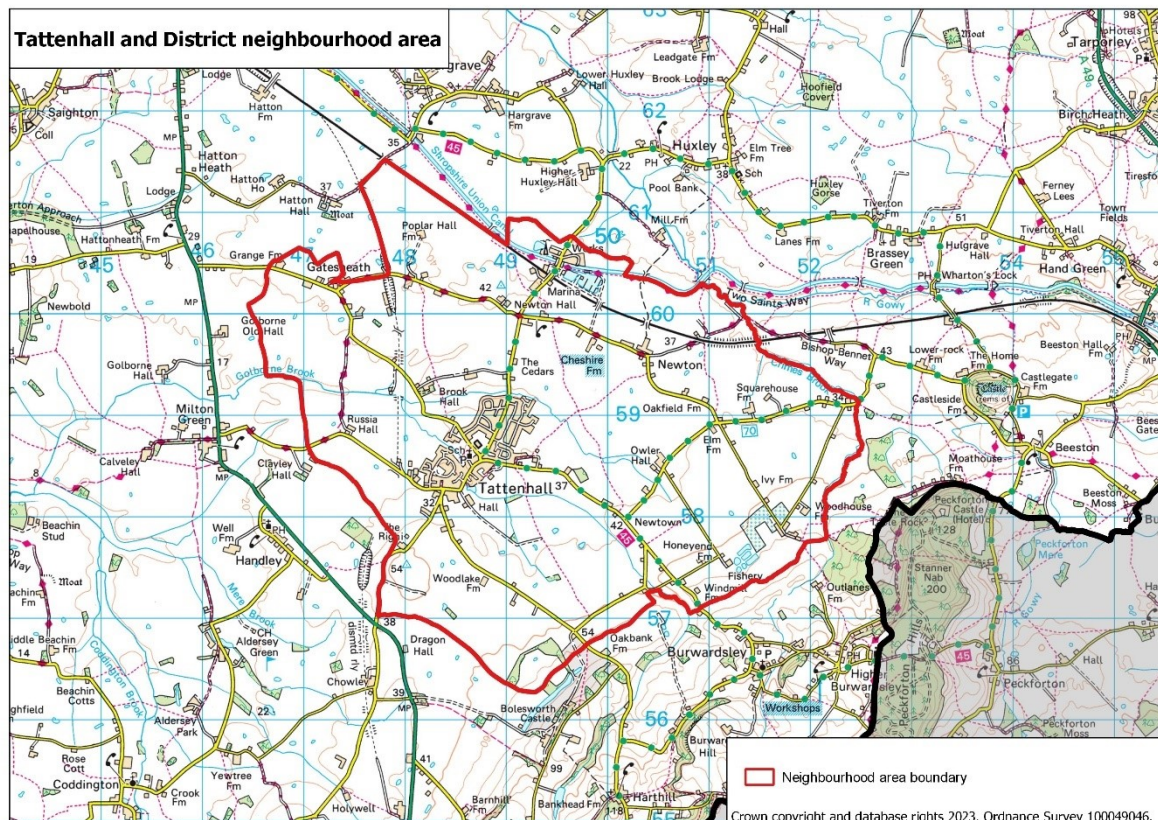


Tattenhall & District Neighbourhood Plan 2023 Review for Consultation



1. Introduction and Background

- 1.1. The Neighbourhood Development Plan aims to make Tattenhall and District an even better place to live and work, now and for future generations. The plan covers the period 2010 to 2030, the same as the Cheshire West and Chester (CWaC) Local Plan and this is the first 5-year review.
- 1.2. The Neighbourhood Plan process enables communities to influence the type, quality and location of development, ensuring that change brings local benefit.
- 1.3. The community of Tattenhall has a strong history of local decision making. 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. Subsequently, the community prepared the Tattenhall Village Design Statement, which was adopted as a Supplementary Planning Document by Chester City Council in 2009.
- 1.4. Neighbourhood Planning 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.
- 1.5. The Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community. The Made Plan carries significant weight in the determination of planning applications.

Location and History

- 1.6. 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

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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.

- 1.7. The history of Tattenhall dates back to post Roman times. 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.
- 1.8. 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.
- 1.9. 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.
- 1.10. 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.
- 1.11. 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.
- 1.12. 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 approximately 300 businesses operate within a three-mile radius of the village centre (Tattenhall Business Alliance, 2023).
- 1.13. 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', part of the farm businesses diversification.
- 1.14. 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.

How the Original Neighbourhood Plan was prepared

- 1.15. The Tattenhall Neighbourhood Plan was prepared by residents and members of Tattenhall and District Parish Council working as part of a Neighbourhood Planning Steering Group with

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support from Cheshire Community Action, Rural Innovation, CWaC and IBI Taylor Young. The process involved a number of key steps:

Designation and Raising Awareness

- 1.16. 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

- 1.17. 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.
- 1.18. The Steering Group mobilised themselves to begin the process of gathering evidence to support the Plan. This included reviewing evidence reports prepared by CWaC, 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

- 1.19. 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 four-week consultation during June 2012.

Draft Plan Creation

- 1.20. 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.

Submission, Examination and Making of the final Plan.

- 1.21. 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 CWaC 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 developers but the appeal was dismissed and the Plan was Made in June 2014.

Structure of the Plan

- 1.22. The Neighbourhood Plan sets out:

1. The Vision and Objectives for the future of Tattenhall and District

¹ <http://www.bailii.org/ew/cases/EWHC/Admin/2014/1470.html>

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2. The Neighbourhood Plan Strategy – Sustainable Development for the Whole Community – setting out the broader aims of the Plan's approach.
3. 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.

2. The Neighbourhood Plan Vision for Tattenhall

- 2.1. 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.
- 2.2. 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, sustainable development of good design which protects and enriches the landscape and built setting.
3. Sustaining and improving excellent local facilities for existing and new residents.
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.

3. Five Year Review

Review process 2019

- 3.1. 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 Local Plan strategic policies² and updates to the National Planning Policy Framework (NPPF)³.
- 3.2. 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.

²http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/adopted_cwac_lp/lp_1_adopted?pointId=3252243

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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- 3.3. The original Tattenhall and District Neighbourhood Plan was one of the very first Neighbourhood Plans to be made in CWaC, and indeed nationwide, and since it was made there have been a number of changes to planning policy. Of particular significance is the fact that the Neighbourhood Plan was made before CWaC had an adopted Local Plan. Additionally, the NPPF 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.
- 3.4. 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.
- 3.5. The guidance highlights that there are 3 types of modification which can be made to a neighbourhood plan –
1. 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.
 2. 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.
 3. 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.
- 3.6. 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 CWaC. CWaC 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.
- 3.7. 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.
- 3.8. 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.
- 3.9. 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 CWaC 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.

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- 3.10. The updated Tattenhall and District Neighbourhood Plan will be submitted to 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 of the review committee/working group

- 3.11. 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 CWaC 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

- 3.12. 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

- 3.13. 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.
- 3.14. In addition, CWaC Local Plan (Part 2) monitoring framework⁴ contains its own indicators, many of which are relevant to Tattenhall and were used.
- 3.15. The main sources of data were planning applications from the CWaC website⁵ using the search tool and the CWaC annual monitoring reports.
- 3.16. The Neighbourhood Plan Monitoring Report (Appendix 2) was compiled and used to inform recommended changes to the Plan policies. In summary, the conclusions and recommendations are:
- 3.17. **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.
- 3.18. **Objective 2** is being supported by the plan.
Recommendation: No change necessary to existing policy.
- 3.19. **Objective 3** is being supported by the Plan.
Recommendation: No change necessary to existing policy.
- 3.20. **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'.
- 3.21. **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.
- 3.22. **Objective 6** is being supported by the policies.

⁴https://cheshirewestandchester.objective.co.uk/portal/cwc_ldf/adopted_cwac_lp/parttwo_adopted?poi_ntld=s1561545628433#section-s1561545628433

⁵ <https://pa.cheshirewestandchester.gov.uk/online-applications/search.do?action=advanced&searchType=Application>

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Recommendation: No change necessary to existing policy.

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

- 3.24. **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

- 3.25. 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 Locality (<https://locality.org.uk/>), the Tattenhall and District Design Code has been produced to integrate with the reviewed Neighbourhood Plan replacing Tattenhall Village Design Statement.

4. Neighbourhood Plan Policies

- 4.1. 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 consider the policies as a whole when judging if a proposal would be acceptable.
- 4.2. 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.
- 4.3. To aid interpretation, for decision makers and applicants each policy is accompanied by supporting text setting out the context for the theme and the local community's views on that subject. All policies have been framed in the context of the National Planning Policy Framework and the adopted Local Plan for CWaC.
- 4.4. 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.

5. Housing Growth

Justification and Evidence

- 5.1. There are currently (2021 Census) 1150 dwellings in the parish of Tattenhall. Of these, 941⁶ are located in the village whilst the remainder are spread around the Parish including the smaller settlements of Gatesheath and Newton-by-Tattenhall.

⁶ <https://www.ons.gov.uk/datasets/TS044/editions/2021/versions/4/filter-outputs/573c0c8c-0bb3-44e0-9e14-f95b6863b33a>

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- 5.2. The adopted CWaC Local Plan Part one 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.
- 5.3. 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.
- 5.4. 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 CWaC 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.
- 5.5. 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.
- 5.6. 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 understand fully the housing issues in Tattenhall, a Housing Needs Report for Tattenhall and District (Parish) was undertaken in 2018, funded by CWaC 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.
- 5.7. In 2022, of the 269 units in Tattenhall that have received planning permission that requires an element of affordable housing, only 70 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 2)
- 5.8. The Housing Needs Report was updated in 2023, again prepared by Cheshire Community Action. The updated Housing Needs Report detailed that in 2022 the affordability ratio in Tattenhall Ward was 10.5 for median prices to median income, with lower quartile prices to lower quartile income 10.13 i.e., house prices are 10.5 times the annual average Tattenhall Ward salary. This is higher than the CWaC average of 6.83. Median and lower quartile incomes are higher in Tattenhall Ward than those in the borough as a whole (£38 106 and £25 821 as compared to £33 661 and £24 468). However, median dwelling prices in Tattenhall Ward from 2022 averaged £170 000 above the borough average and lower quartile dwelling prices in Tattenhall Ward averaged £96 500 above the borough average. To put this into perspective, to afford a lower quartile priced dwelling in Tattenhall Ward at a mortgage offer of 4.5 times salary and with a 10% deposit, an income of £52,300 would be needed which is £26,479 more than (and over double) the lower quartile income of £25,821. These figures clearly demonstrate how unaffordable local house prices are in relation to income. Within the Ward, Tattenhall is the only Key Service Centre which the Local Plan considers suitable for sustainable new development.

House prices and income figures 2022:

2022	Tattenhall Ward	CWaC
Median Price	£400,000	£230,000
Median Income	£38,106	£33,661
Affordability ratio	10.50	6.83
LQ House Price	£261,500	£165,000

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LQ income	£25,821	£24,468
Affordability ratio	10.13	6.74

- 5.9. The 2023 Housing Needs Report shows that the gap between income and house prices has increased in Tattenhall Ward since the previous affordability assessment in 2011, indicating that new developments would benefit from affordable home ownership tenures discounted to align with local income levels.

The overall annual shortfall of affordable rented housing is documented in the table below:

Property Type	Need for affordable / social rent from the housing register (Households based in Tattenhall Ward Dec 2022)	Estimated supply of affordable /social rent from planning approvals	Estimated supply from re-lets of existing affordable stock (annual average)	Estimated annual shortfall (-) / surplus (+) of affordable rented housing
1 Bed	16	4	4	8
2 Bed	8		5	3
3 Bed	5		4	1
4+ Bed			0	0
Total	29	4	13	12

- 5.10. The housing register need for affordable rented accommodation (based on data from Dec 2022) for people with a local connection to the Tattenhall Ward (therefore eligible for affordable housing in the neighbourhood area) is: 29 households – made up of 55% 1 bed need, 28% 2 bed need, and 17% 3 bed need.
- 5.11. The estimated annual supply of affordable rent from planning approvals (based on CWaC housing supply forecasts 2021-22) is four x 1 bed units.
- 5.12. The estimated annual supply of affordable rent units from turnover of existing stock is thirteen units per year on average, with 31% 1 bed, 39% 2 bed and 31% 3 bed becoming available.
- 5.13. The estimated annual shortfall of affordable rented housing is therefore twelve units per year – 67% 1 bed, 25% 2 bed and 8% 3 bed.
- 5.14. 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.
- 5.15. Tattenhall has a significantly higher proportion of detached housing than CWaC (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. The 2023 Housing Needs Report highlights that the growing gap between income and house prices indicates that the Neighbourhood Plan area would benefit from affordable home ownership tenures discounted to align with local income levels including discount sale and shared ownership. Based on an up-to-date analysis of the housing register, the estimated annual shortfall of affordable rented housing is 12 units per year – 67% 1 bed, 25% 2 bed and 8% 3 bed. Additionally, the population continues to age, with over 65s increasing from 24% of the population to 30% from 2011-2021. Housing that caters for older people therefore remains an important part of the housing mix required in the Neighbourhood Plan, including, for example, a good range of

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downsizing options, along with the provision of Lifetime Homes, bungalows and Extra Care Housing.

- 5.16. 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

- 5.17. Consultation on the 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

Housing Growth

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 CWaC 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 must:

2. Provide a mix of homes taking into account objectively identified housing needs, and
3. 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.
4. 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.

6. Local Character

Justification and Evidence

- 6.1. 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

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contribute to local distinctiveness and the retention of their character is a key element in achieving sustainable development.

- 6.2. 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.
- 6.3. 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. Standard designs will not be acceptable.
- 6.4. The successful and busy 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.
- 6.5. 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.
- 6.6. Tattenhall should only receive the very best, attractive and sustainable development. Building for a Healthy Life, a government-backed industry standard for well-designed homes and neighbourhoods can help ensure that this is the case. Building for a Healthy Life sets out 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.
- 6.7. Tattenhall and the surrounding rural area experiences some of the highest rates of fuel poverty and energy consumption in the wider CWaC 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

- 6.8. Consultation on the 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

Local Character

Development will be supported where it:

1. Safeguards or enhances 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 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.
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 (Carbon Neutral) measures and green energy generation.
7. Planning applications for new dwellings, must clearly demonstrate how they have incorporated appropriate measures to secure and enhance connectivity of wildlife corridors including the Mill Brook and Keysbrook wildlife Corridors.
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 must not involve the loss of important trees and schemes must allow space for such trees to mature, to avoid any later pressure for their removal. Where there is a loss of trees, they must be replaced with native species at the ratio of 2 for 1.
11. Proposals must be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland.

7. The Local Economy

Justification and Evidence

- 7.1. Tattenhall Parish has a vibrant economy which the Plan will seek to enhance. 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

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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.

- 7.2. 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.
- 7.3. 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.
- 7.4. 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.
- 7.5. 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.
- 7.6. The Neighbourhood Plan sets out to maintain and encourage the Parish's 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

- 7.7. Consultation on the 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
 - Encourage the installation of a high street bank 90% agreed

Policy 3

The Local Economy

The following types of employment development will be supported:

1. 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 must 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 accordance with the Tattenhall and District Design Code (2023) or any updated version.

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8. Local Facilities

Justification and Evidence

- 8.1. 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. At present Tattenhall's retail facilities include a Post Office, a dispensing chemist, a newsagent, one hairdresser, a 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. 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.
- 8.2. CWaC 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 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 the land owned by the Catholic Church. The Plan would welcome and support the development of affordable housing for local people.
- 8.3. Open spaces include the Park (albeit a much reduced area with fencing around the school playing field denying public access) 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. Glebe Meadow, a Local Wildlife Site in the centre of the village has been opened for public access and a Community Orchard has been created at Gorsefield in a previously unused field. A rollerblade and skateboard centre, The Boneyard, is situated in Newton-by-Tattenhall.
- 8.4. 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. Where such improvements are made as part of new development proposals, this will be seen as a positive benefit.

Community Feedback

- 8.5. Consultation on the 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

Local Facilities

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 must 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 supported.
4. 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.

9. Transport and Communications

Justification and Evidence

- 9.1. 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. 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. The village can become particularly congested during periods of peak travel and school/nursery pick up and drop off times. HGVs and a lack of dedicated car parking provision can contribute to this issue.
- 9.2. Public transport provision in the Parish is barely adequate, with the only regular bus service travelling to Chester, Malpas and Whitchurch. 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 the most part however, people's principal mode of transport in the Parish is the car, even for some of the shortest journeys. 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.
- 9.3. 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

- 9.4. Consultation on the 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

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- Improve public transport, look to re-open the railway station
- Work to improve high-speed broadband provision

83% agreed
87% agreed

Policy 5

Transport and Communication

Development must:

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 fully 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, the linking of exiting public rights of way, as well as supporting public transport where possible.
3. Make provision for 30 megabit per second high-speed broadband to serve it.

Car Parking in Tattenhall Village Centre:

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

10. Landscape and Environment

Justification and Evidence

- 10.1. Tattenhall is a rural parish. Whilst the main village has seen development during the second half of the 20th century it retains a number of green spaces that contribute to this character and provide opportunities for informal and formal recreation. In accordance with national planning guidance the community wishes to see the most important of these spaces protected for future generations. Accordingly, they will be afforded protection from new development unless exceptional circumstances demonstrate that proposals should go ahead.
- 10.2. The development process of Tattenhall Village Design Statement in 2009 involved undertaking a detailed assessment of Tattenhall's landscape character. This work was developed into a set of local policies to manage new development in order to harmonise and reflect the setting of the Parish. The Design Statement formed an integral part of the Neighbourhood Plan Policy 2 where full accord was a requirement. The Design Statement has now been superseded by the Tattenhall and District Neighbourhood Plan Design Code.
- 10.3. The settlements and wider countryside of the parish contain features of significant local wildlife value. Flooded marl pits dug during the late eighteenth century are found throughout the Parish and these wetland 'nature reserves' contain a great diversity of plant and animal species including the endangered great crested newt in over 50 parish ponds. The Keys Brook and Mill Brook areas are also important wetland features and have significant wildlife value, draining from the Sandstone Ridge. With peak flow normally occurring between January and March, they often breach their banks and flood the surrounding fields. The River Gowy is also an important watercourse in the north of the parish.
- 10.4. The Parish's open fields support brown hare and in the damper patches, birds such as snipe and mallard. Hedgerows in the parish form important corridors for wildlife including badgers and foxes; small birds such as finches, great tits and blue tits; dragonflies and butterflies. Small woodland areas also provide important habitats for many species including the tawny owl and great spotted woodpecker. Watercourses also provide an important wildlife habitat for otters and water voles.

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- 10.5. Although modern agricultural practices have been responsible for the loss of many landscape features over the past sixty years, there are signs that future agri-environment funding regimes may lead to the restoration of traditional features such as woodland, hedgerows, wildflower meadows and wetlands. To enable a greater appreciation of the Parish's landscape features and interaction with the wildlife, access to the countryside is achieved via a network of public and permissive footpaths that cross the Parish, however, a lack of circular routes often necessitates a return via local roads.

Community Feedback

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

- | | |
|---|------------|
| • Not harm or impact habitats and wildlife corridors | 92% agreed |
| • Minimise visual and landscape impact | 93% agreed |
| • Conform with landscape and nature conservation policies | 92% agreed |
| • Enhance, maintain and create new wildlife corridors | 89% agreed |
| • Protect, restore and create existing/new wildlife sites | 90% agreed |

Policy 6

LOCAL GREEN SPACES

The areas listed below, designated Local Green Spaces, are protected from new development unless very special circumstances can be demonstrated:

- 1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane
- 2 Land on Covert Rise Estate
- 3 Land adjacent to Gorsefield
- 4 Land enclosed within the curtilage of Rean Meadow
- 5 Open spaces within Greenlands, housing estate
- 6 Youth Shelter
- 7 Grassed land with ponds on Shire Way
- 8 Castlefields play area
- 9 Park Playing Field
- 10 Sport Tattenhall Playing Fields
- 11 Allotments and pond on Rocky Lane
- 12 Allotments at Gatesheath
- 13 The Mill Brook and Keys Brook Wildlife Corridors
- 14 Jubilee Wood and Memorial Wood
- 15 Glebe Meadow
- 16 Barn Field
- 17 Land adjacent to the Spinney and Millbrook End
- 18 The Spinney
- 19 Mill Field
- 20 Entrance to and field in front of Tattenhall Hall
- 21 Land within curtilage of Tattenhall Marina

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22	Sections of the disused railway line at Newton Lane, Chester Road and Adjacent to the Righi
23	Canal bank west of Crows Nest bridge
24	Bank of River Gowy
25	Bank of Crimes Brook

11. Views and Vistas

11.1. The following table lists views and vistas that are important to the character of Tattenhall and District. The views must be respected or enhanced.

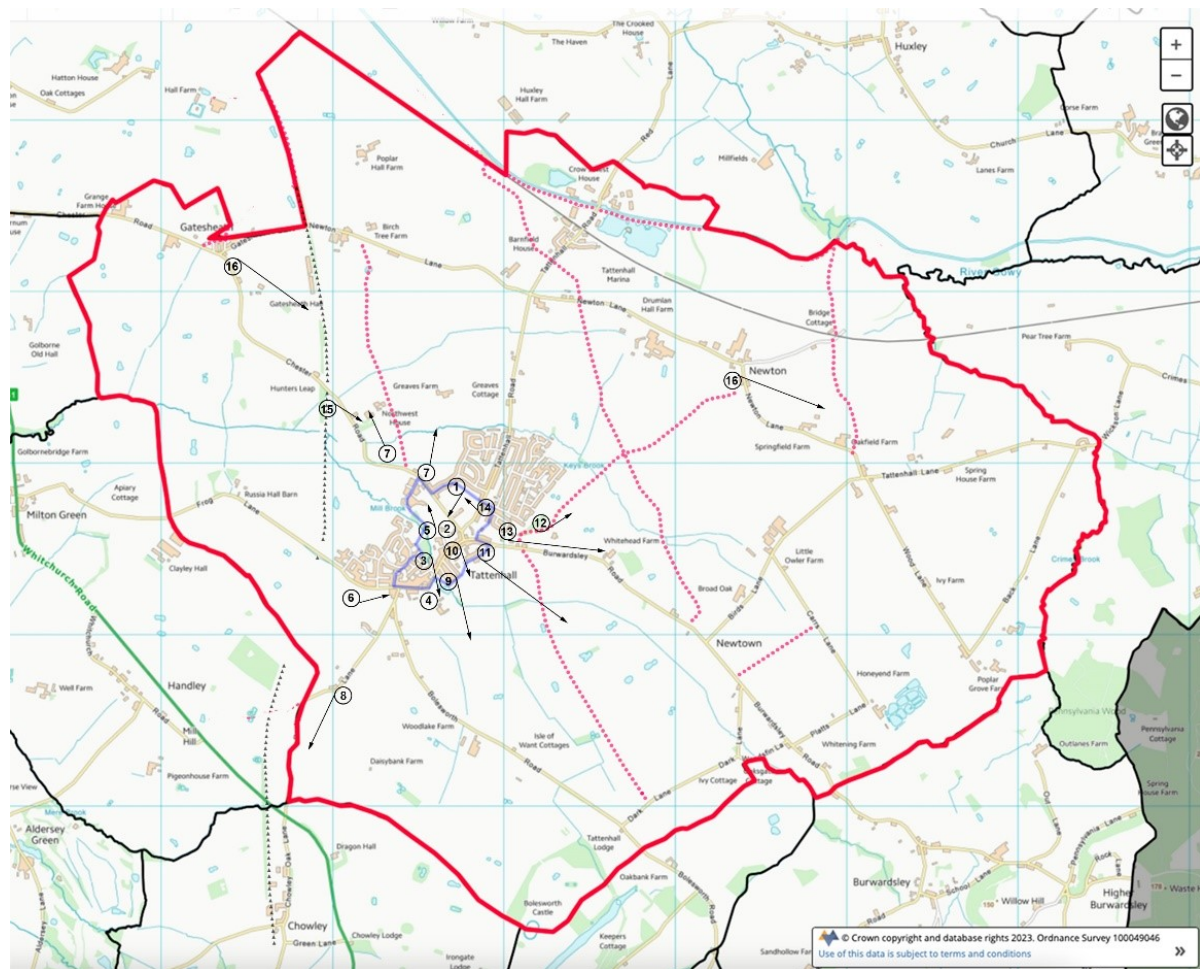
No	Description	Reason
1	Glimpsed views to the church across the park	A church has existed on this site since the early sixteenth century. The present church, noted for its scale and proportion, dates from 1869 when it was rebuilt to a John Douglas design which retained the original tower. Some of the most rewarding views of the building are from the direction of the park.
2	The landscaped setting of the church and churchyard	Much valued and tended by community volunteers, landscaped areas around the church provide a tranquil setting that is at the heart of village life. A much-used path provides convenient access to the centre of the village for many local residents.
3	Views to Tattenhall Hall across the Mill Field and the public footpath behind the modern housing	Part of sequential view stretching from eastern entrance of the conservation area (Burwardsley Road), to Tattenhall Hall, and to the end of High Street, showing the variety of setbacks, wall materials and different architectural styles defining the historic centre.
4	The landscape setting in front of and to the side of Tattenhall Hall	Part of sequential view stretching from eastern entrance of the conservation area (Burwardsley Road), to Tattenhall Hall, and to the end of High Street, showing the variety of setbacks, wall materials and different architectural styles defining the historic centre.
5	Views to the Rookery from the Millennium Mile footpath and churchyard	It is unusual to find attractive rural views like this within a village setting. The outlook is across the much valued and environmentally significant Glebe meadow towards the timber framed "Rookery" Grade 11 listed building.
6	The visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane	Part of sequential view stretching from eastern entrance of the conservation area (Burwardsley Road), to Tattenhall Hall, and to the end of High Street, showing the variety of setbacks, wall materials and different architectural styles defining the historic centre.
7	The views across the fields from Chester Road to Brook Hall	This view from the heavily used Millennium Mile is across grazed farmland and takes in the vista from Brook Hall to Greaves Farm. It is the only remaining publicly accessible open view from the West side of the village. Views are attractive on the approach to the village across fields towards a prominent house in the history of Tattenhall.

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8	The visual setting of the Righi – its open setting looking over fields	Unique view from the village across the Dee valley to the Clwydian range.
9	Views to Bolesworth Castle and the setting of its gatehouse	The outlook from the Millennium Mile as it passes the sport field is probably the most spectacular panoramic vista in the Tattenhall area, comprising outstanding views towards Bolesworth Castle with its backdrop of the Peckforton Hills.
10	Glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff public house	All these passageways contribute to give a particular rhythm to High Street, but also link the back courtyards.
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.	This is a panorama of a large area of rural Cheshire encompassing the Peckforton Hills and the Sandstone Ridge. The view provides a backdrop to the Cricket field, other sports venues and the heavily used Millennium Mile as well as defining Tattenhall as a rural Cheshire village.
12	Boundary edge dividing cottages on one side of the small lane leading to Mill Bank	Quiet, leafy bridleway and well-used footpath that leads to Newton-by-Tattenhall. A tranquil unadopted lane within the conservation area that serves historic buildings of merit that runs adjacent to grazing land bordered by mature hedgerows and ancient oaks.
13	Views from the edge of the conservation area towards Beeston Castle, the Peckforton Hills and Bolesworth Castle	The open views across fields and farmland towards The Sandstone Ridge provide glimpses of Beeston Castle atop its impressive rocky crag; Bolesworth Castle, home to generations of the Barbour family, and a backdrop of the spectacular Peckforton Hills that are currently under consideration as an area of Outstanding Natural Beauty.
14	Boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road	This view of the much used path with grassed areas either side, forms a natural extension to the greenery and open feel of the park.
15	Views from the disused railway line to the village and the Peckforton Hills and Sandstone Ridge	The open views across fields and farmland towards The Sandstone Ridge provide glimpses of Beeston Castle atop its impressive rocky crag; Bolesworth Castle, home to generations of the Barbour family, and a backdrop of the spectacular Peckforton Hills that are currently under consideration as an area of Outstanding Natural Beauty.
16	Views from Gatesheath & Newton to the Peckforton Hills and Sandstone Ridge.	The open views across fields and farmland towards The Sandstone Ridge provide glimpses of Beeston Castle atop its impressive rocky crag; Bolesworth Castle, home to generations of the Barbour family, and a backdrop of the spectacular Peckforton Hills that are currently under consideration as an area of Outstanding Natural Beauty.

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Views and Vistas



- Millennium Mile.
- ... Public Rights of Way
- ▲▲▲ Disused Railway Line

APPENDIX 1

Local Green Spaces

No.	Open space	Proximity to Settlement	Special Value and Local Significance	Local Character
1	Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane	The area marks the edge of the village, but is within 100yds of the village historic centre and with easy free access.	<p>An open grassed area bounded on 2 sides by 21 trees, mostly oak, planted in 1995 by the developers of Flacca Court. The area makes a valuable contribution to the setting of the conservation area.</p> <p>The area is on the heavily used and admired Millennium Mile way, providing an attractive entrance to the Sports Club and cricket field as well as the offices on Barbour Square.</p> <p>There are extensive, much-loved views across the South Cheshire countryside to the Peckforton Hills, unique in the village.</p> <p>The footpath through the site is a well-used and accessible Public Right of Way, which is also suitable for disabled access and pushchairs. The grassed space is well used by local children for informal games and is highly valued for its recreational use.</p> <p>It is a major route beloved by dog walkers.</p> <p>The land is within Tattenhall Conservation area.</p>	<p>Area: 0.15 ha.</p> <p>Semi-natural green space.</p> <p>Play area.</p>
2	Land on Covert Rise Estate	In the centre of the Covert Rise Estate.	This area provides recreational space for children to play games and for families to get together. It creates a pleasant open aspect for the houses around it and creates a village green feel, in what would otherwise be a featureless suburban development.	<p>Area: 0.47ha</p> <p>Semi-natural green space.</p> <p>Play area.</p>
3	Land adjacent to Gorsefield	Between Covert Rise Estate and the Retirement Village on Frog Lane.	This small area has been planted with fruit trees creating a community orchard. It has been named the Queen's Platinum Orchard under the Green Canopy project for the Jubilee in 2022 and has a commemorative willow-woven crown at the centre. A large 'bug hotel has been installed too encourage pollinators and other invertebrates. The orchard is open to the public at all times and maintained by volunteers. Members of the public are free to collect any fruit.	<p>Area: 0.17ha</p> <p>Orchard.</p>
4	Land enclosed within the curtilage of Rean Meadow	At the entrance to Rean Meadow Estate on the Millennial Mile path through to Burwardsley Road.	The grassed areas provide recreational spaces for children and relief for the semi-urban feel to the development.	<p>Area: 0.11ha.</p> <p>Semi-natural green space.</p> <p>Play area.</p>
5	Open spaces within Greenlands, housing estate	The estate is within the settlement boundary and this	This area consists of rough grass and mature native trees. Although a service road traverses the site, the area provides	<p>Area: 0.07ha.</p>

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		space is approximately 600 m from Tattenhall village centre.	valued visual and recreational amenity. Local families regularly gather there for celebrations and community events.	Semi-natural green space. Recreation/lay area.
6	Youth Shelter	On Chester Road opposite the Park School and Park Play area.	This small area of grass land has been fenced off from Glebe Meadow with now mature hedging. It is an area reserved for and used regularly by the village youths and includes a seated shelter. The land is within Tattenhall Conservation area.	Area: 0.03ha Recreation/play area.
7	Grassed land with ponds on Shire Way	Between the Shire Way and Smithfields.	A composite site of mature oaks surrounding old marl pit ponds fringed with reeds and grasses that has been extended into a well maintained and recently tree-planted grassed area used by residents and families for recreation and relaxation. The larger of two grassed areas with ponds on Shire Way, is surrounded on all sides by modern housing and breaks up the suburban estates by providing an oasis of green tranquillity for the adjacent community. The two ponds are long established having been retained from the original fields during the housing development and allowing the wildlife including newts to survive. The grassed areas are large enough to be used as play areas for local children. The ponds are fenced for safety.	Area: 0.19 Part Semi-natural green space. Part Play area.
8	Castlefields play area	Situated in the heart of the Keysbrook, Castlefields and Smithfields developments.	This is a small playground, which provides play facilities for children living close to Keysbrook and Harding Avenue. It is well used complimenting the main playground on the Park. The site is easily accessed by foot, cycle and car and there are no barriers to accessing the site. It is open throughout the year at all times. The playground is mainly used by local families. Older children meet there to use the basketball nets after school in the early evening. Historically, there has been a playground in this area since the houses were built more than 60 years ago. Grandparents who used the old playground now bring their grandchildren to the newer play area. Public access is freely available and there is good disabled access. Car parking is on the surrounding roads but most people walk there. The play equipment complements the equipment on the park playground. Older children can practise their shooting skills for either netball or basketball. It is a safe meeting place for young teens and young mums with	Area: 0.07ha Children's playground.

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			<p>toddlers. It is regularly used by local people.</p> <p>There are roads nearby which make it easily accessible but they are not busy roads and the area is quiet. It is a safe place as the area is clearly visible from local housing and people regularly walk past.</p>	
9	Park Playing Field	In the centre of the Village between the Park School and Tattenhall Road.	<p>The Park Field is divided between the Park School and a public area by a security fence. The school field is not open for public use, but it is used extensively for usual school outdoor activities including its own play equipment. The remaining grassed area is the site of the expanded children's play area, open to the public. It is in the centre of the village beside the Primary School and includes wildflower area. The play equipment is used daily throughout the year by local children and families gather there to picnic and to play football on the adjacent grassed space. This is one of the few areas open to the public where there is room for ball games and is also used regularly by dog walkers and by residents accessing the village centre. Community events such as the King's Coronation are held on the whole Park including the School owned part.</p> <p>The dimension, layout and public accessibility contribute strongly to the distinctiveness of the Village.</p> <p>The land is within Tattenhall Conservation area.</p>	<p>School field Area 1.72ha</p> <p>Public field Area: 1.33ha</p> <p>Children's playground and field..</p>
10	Sport Tattenhall Playing Fields	On the edge of the Village separated from the High Street only by Barbour Square.	Cricket pitch and nets, tennis courts, croquet lawn and football pitch are all situated on this large open grassed area close to the centre of the village. Indoor activities include a gymnasium, squash court and bar. This is a members' only club although it is much appreciated by residents for its open aspect and views across the countryside. The cricket ground hosts minor county games as well as regular League games and there are coaching sessions for children in a variety of sports. Many village-wide events are held on the field including regular evenings for family activities, annual gatherings and village celebrations.	<p>Area: 3.78ha</p> <p>Sports and leisure facility.</p>
11	Allotments and pond on Rocky Lane	At the junction of the High Street and Rocky Lane.	The Rocky Lane site is owned by the Bolesworth Estate and was given to the community to be used for allotments recognising that there was a need for more plots as the site as Gatesheath was full. The site has its own committee comprising plot holders, which oversees maintenance and rental.	<p>Area: 0.49ha</p> <p>Part allotments.</p> <p>Part natural green space.</p>

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			The area includes a pond (large marl pit) surrounded by mature oaks, a site of nature conservation value.	
12	Allotments at Gatesheath	1.5 miles from the village centre, but within the hamlet of Gatesheath.	The Parish Council owns and runs the Gatesheath allotment site and plots are let to local residents. Plots are usually held for a number of years so vacancies occur infrequently.	Area: 0.21ha Allotments.
13	The Mill Brook and Keys Brook Wildlife Corridors	A strip of land 3 metres each side of the Mill Brook and Keys Brook, crossing the High Street, passing through Mill Field, The Spinney, Glebe Meadow and Barn Field, and crossing Tattenhall Road.	A site of nature conservation value. Wildlife corridors maintain viable populations that would otherwise suffer as a result of habitat fragmentation and isolation and, as a result, are extremely diverse. The Mill Brook is a significant wildlife corridor which links isolated habitats such as woodland and grassland, allowing species to disperse throughout the area. As a linear habitat, it is also important in the dispersal of seeds and in attracting insects for pollination. As the Mill Brook passes through the village of Tattenhall, much of this wildlife corridor is accessible to the local community and a permissive footpath through Jubilee Wood provides an important link with other footpaths in the locality.	Natural green space. Wildlife area.
14	Jubilee Wood and Memorial Wood	At the southern edge of the village between Sport Tattenhall Playing Field and the Mill Brook.	Community woodland of 1,500 trees planted to celebrate the Queen's Diamond Jubilee, 2012. Wood in three compartments comprising a hazel coppice and over 14 Cheshire native species planted within 1.5 hectares. The third compartment is an area of old woodland with distinctive ground flora including native bluebells which were planted in 2012. Leader money has been used to create five ponds, restore one pond and plant woodland wildflowers. Public right of way (FP2) and permissive footpath through the Woods used by the local community. Memorial Wood added as an extension to Jubilee Wood, is a plantation of 700 saplings as well as 3 woodland glades seeded with wildflower mix. The site improves biodiversity, mitigates flood risk while allowing public access. Site qualifies as a Local Wildlife Site with over 20 species of butterfly recorded.	Area: 2.8ha. Natural green space. Wildlife area.
15	Glebe Meadow	In the centre of the Village beside the Church and between Chester Road and the Mill Brook.	Small area of unimproved grassland in which over 23 species of grass have been recorded. The meadow is an important and increasingly rare example of unimproved grassland, recognised by CWaC as a Local Wildlife Site. Local wildlife groups have used the site for field trips by local residents and students from the adjacent Primary school. The site is managed by the Parish Council as a hay meadow. The Parish Council has allowed public access	Area: 1.3ha. Local Wildlife Site Unimproved grassland.

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			<p>confined to a permissive footpath as part of the Nature Park plan so that residents can appreciate the site at close quarters.</p> <p>A wooded area is registered as part of Glebe Meadow, but separated from the grassland by the Millennium Mile. The Western boundary is the Mill Brook. The wood is managed with a light touch and is left wild as part of the Nature Park and Mill Brook wildlife corridor.</p> <p>The land is within Tattenhall Conservation area bounded to the East by the local primary school on Chester Road, to the South by the Church and graveyard, to the West by the Mill Brook, and to the North by an historic ha-ha and Rookery Hall. Lying within the centre prominently visible from all sides, the meadow defines the character of the Village.</p>	
16	Barn Field	In the centre of the village between the Mill Brook and Ravensholme Court.	<p>Barn Field is an area of unimproved grassland which is now being restored and managed as a wildflower meadow. Lying adjacent to Mill Brook, it is an integral part of the Mill Brook Wildlife Corridor and is a valuable habitat for wildlife. Surrounding trees provide suitable nesting sites for songbirds and, during the summer months, hoverflies, bees and other insects can be identified. Peacock, small skipper and small tortoiseshell butterflies are common here. Several species of bat also roost in this area. Support is provided for the field from residents of Ravensholme Court sheltered housing. Mill Brook Wildlife Corridor interpretation panel was installed 2013, providing a stopping point on the Millennium Mile footpath.</p> <p>The land is within Tattenhall Conservation area creates a pleasant aspect and setting for surrounding properties.</p> <p>Not currently open to the general public.</p>	Area: 0.44ha Unimproved grassland.
17	Land adjacent to the Spinney and Millbrook End	In the village centre bounded by the Spinney, the Mill Brook, Millbrook End and the Covert Rise Estate.	<p>The land, surrounded by all-weather paths, has been planted as a wild flower area with a re-created dipping pond. Benches have been provided and there are a number of picnic areas. The area, adjacent to the Mill Brook and the Spinney is particularly tranquil and forms an integral part of the Nature Park linking to Glebe Meadow.</p>	Area: 0.33ha. Natural green space.
18	The Spinney	In the centre of the village beside the Mill Brook.	<p>The Spinney was created many decades ago by the owner of the Rookery, a large Edwardian house adjacent to Glebe Meadow, in order to improve their outlook. Latterly it had become overgrown making public access difficult.</p> <p>Renovation in 2021 has provided good paths and the woods have again become a</p>	Area: 0.72ha. Natural green space.

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			<p>very popular, safe area for all the village including young children, the elderly and people on disability scooters or in wheelchairs. There are now no barriers to accessing the site, being open throughout the year at all times.</p> <p>People from nearby villages frequently walk in the Spinney and specifically come to Tattenhall for this purpose.</p> <p>It is a very special place with many willow trees, cherry and hazel. Since more light has been let in, many wildflowers have returned, including bluebells, wood anemones, ramsons and celandine. A large rookery supports up to 25 nests. Tawny owls, tree creepers, nuthatches and great spotted woodpeckers are also present.</p> <p>Children from Sandy Bears Nursery use the area for Forest School activities. The Brownies and Opal Club which caters for the elderly also make use of the area for picnics and creative activities including Easter decorations for children which were placed in one of the trees.</p> <p>Several workshops have also taken their inspiration from the Spinney. A published book of poems and artwork have been created workshop by villagers and sold in aid of the Ukraine. A group of children created ephemeral art works in the Spinney with an environmental artist. The most recent event included the unveiling of a large willow woven fox and story-telling chair for children.</p> <p>The children really enjoy riding their bikes and scooters round the paths and, as there is no traffic, they are very safe. It is a very tranquil place because it is away from the traffic and all you hear is birdsong and the caw-caw of the rooks in the tallest trees.</p> <p>The Spinney feels very much part of the area which has been extended to allow for a wildflower area. A stream runs through both areas and otters have been seen in the Mill Brook. The area is near the church, Covert Rise, Ravensholme Court (housing for the elderly), the school and the Health Centre thus giving a wide range of people the chance to enjoy its peacefulness.</p> <p>The land is within Tattenhall Conservation area.</p>	
19	Mill Field	In the centre of the village beside the Mill Brook and Barbour Institute.	A small field area in the centre of the village, owned by the Bolesworth Estate and managed by the Trustees of Tattenhall Community Association. The village War Memorial is sited at the edge of the field and a statue of a War Horse was installed	Area: 0.3ha. Semi-natural green space.

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			<p>on the field as part of the WWI commemoration in 2014. The field has seats which are regularly used by residents walking in the area as it forms part of the Millennium Mile way and affords a tranquil site near the memorials for personal reflection.</p> <p>The land is within Tattenhall Conservation area.</p>	
20	Entrance to and field in front of Tattenhall Hall	In the centre of the village beside the Mill Brook on the High Street.	<p>Although privately owned and maintained, the meadow is integral to the historic centre of the village with an open aspect to the Jacobean Tattenhall Hall 1622, English Heritage Grade 2 Listed. The meadow is opened to the public once a year. A significant wildflower meadow, it is located on the Mill Brook Wildlife Corridor and is part of Transition Tattenhall mini-meadows project</p> <p>The land is within Tattenhall Conservation area and is an essential contribution to the striking appearance and character of the centre of village adjacent to Mill Brook and Grade 2 listed War Memorial.</p>	<p>Area: 0.37ha.</p> <p>Semi-natural green space.</p>
21	Land within curtilage of Tattenhall Marina	1.5 miles beyond the village at the hamlet of Newton-by-Tattenhall beside the Shropshire Union Canal.	<p>A significant area of land surrounding three sides of the Marina has been developed for nature conservation and includes a series of ponds, wildflower meadow and planting of native trees. In addition, a new permissive footpath links the Canal with Newton Lane.</p> <p>The land is entirely within the Shropshire Union Canal conservation area.</p>	<p>Area: 6.6ha.</p> <p>Part semi-natural green space.</p>

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1-11, 14-20 Tattenhall Open Green Spaces



12. Gatesheath Open Green Space

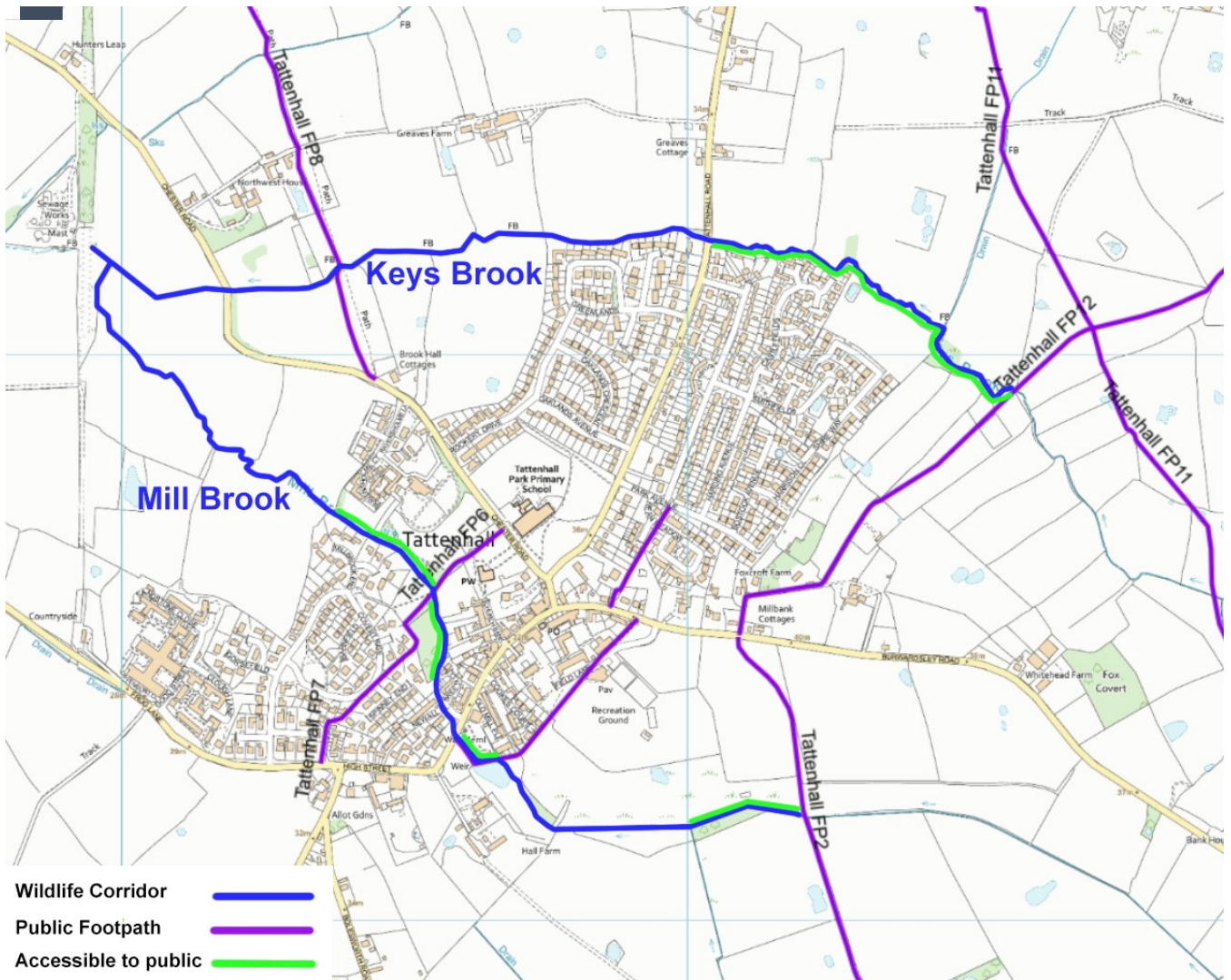


21. Newton-by-Tattenhall Open Green Space



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13. The Mill Brook and Keys Brook Wildlife Corridor



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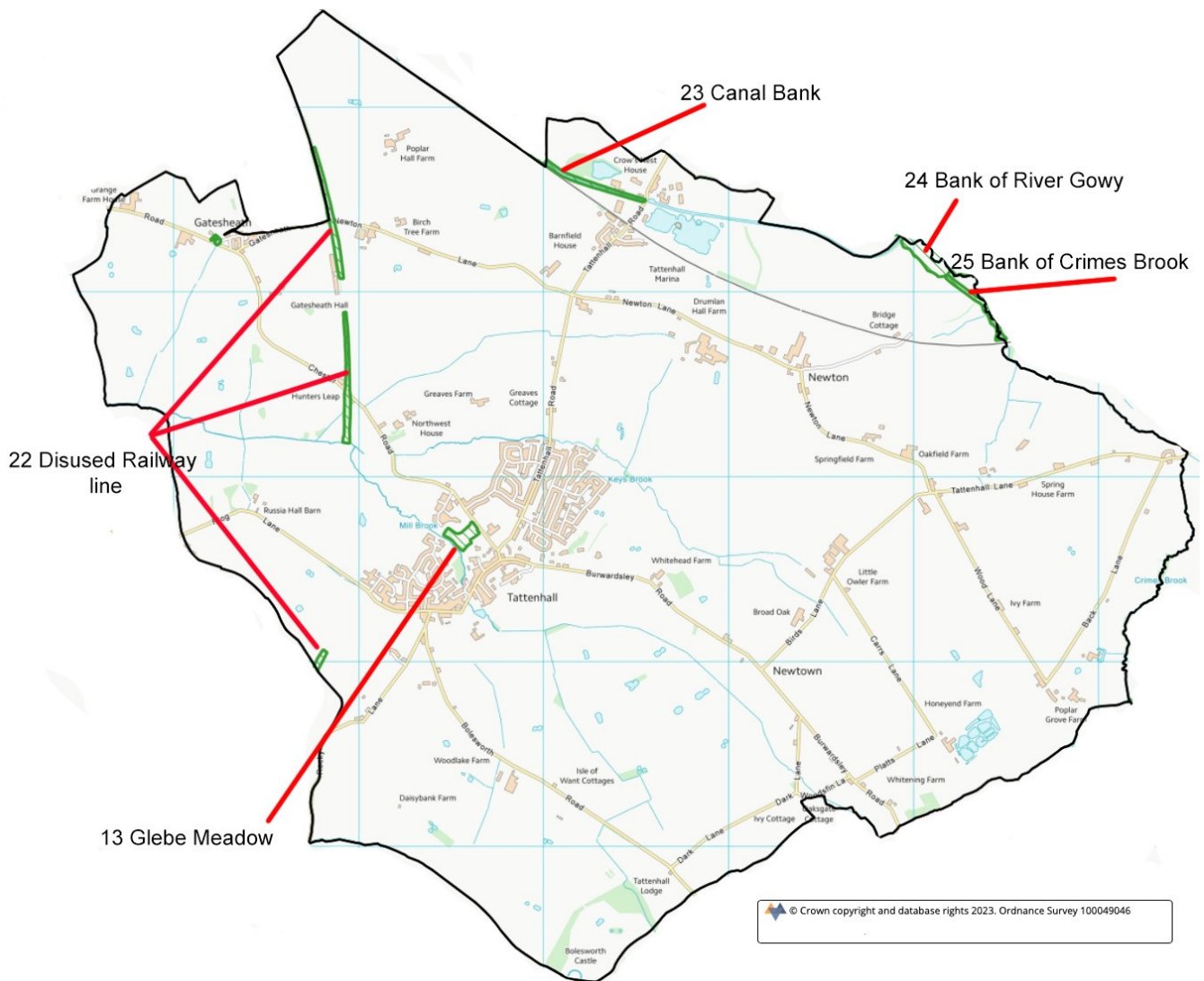
Local Wildlife Sites

No.	Open space	Proximity to Settlement	Special Value and Local Significance	Local Character
22	Sections of the disused railway line at Newton Lane, Chester Road and Adjacent to the Righi	3 sections: 1 crossing Newton Lane near Gatesheath: 2 from Gatesheath Hall to Mill Brook crossing Chester Road: 3 a short section near The Righi	The disused railway line provides a significant terrestrial wildlife corridor crossing the Golborne Brook. Providing views into Tattenhall, to the Cheshire Sandstone Ridge and to the Clwydian Range and Dee Valley. These sections of the line are a Local Wildlife Site due to the presence of common spotted orchids, floristically a diverse wildlife corridor. Not currently open to the public.	Area: 3.8ha. Local Wildlife Site. Natural green space.
23	Canal bank west of Crows Nest bridge	Situated on the Northern Boundary of the Parish in Newton-by-Tattenhall, approximately 1.5 miles from Tattenhall village.	The canal towpath can be accessed from Crows Nest Bridge and is flanked on one side by small industrial units including a skate park and the other by the Marina before running through open countryside. The towpath is a public footpath FP7 The canal banks are in the Shropshire Union Canal conservation area and a designated local wildlife site. Some of the wildlife spotted are Swans, Kingfishers, Cormorants and Herons. The industrial area used to house a Brick and Pipe works to the east of the bridge and to the west side was the Bone Works. Nothing remains of these two structures.	Area: 1.04ha. Local Wildlife Site. Natural green space.
24	Bank of River Gowy	The part River Gowy that flows through the North East edge of the parish boundary about 2.5 miles from Tattenhall village is situated in an uninhabited area accessed via the Ford Lane and then footpath FP11 or the canal towpath FP7. It then runs alongside FP11 towards Huxley village.	It is a designated local wildlife site. In the spring, the banks are covered in wild garlic and the area is teeming with wildlife as it runs through reed beds and then through a wooded area. Some examples are Kingfishers, Mallards, Herons and Buzzards.	Area: 2.7ha. Local Wildlife Site. Natural green space
25	Bank of Crimes Brook	Crimes Brook is situated approximately 2.5 miles from Tattenhall village at the North Eastern edge of the parish boundary where it runs into the River Gowy.	The area is a designated local wildlife site. It is accessed via Ford Lane in Newton-by-Tattenhall which meets Crimes Lane at a ford which is Crimes Brook. This is an old Roman road and this stretch is where you can see the original cobbled road. This is also the route of the Bishop Bennet Way and the horses walk along the brook to get	Area: 0.7ha. Local Wildlife Site. Natural green space.

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to the roadway. The brook then runs along meadows to the River Gowy, partially tree lined with Wild Garlic growing along its banks. Part of the meadow is a reed bed, which is rich in wildlife such as Water Voles, Reed Bunting, Mallards, Buzzards and Herons. Also to be found are Wood anemones, Orchids and Marsh Marigolds.

22-25 Tattenhall Parish & District Designated Local Wild Life Sites



APPENDIX 2

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 was analysed, 86 received before and 164 after the Neighbourhood plan was made in Jun 2014.

Summary data:

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
Secretary of State decisions*			3
C3/C2 s/c housing units total in applications	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 completed/underway/permission	61	9	70

*All 3 decisions by Secretary of State 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

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Village Design Statement (VDS)⁷, 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.

Affordable housing Tattenhall & District 2010 - 2013

TATTENHALL SERVICE CENTRE

(housing requirement 2010–2030: 250 units)

Relevant policies:

⁷ <https://tattenhallpc.co.uk/wp-content/uploads/2018/03/Village-Design-Statement-2009.pdf>

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Original Neighbourhood Plan Policy 1 (made 04/06/2014):

“There is a requirement to provide 35% affordable units on-site, with a provision of both intermediate and affordable rent.”

“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.”

Local Plan SOC 1 (made 29/01/2015):

“The Council will seek to maximise the proportion of affordable housing provided up to a target of 30%.”

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
Total			269	60	59

A further 25 additional units have been built or under construction in the service centre on small windfall sites too small to require an affordable element.

Affordable element: $59/269 = 22\%$. Since 2014 (Made Neighbourhood Plan) $9/86 = 10.4\%$

NEWTON-BY-TATTENHALL (not a local service centre) and RURAL AREA

Relevant policies:

Original Neighbourhood Plan Policy 1:

“Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.

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.”

Local Plan SOC 2:

“Where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites which would otherwise not be appropriate for housing adjacent to key service centres and local service centres including those in the Green Belt. Where it is essential to enable the delivery of affordable housing to meet local needs, a small, subsidiary element of market housing may be permitted on such sites.”

Year of application	Site	Ref	Total built	No. affordable in application	No. affordable built
2012	The Oak Room	12/02283/FUL	31	6	6
2013	Blackham Reclamation	13/02120/OUT	25	Off-site provision S106	0

Tattenhall & District Neighbourhood Plan Review

				payment to CWAC	
2015	The Oak Room	15/03391/FUL	5	5	5
Total			61	11	11

In addition, a further 6 units were built in the rural area, none of which were deemed affordable. A total of 67 were built in the rural area, **11/67 = 16%**.