

Notes of Tattenhall Neighbourhood Plan Review Working Group
Held virtually via Zoom
15th May 2024.

PRESENT

Chairman: Iain Keeping

Pat Black Sheila Chapman Caryl Roberts Ian Waddington

Ann Wright (Clerk).

Public - 1

Apologies

Peter Weston.

Declaration of Interests

No interests declared.

Notes of Previous Meetings

The notes of the meeting on the 13th March were agreed.

Public Participation

The member of the public explained she is studying for a master's in urban and rural planning and is looking at the Tattenhall Neighbourhood Plan. She asked what development has been enabled by the Plan.

It was noted that sites had not been allocated as part of the Plan and were not being added as part of the review. It was noted that CW&C Local Plan allocated 250 houses to Tattenhall to be delivered by 2030 to date over 300 homes have been delivered.

It was noted that the Plan includes a policy (Policy 1) which limits developments to 30 properties on any one site which has been successful without placing a limit on overall development numbers within the Key service Centre of Tattenhall.

It was noted development is still taking place in Tattenhall.

Document Review

It was confirmed that ONH had undertaken a review of the Plan and submission documents for the Reg. 14 consultation.

They had made a number of recommendations including inclusion of a contents table and numbering paragraphs.

A discussion took place regarding the inclusion of consultation information in the reviewed Plan. It was agreed Iain Keeping would write a paragraph for inclusion which will be reviewed by the Group. It was agreed to raise with ONH that the previous consultant had recommended undertaking the public and Reg. 14 consultations in parallel hence the public consultation has not yet taken place and whether this is an issue. It was noted the public consultation could be undertaken before Reg. 14 without significantly delaying the process.

It was agreed to reinstate contents which had been removed as advised by ONH. The reinstated contents will be checked to confirm it is still relevant and up to date.

It was agreed to contact CW&C and seek support with GIS mapping to show the settlement boundary, wildlife corridors, gaps between settlements.

It was noted the discrepancy in the housing numbers needs to be explained and results from the settlement boundary being instated after the Tattenhall Neighbourhood Plan was made.

It was noted the Schedule of Changes is now referred to as Draft Modifications Proposal. A number of amendments have been suggested to the document which were reviewed by the meeting. The majority of the amendments were agreed.

It was agreed to include a reference to the 2023 Housing Needs Survey results to the changes relating to the provision of at least 30% affordable dwellings. It was noted this change had not been highlighted as being contrary to Local Plan policy.

It was agreed all changes be highlighted in red for easier identification.

A discussion took place regarding the erosion of gaps between settlement boundaries by exception sites. It agreed to leave this section unchanged.

It was agreed to leave the section relating to Policy 6 and wildlife corridors unchanged.

It was agreed to justify the changes to Policy 5 from 'should' to 'must' using the explanation given for Policy 4 and to highlight that growth in the village had added additional pressure to village infrastructure including roads.

It was noted active travel maps have been included in the Design Code documents which can be referenced.

Next Steps

Iain Keeping will update documents with agreed changes.

Next meeting

Date of the next meeting to be confirmed based on availability of John Heslewood (Cheshire Community Action) to discuss public consultation arrangements.

Ann Wright
16 May 2024