

**Notes of Tattenhall Neighbourhood Plan Review Working Group
Held virtually via Teams 19th January 2024.**

PRESENT

Chairman: Iain Keeping

Pat Black Mike Jones Caryl Roberts Peter Weston

Ann Wright (Clerk).

Catherine Morgetroyd – CW&C

Purpose of Meeting: To discuss Neighbourhood Plan Health Check carried out by Locality.

It was noted that the Health Check which had been undertaken by Locality had raised a number of issues some of which can easily be addressed by the working group.

Policy 6 – Local Green Spaces

The health check had raised a number of significant issues with this policy.

It has been stated the justification was not strong enough for some of the areas which had been included and that justification was also required to show why some sites had been removed.

It was noted that some of the areas that had been removed because they were very small, were basically just a roadside verge or had been lost to developments.

It was noted all the areas had all been subject to detailed review as it was understood the justification in the original Plan was no longer sufficient.

Catherine Morgetroyd stated that it was good to have completed the health check at this point so that issues can be addressed. She suggested creating a table of all the open green spaces which had been listed in the original Neighbourhood Plan and confirm which were being removed and why plus which were to be retained.

She suggested if some of the areas don't meet the necessary criteria as set out in the NPPF they could possibly be picked up by other policies. For example, grass verges may not be justifiable as Local Green Spaces but might be a design feature.

It was confirmed that examiners are looking at Local Green Spaces to check they meet the criteria. If they don't, they will be removed from the Plan as such there is little to lose by adding in sites which are borderline.

It was noted that the Local Greens Space criteria takes into account proximity to the community, demonstrable special features and size.

It was noted that Greenlands, Oaklands and Covert Rose had been designed by a local architect as a new way to live where estates have wide open feel. It was agreed this background can be used as justification but would also need further justification.

It was discussed it might be possible to include these types of areas in the Plan and the Design Code.

It was noted the fact sites had been in the previous neighbourhood Plan can be used as part of the justification although the criteria had changed since then.

It was noted the Health Check is guidance and the Group can decide not to implement the changes recommended but should explain why.

It was noted that there are going to be changes to the planning system, but it is not yet clear what they will be. It was noted that Neighbourhood Plan will be accepted until June 2025 under the existing regime after then Plan will need to conform with the new regime.

It was noted that the Flacca field may be deemed too big to be included as a Local Green Space the Jubilee Wood may be too far from the village centre. It was suggested a justification could be the fact people are willing to walk to the site.

It was noted Local Green Spaces do not have to be open to the public and that CW&C had raised concerns regarding the inclusion of the school play field as a local green Space.

Community Feedback

It was discussed that the Health Check had suggested community feedback to support proposed changes to the Plan and whether that meant there should also be feedback for not changing policies.

Catherine Morgetroyd suggested splitting community feedback into 2 sections:

- 1 – Original Consultation
- 2 – Updated Feedback including support for changes or lack of objections.

General Conformity

The Health Check has suggested the need for a statement of common ground. Catherine Morgetroyd stated CW&C have not previously produced these for Neighbourhood Plans and that it was not necessary as CW&C has been part of the review process and will respond to consultation stages.

It was discussed if Locality has misunderstood the nature of the Parish Council.

Design Code

It was confirmed that the Design Code will become planning policy as part of the Neighbourhood Plan.

Assistance & Resources

The meeting reviewed the list of work still to be done as part of the review which included:

- The group needs to review the Health Check feedback and decide what actions it will take.
- Community Feedback/consultation.
- Review feedback and incorporate into document as required.
- Draft Plan goes to Reg. 14 Consultation.
- Review feedback and incorporate into document as required.
- Submit 'Final Document' to CW&C for publicity stage – managed by CW&C

- Work with CW&C to appoint examiner from shortlist provide by Intelligent Plans.

It was noted that there are more examiners than when the Plan was made, and that Intelligent Plans will provide a shortlist of examiners based on the nature of the Plan.

It was noted that the Group now has no support and will struggle to manage the consultation processes and responses it was also noted that it was unlikely the Council would obtain any funding given the deadline is the 26th January and it is not known when or if the funding will be available after April. It was discussed that it might be possible to get support with consultations.

It was discussed that the examiner will review the whole Plan rather than just the changes and could reject the Plan and key policies. It was agreed this needs to be discussed by the Group and Parish Council and the risk assessed. It was suggested the Council might want to consider a statement to say after a thorough review it has been agreed the changes are too minimal to require any further action.

It was discussed the risk of the above approach will need to be assessed against Government changes to planning to encourage more building along with changes to the CW&C Local Plan.

It was also stated that revising the Neighbourhood Plan will give Local Green Spaces more protection and will make the Design Codes a planning policy.

Catherine Moregetroyd stated it was unlikely an examiner would throw out large parts of the Plan's policies, rather they seek to tweak and improved polices to make them clearer and it would be better to complete the Review now rather than having to start the process again after June 2025 under a new planning regime.

It was reported that Farndon have decided not to proceed with their Review, however they had made lots of little changes to all their polices which CW&C had felt had made the Plan Policies confusing.

It was noted the public consultation needs to be proportionate with changes made to the Plan which in Tattenhall's case are modest.

Maps

Catherine Moregetroyd agreed she would check on the process of copyrights for maps used.

Next Meeting

Next meeting to be held face to face, date to be agreed.

All were tanked for attending the meeting.

Ann Wright
17/11/2023

TATTENHALL & DISTRICT NEIGHBOURHOOD PLAN REVIEW

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