

Informal meeting with representatives of Taylor Wimpey
17th July 2023

PRESENT

Tattenhall & District Parish Council – Pat Black, Richard Carden, Sheila Chapman, Peter Clark, Christine Elliot, Mike Foster, Iain Keeping (Chairman), Paul Kerr, Ann Wright (Clerk).
CW&C Cllr Mike Jones.

Taylor Wimpey Representatives - Kate McClean, Brian O'Connor.

Purpose of Meeting: To discuss Neighbourhood Plan review and provision of affordable housing.

Kate McClean explained that Taylor Wimpey have been promoting a site in Tattenhall for development for some time and were interested in the timescales for the Neighbourhood Plan Review and how it will align with the CW&C Local Plan.

Cllr Keeping reported that the Neighbourhood Plan Review was almost complete and would be going to a Parish Council meeting for approval before submission for the Reg 14 consultation. It was noted no major changes are proposed for the Plan and that changes are intended to bring the Plan into conformity with the CW&C Local Plan.

Proposals in the Made (existing) Plan to allow development adjacent to the settlement boundary and in Gatesheath and Newton-by-Tattenhall have been removed as they are in conflict with Local Plan.

The limit of 30 properties per single development has been retained.

It was noted the proposal is to amend Policy 1 so that development has to provide at least 30% affordable properties.

It was noted the Tattenhall Housing Needs survey has been updated and shows a clear need for affordable housing to rent and buy across all ages.

It was confirmed Taylor Wimpey still have an option on land which it would like to develop to deliver much needed affordable housing, and in their opinion the best way to deliver affordable properties is as part of larger development.

It was asked if the Council would consider allocating the site for development a larger proportion of which would be affordable properties.

It was noted that current planning policy would allow for development of affordable houses as exception sites. There are also sites within the village that could be developed for affordable properties.

It was noted that the Plan Review is not looking to allocate sites for development although it has been discussed. It is hoped that the Plan Review will not trigger a referendum.

The Taylor Wimpey representatives confirmed they would submit comments as part of the consultation (Reg.14) process. It was noted other developers are also likely to respond.

All were thanked for attending the meeting.

Ann Wright
18 07 2023.