

TATTENHALL & DISTRICT PARISH COUNCIL

Clerk: Mrs A Wright, 62 Well Street, Malpas, Cheshire, SY14 8QH.

Tel: 01948 861 035 Email: clerk@tattenhallpc.co.uk



Cllr Louise Gittins
Cheshire West & Chester Council
The Portal
Wellington Road
Ellesmere Port
Cheshire
CH65 0BA.

Dear Cllr Gittins,

RE: Future managed development in Tattenhall.

Tattenhall and District Parish Council is writing to request your support in delivering managed housing growth in Tattenhall and the rest of Cheshire West and Chester.

Due to changes in the National Planning Policy Framework (NPPF) and revised housing numbers allocated to Cheshire West and Chester, Tattenhall is facing an increase in planning applications in the near future. Three development proposals close to submission could potentially exceed 600 new houses in the open countryside.

While there is a shortfall in the borough's five-year housing supply, planning policies in the Local and Neighbourhood Plans will have little or no influence on which applications are approved.

Tattenhall, identified as a Key Service Centre in the Cheshire West and Chester Local Plan, is already under considerable pressure from the development that has taken place over the last ten years, including the development of the retirement village, Gifford Lea.

It is widely recognised that the new development in the village has not brought any infrastructure improvements:

- The village has limited public transport, leaving residents reliant on their own vehicles to get work outside the village.
- The village's road network consists of narrow country lanes used by cars, delivery vehicles, and large agricultural vehicles, making access off these lanes onto the A41 problematic.
- The village has been subject to increased flooding in recent years, with residential properties and roads into the village becoming impassable after moderate to heavy rain.
- The health centre is struggling to meet the needs of the growing ageing population, resulting in residents unable to get doctor's appointments.

Before any further development takes place in Tattenhall, these issues need to be addressed.

The Tattenhall Neighbourhood Plan aims to allow small-scale development with a focus on affordable housing. This approach is sustainable in a rural setting and ensures that the valuable farmland surrounding the village is preserved. This aligns with the Government's expressed intentions. Building hundreds of £1m+ houses in open countryside with the 30% "affordable" standing empty due to unaffordability would not address the housing crisis.

Therefore, as the leader of Cheshire West and Chester Council and Chair of the Local Government Association, are writing to request you to use your influence to encourage the Government to take steps

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to control the flow of planning applications in rural settings and ensure that the necessary infrastructure for new development is delivered.

I look forward to your response to our request.

Yours sincerely,

Ann Wright
Clerk to Tattenhall & District Parish Council

DRAFT