

Notes of Tattenhall Neighbourhood Plan Review Working Group
Meeting with Leah Coney, ONH.
Held virtually via Zoom
7th November 2024

PRESENT:

Iain Keeping (Chairman), Ann Wright (Clerk).
Leah Coney – OHN.

Purpose of Meeting: To note completion of informal consultation and discuss next steps.

It was noted the results of the informal consultation had raised no fundamental issues with the proposed Plan updates. It was discussed when to undertake the Reg. 14 consultation noting if the consultation runs over Christmas additional time should be given to take account of the bank holidays.

It was discussed that the CW&C Local Plan will start to lose planning weight next year due to the fact it will be 5 years old. Leah Coney confirmed she is looking into whether the Neighbourhood Plan policies would be weakened and considered out of date if they reference CW&C policies. If that is the case instead of referencing the CW&C policy the wording of the policy could be included.

It was noted that the Neighbourhood Plan is not anti-development, it supports the right development in the right places.

If the Local Plan is considered out of date it is right that the Neighbourhood Plan should be reviewed to fill the vacuum.

It was discussed that a development of 30 properties with 30% affordable was viable in an area like Tattenhall.

It was stated that the Neighbourhood Plan is the community's Plan not the developer's.

Next Steps

The following next steps in the process were discussed:

- Iain Keeping confirmed he needs to tidy up the Plan and check the modifications document matches the Plan.
- Possible addition of statement supporting measures to combat climate change as requested by Transition Tattenhall in supporting text.
It was noted that the Government is tightening policy wording in Plans regarding Climate Change.
It was noted any policy change putting 'onerous' obligations on developers at this last stage in the process would need to be strongly evidence and supported by CW&C policy or it is likely to be rejected by the examiner.
- It was noted the Basic Conditions Statement does not need to be completed for the Reg. 14, it will also need to take account of any changes to the NPPF which are expected.
- It was agreed to insert a comment that the Group does not believe that the modifications require a referendum noting that this will be the decision of the Examiner.
- It was agreed to contact CW&C with the latest draft of the Plan advising we will be commencing the Reg. 14 in the next 4-8 weeks and asking if they have

any comments before that and checking we have the up to date consultees list.

It was agreed Leah Coney would provide a template to send out with the Reg. 14. It was recommended that the consultation is sent out with delivery and read notification requests attached.

- Statutory responses will be forwarded to ONH for consideration who will compile a report in them.
- It was noted a response will need to be published following the Consultation although individual replies are not required.

The following documents are required for the Reg.14 Consultation:

Neighbourhood Plan

Proposed Modifications Statement

SEA

Ann Wright
7th November 2024.