

**Site Allocation Meeting with CW&C Officer.
24th October 2025.**

PRESENT:

CW&C – Catherine Morgetroyd.

ONH – Leah Coney.

Tattenhall & District Parish Council –Iain Keeping, Ann Wright (Clerk).

Purpose of Meeting: To discuss allocations process.

It was noted that we are working to a very accelerated timetable as such it is hoped all parties can be aligned.

We are currently going through a broad scenario planning process based on information in the CW&C Local Plan documentation.

We have held a successful meeting with the public and are now looking to hold a briefing with landowners and agents.

Housing Allocation

It was discussed that it might be 12 months before Tattenhall has its housing allocation number, and it might be 2 years before the new Local Plan is in place and that Tattenhall already has 2 applications for over 200 houses and another for 400 coming soon.

We are hoping to identify sites for allocation soon and then undertake a second Reg 14 consultation and go to examination in early 2026.

Prematurity Argument

It was confirmed that CW&C are seeking legal advice on the use of the prematurity argument to refuse planning applications.

It was discussed what the impact would be if the Local Plan allocated a higher housing number than allocated in the Neighbourhood Plan.

It was agreed to share potential sites with CW&C as the process progresses.

It was noted that ONH can use the standard method to calculate housing numbers but that could not take into account other factors facing CW&C.

It was noted that the absence of a housing figure is allowing a truly bottom-up approach.

It was noted Tattenhall is seeking to take a pragmatic approach and may seek to over allocate or consider having reserve sites.

Timescales

It was discussed that it is CW&C as the Local Planning Authority who is responsible for the Habitats Regulations Assessment (HRA) and Marine Plan and that Tattenhall must supply all the evidence required to undertake these assessments.

It was hoped these assessments can be undertaken in a timely fashion so as not to delay the Neighbourhood Plan's process. It was asked if these assessments could be undertaken during the Reg. 14 consultation.

Catherine Morgetroyd confirmed she would look into this noting that CW&C has limited resources and will need to employ a consultant to undertake these works which will also take time.

Regulation 14 Consultation

It was agreed the clerk would request the up-to-date statutory consultees list from CW&C a week before the Reg 14 is launched.

It was noted that Policy 1 will have to be updated. It was not clear if there would be 1 policy to allocated sites or a policy for each site.

Any changes to other policies resulting from the previous Reg. 14 consultation will not be material.

It was agreed to forward a copy of the slide pack from the meeting to Catherine Morgetroyd so that she can see the direction the process is taking. Given timescales it was agreed it was unlikely that CW&C will have an advanced copy of the Reg 14 document to comment on before the formal consultation.

It was discussed that the aim is for the Neighbourhood Plan to align with the new Local Plan period and but if it does not allocate enough sites it will cover the next 5 year period which would support the prematurity argument.

It was hoped the Plan will provide some certainty in Tattenhall while the Local Plan is still being formed.

It was noted that CW&C is struggling for capacity and that some works cannot be undertaken as quickly as they would like.

It was agreed that maintaining dialogue is essential.

Ann Wright
28th October 2025