

Tattenhall & District Neighbourhood Plan

The Parish Council has decisions to make regarding the modified Tattenhall & District Neighbourhood Plan (TDNP) and its potential engagement with paragraph 14 of the National Planning Policy Framework (NPPF). Paragraph 14 of the NPPF states:

In situations where the presumption [in favour of sustainable development] [where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date] applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement”

The TDNP does not meet criterion a). Regarding criterion b) we do not yet know our specific housing requirement. The proposed options in the emerging Local Plan suggest allocating between 500 and 1,500 homes at Tattenhall over the next 15 years. Policy 1 of the TDNP restricts the size of developments to no more than 30 in or adjacent to the service centre. We have explored the argument that the modified NP could engage paragraph 14 NPPF for Tattenhall based on our over-delivery of housing to date against the adopted Local Plan and, in addition, that there is scope within Policy 1 for further, albeit limited, development to come forward. However, we have not received support for this proposal from CWaC planning.

In order to engage paragraph 14 NPPF criterion b), we would need to demonstrate provision for at least 500 new homes over the next 15 years. CWaC planning and independent advisors advice is that this can only be achieved by allocating land for development adjacent to Tattenhall. Failure to act will result in land allocation in the Local Plan, giving us limited influence over the location. Alternatively, we can allocate land in the modified TDNP. Assurance has been given by the chief planning officer, that provided we allocate sufficient land to meet the housing requirement, with justification for and against potential sites, then support will be given.

Urgency is paramount to meet both criteria to ensure that planning applications can be assessed against the TDNP. The closer the TDNP is to implementation, the greater its weight will be.

Proposals:

1. The Neighbourhood Plan Qualifying Body (Parish Council) to consider modification to policies to include allocations to meet future housing requirements.
2. The Parish Council to consider engaging ONH, consultants for the TDNP review, to produce a Settlement Spatial Plan to address proactively growth pressures and inform future development decisions.
3. The Parish Council to consider engaging ONH to manage the TDNP review through to Examination.