&C to undertake the Strategic Environmental Assessment (SEA) and Reg. 14 Consultation.
- It was noted the Reg. 14 documentation must include an explanation that the Plan has been reviewed and that changes do not require a referendum. It was agreed that it is good to include a list of changes with the consultation.
- Design Code to be included in the Reg.14 consultation.
- Local consultation/drop-in sessions to be run during the Reg 14 consultation so that comments can be included with the Reg. 14 responses.
- Clerk to contact CW&C (Catherine Morgetroyd) to confirm that the Plan is likely to be submitted soon for the SEA and ask when SEA is likely to be undertaken.

The Chairman thanked all for attending the meeting.

NEXT MEETING
TBC

Ann Wright
22/06/2023