

Tattenhall Community Plan – Workshop Notes

May 2024



Tattenhall & District Parish Council

CONTENTS

1.0	INTRODUCTION	Page 3
2.0	AIMS OF THE WORKSHOP	Page 3
3.0	LOCAL CONTEXT – DEMOGRAPHIC PROFILE	Page 4
4.0	LOCAL CONTEXT - HOUSE PRICES	Page 5
5.0	LOCAL CONTEXT – NEIGHBOURHOOD PLAN OBJECTIVES	Page 6
6.0	TATTENHALL PRIORITIES FROM THE WORKSHOP	Pages 7 – 8
7.0	RECOMMENDED NEXT STEPS	Page 9

1.0 INTRODUCTION

Tattenhall & District Parish Council commissioned Cheshire Community Action to facilitate a workshop with local stakeholder organisations including:

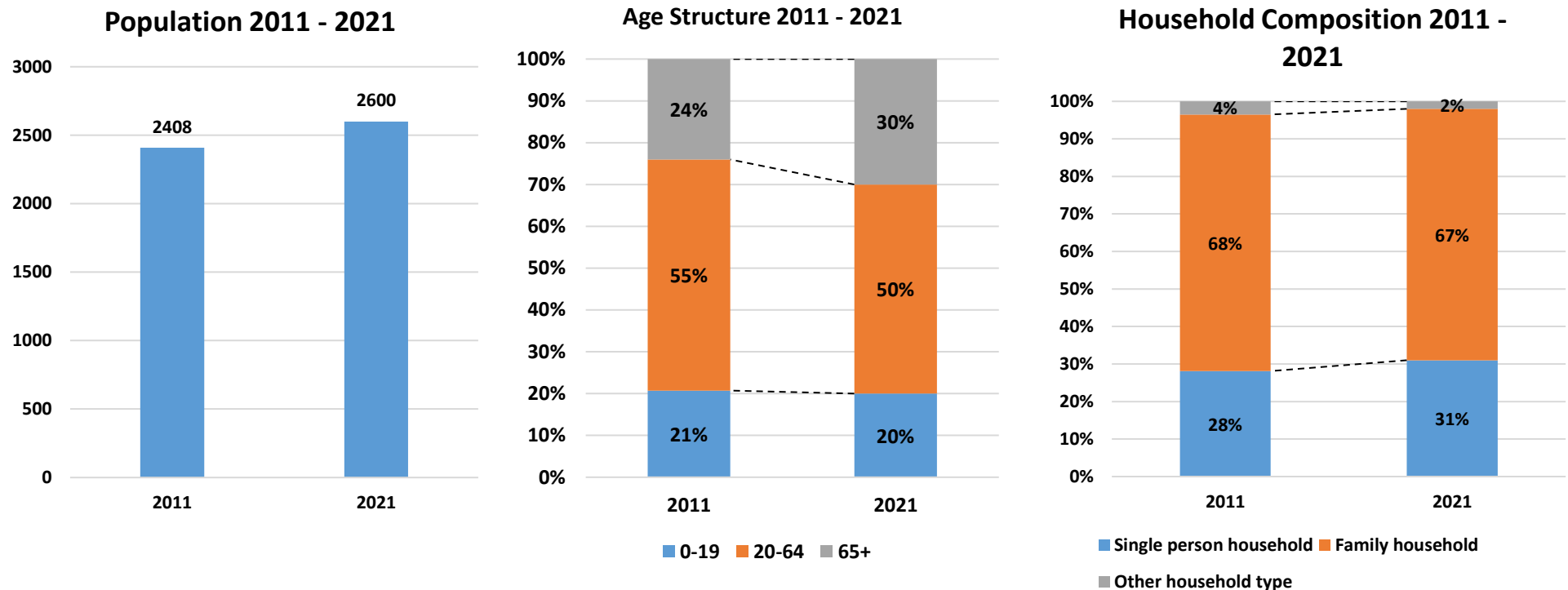
- Bolesworth Estate – Vicki Ball
- CW&C – Mike Jones
- Parish Council – Pat Black, Richard Carden, Sheila Chapman, Dorothy Darnborough, Jonny Kershaw, Neil Matthews, Robert Smith, Ann Wright (Clerk)
- Sport Tattenhall – Chris Bluff, Roger Pilkington
- St Alban’s Church – George Richards
- Tattenhall Business Alliance – Rob Dancy
- Tattenhall & District Community Land Trust – Lesley Grainger
- Tattenhall Park Primary School – Nicky Bolton
- Transition Tattenhall – Beth Barlow, Peter Radley.

2.0 AIMS OF THE WORKSHOP

- Describe the current context for Tattenhall to bring all stakeholders on the same page to develop a shared understanding of the local issues from demographic and data perspective.
- Examine the priorities taken from stakeholder responses prior to the workshop.
- Agree the shared priorities and actions going forward, and which organisations should be involved.

3.0 LOCAL CONTEXT – DEMOGRAPHIC PROFILE

The chart below (left) shows the change in total population numbers from 2011 to 2021, the chart in the middle shows the age structure changes using age brackets: 0-19 (children and young people), 20-64 (working age population) and 65+ from 2011 and 2021, and the chart on the right shows the change in household composition from 2011-2021.



Observations:

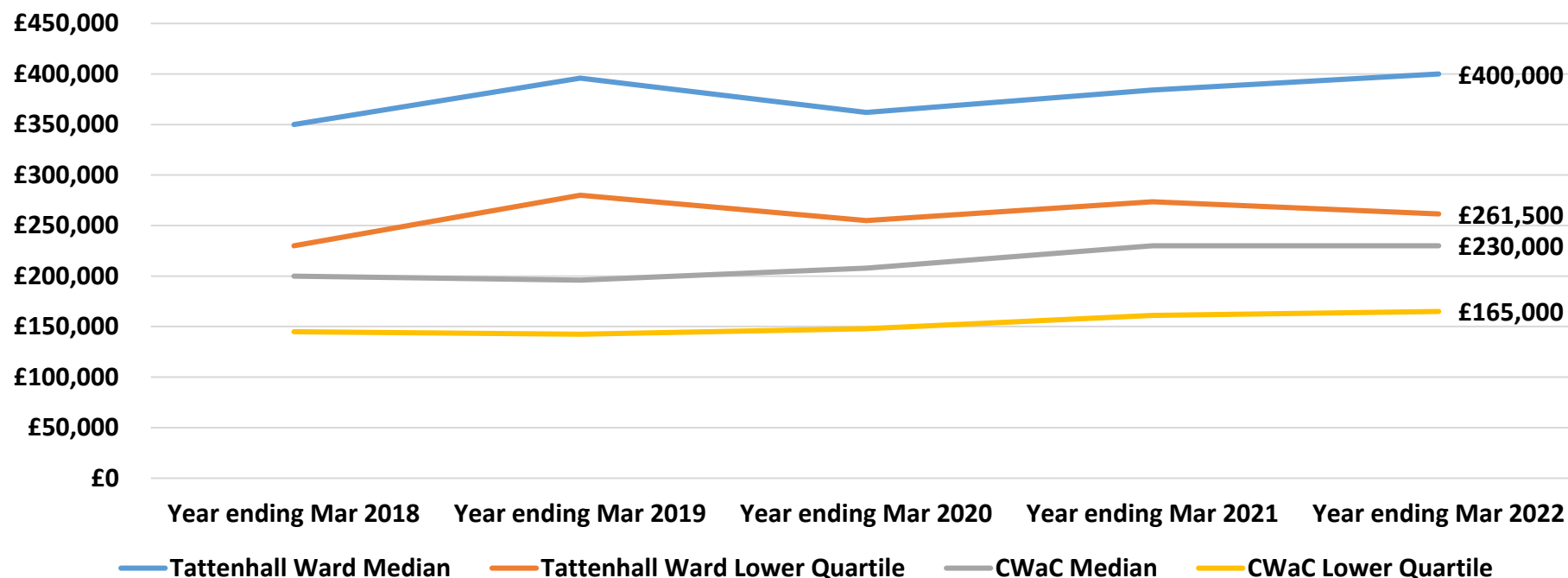
- The population numbers in the Parish increased by 192 people (7%) from 2011-2021, according to ONS Census data from 2011 and 2021¹.
- The chart in the middle highlights how the age structure of the population changed from 2011 to 2021 showing an increase in over 65's from 24% in 2011 to 30% of the population in 2021. The working age population decreased from 55% in 2011 to 50% in 2021 and 0-19's reduced from 21% to 20%. This demonstrates that the population is ageing rapidly within the parish area.
- The chart on the right shows that there was a decrease in the proportion of families from 68% in 2011 to 67% in 2021 with an increase in the proportion of single person households from 28% in 2011 to 31% in 2021.

¹ Sources: ONS 2011 and 2021 census tables

4.0 LOCAL CONTEXT - HOUSE PRICES

The chart below shows the median and lower quartile (LQ) house prices for the Tattenhall Ward (as parish level house price data was not available) and Cheshire West (CWaC) from 2018 - 2022.

Median and Lower Quartile House Prices Tattenhall Ward and CWaC 2018-2022



Observations:

- Tattenhall Ward median property price² overall was £400,000, which was 74% higher than the borough median (£230,000)³ in 2022.
- Tattenhall Ward lower quartile (lowest 25%) property prices⁴ were £261,500, which was 58% higher than the lower quartile price⁵ for the borough (£165,000) in 2022.
- Median property prices in Tattenhall Ward have changed broadly in line with the borough in the last five years, with a broadly consistent gap between local prices and the borough area.

² Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpricepaidbywardhpssadataset37>

³ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepriceforationalandsbnationalgeographiesquarterlyrollingyearhpssadataset09>

⁴ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilepricepaidbywardhpssadataset39>

⁵ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilehousepriceforationalandsbnationalgeographiesquarterlyrollingyearhpssadataset15>

5.0 LOCAL CONTEXT – NEIGHBOURHOOD PLAN OBJECTIVES

- Delivery of a housing growth strategy tailored to the needs and context of Tattenhall.
- Sensitive, sustainable development of good design which protects and enriches the landscape and built setting.
- Sustaining and improving excellent local facilities for existing and new residents.
- Strengthening and supporting economic activity.
- Seek on-going improvements to transport, to utility infrastructure and to digital connectivity.
- Prioritise local distinctiveness in every element of change and growth.
- Protect greenspace, the landscape and support nature conservation.
- Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

6.0 TATTENHALL PRIORITIES FROM THE WORKSHOP

Tattenhall Priorities	Additional notes	Opportunities	Challenges / Barriers	Actions	Organisations
Housing - sustainable (energy efficient) and affordable	Low cost housing, housing for local people and genuine affordability	Allocating housing to for local needs to local people Bolesworth Land Live / work properties	CWaC Housing Allocation Policy Property tax Find / purchase land. Fund design & delivery of properties. Manage them. Possibly need to work with other villages to delivery housing.	Community Land Trust to have a recruitment / support drive promoting the potential for the community led organisation to develop and manage any land or assets on behalf of the community e.g. community shops, workspaces, orchards, community gardens etc. (not just about one site). Look at Alms houses as a delivery model.	Community Land Trust and Parish Council
Sustaining and reviving existing businesses, and job creation / growth		Supporting start-up businesses with facilities / units / wifi			
Sustainable / Regenerative (traditional) Farming					
Promoting sustainable / affordable food		Promote sustainability through school events e.g. 'Greenfest' (include local environment organisations) - annual events		Organise events for school pupils	Primary School and Transition Tattenhall
Protect green space, landscape and nature					
Reducing carbon footprint					

Alleviating flood risk		Permeable surfaces to support drainage on new housing developments Local Plan Review	Current planning policy	Include permeable tarmac policy in neighbourhood plan / design code.	NP Group / Parish Council.
Transport	Including speeding, more buses and public transport, Sun + evening buses (£2 tickets) and cycleway to Whitchurch.	Integrated bus / rail plan / cycle facilities Cycleway / bridleway on old railway line Upgrade canal towpath from Beeston to Waverton Community bus system with other villages (Malpas Model) Connect to railway in Tiverton Car sharing Community car scheme Low traffic neighbourhoods	Funding for feasibility studies and works Ownership of the cost of cycleway and towpath works Canal & River Trust Policies Cost of bus services to retain a viable scheme Speed bumps can be noisy (low traffic neighbourhoods)	Parish Clerk to find appropriate funding and assistance with canal towpath project / railway track project Get advice from Community Transport Association about potential for setting up a community car scheme and the associated costs and sustainability. Talk to neighbouring villages about working together on transport solutions.	Towpath project - Parish Council to lead with: CWaC Canal and River Trust Interested community groups Landowners Sustrans Walking groups Health Box Business parks Bishop Heber School Car scheme - Community Transport Association
Key services					
Networking and improved local collaboration / communication					
Sustaining and improving local facilities (young people?)					
Facilities for older people					

7.0 RECOMMENDED NEXT STEPS

1. Continue to develop priorities and invite local stakeholders to commit to actions
2. Share priorities and actions amongst stakeholders (and consider sharing with the local community for feedback but coordinate with the NDP consultation).
3. Make any final amendments based on feedback from the community / stakeholders.
4. Publish document and deliver the action plan.
5. Appoint a group of Councillors (and potentially other interested volunteers / stakeholders) to monitor progress and make adjustments to Community Plan in response to needs and changes.