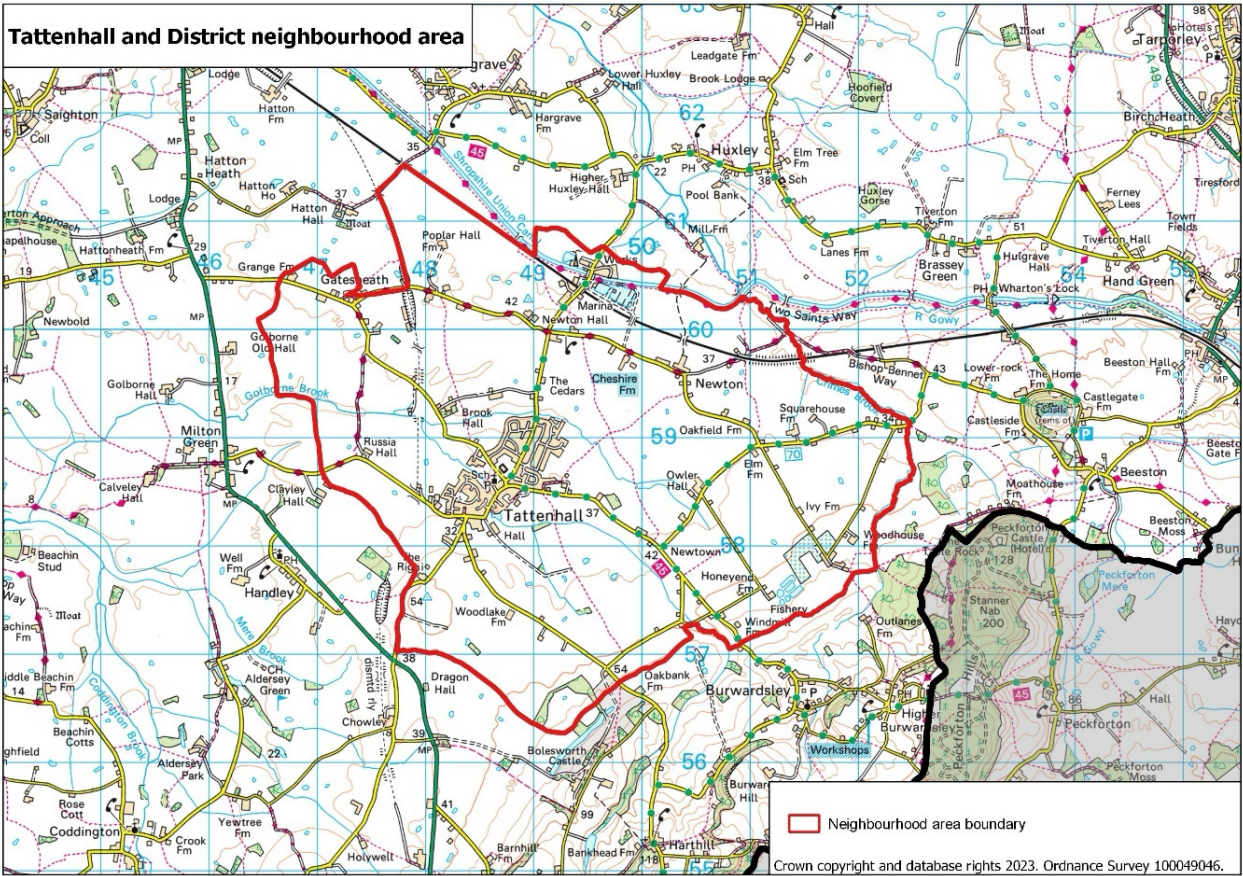


TATTENHALL & DISTRICT MODIFIED NEIGHBOURHOOD PLAN 2025 - 2045

PRE SUBMISSION



Policy 1: HOUSING GROWTH

- A. The Neighbourhood Plan defines the settlement boundary at Tattenhall, as shown on the Policies Map for the purposes of applying the NPPF National Decision-Making Policy (NDMP) S3 on the presumption in favour of sustainable development.
- B. Housing proposals of 10 or more dwellings should:
- i. Provide a mix of types, tenures and sizes of homes, taking into account objectively identified housing needs (established through the Tattenhall Housing Needs Report (December 2023 or subsequent update) and:
 - ii. include the provision of on-site affordable housing in accordance with NDMP HO8. The affordable housing will be subject to a S106 Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity.
 - iii. Off-site affordable housing provision or cash payment in lieu shall only be permitted where exceptional circumstances are demonstrated to justify off-site or cash contributions, in accordance with NDMP HO8. Any off-site or cash contributions sought should be used towards the provision of affordable housing in Tattenhall Neighbourhood Plan Area in the first instance, where there is an identified need.

Modified **Policy 1** - Housing Growth

Re-written to reflect the changes to national and local planning policy.

- Introduces a defined settlement boundary for Tattenhall.
- Establishes clear criteria for development within and outside the settlement boundary.
- Updates housing mix requirements with reference to Housing Needs Report 2023
- Strengthens affordable housing provisions, including clarification on on-site provision and circumstances where off-site contributions may be acceptable.
- Introduces additional design requirements for sites above 30 dwellings.

Policy 2: LOCAL CHARACTER

A. Development will be supported where it:

- **Safeguards or enhances** the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.
- Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts.
- Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath.
- Fully accords with the **Tattenhall and District Design Code (2022) or any subsequent version**
- Respects local landscape quality ensuring that views and vistas identified in Appendix A are maintained wherever possible
- Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation.

B. Where development is proposed in excess of 30 homes on any one site, to avoid losing the village character of the area, they should comprise smaller areas with different types of housing setting as set out in the Tattenhall and District Design Code (2022) or subsequent edition.

C. The removal, or cutting back, of any **mature, native** trees that have significant amenity value without an arboricultural report by a reputable company, to **evidence that they are diseased, dying or otherwise pose a risk to health and safety**, will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.

Where there is a loss of trees they must be replaced with native species at the ratio of 2 for 1.

D. Proposals must be designed to retain and protect ancient, veteran and mature native trees, hedgerows, ponds and areas of woodland accordance with NDMP N6(2)

E. Development proposals (except householder applications) within or adjacent to designated local wildlife sites or sites of nature conservation value, as shown on the Policies Map, should clearly demonstrate how they have incorporated appropriate measures to safeguard and enhance these areas. Outside of these areas, new residential and commercial development should demonstrate the incorporation of habitat enhancement measures, including bat boxes, swifts' bricks and hedgehog routes, to encourage and protect local wildlife.

Modified **Policy 2 – Local Character**

- Strengthen wording to “safeguard or enhance” character.
- Update references to include the Tattenhall and District Design Code (2022 or subsequent versions).
- Clarify protection of important views identified in Appendix A.
- Strengthen tree protection measures, including clearer justification for removal and a requirement for replacement native planting at a ratio of 2:1.
- Introduce explicit protection for ancient, veteran, and mature native trees, hedgerows, ponds, and woodland.

Policy 3: THE LOCAL ECONOMY

A. The following types of employment development will be supported:

- The conversion of existing buildings and the small- scale expansion of existing floorspace of employment premises across the Parish.
- **New commercial premises within the Tattenhall settlement boundary, or new premises appropriate to a countryside location outside of the settlement boundary.**
- All new employment development should respect the character of its surroundings by way of its scale, and type, not harm the surrounding landscape, safeguard residential amenity and road safety, and demonstrate accordance with the **Tattenhall and District Design Code (2022) or any updated version.**

B. Outside of the defined local centre a sequential test for main town centre uses will be applied, to prevent its erosion and to maintain neighbouring amenity.

Modified **Policy 3** – The Local Economy

- Clarify that small-scale expansion relates to employment floorspace.
- Refine spatial references to development within or adjacent to the settlement boundary and hamlets.
- Introduce an explicit requirement for compliance with the Tattenhall and District Design Code.
- Introduce a sequential test for main town centre uses outside the defined local centre, to protect its vitality and viability.

Policy 4: LOCAL FACILITIES

- A. Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account **must** also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services to parts of the village that currently are not served by them, this will be seen as a positive benefit.
- B. Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be **supported**.
- C. The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

Modified **Policy 4** – Local Facilities

- Strengthen requirements to consider cumulative impacts of development.
- Clarify and reinforce support for appropriate development that enhances the vitality and viability of Tattenhall village centre, recognising that congestion is now a relevant consideration.
- Identify the need for walking and cycling connectivity improvements to make use of the existing public rights of way network and other corridors (disused railway and canal towpath).
- Make minor wording changes to improve consistency and readability, without altering policy intent.

Policy 5: TRANSPORT AND COMMUNICATION

A. Development should:

- Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate **fully** any impacts. Development that would give rise to unacceptable highway dangers **and road congestion** will not be permitted.
- Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath, **including the linking and upgrading of existing public rights of way**, as well as supporting public transport where possible.
- Make provision for **30 megabit per second** high-speed broadband to serve it.

B. Development of new **30 megabit per second** high-speed broadband infrastructure to serve the parish will be supported.

C. Car Parking in Tattenhall Village Centre. Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.

Modified **Policy 5** – Transport and Communications

- Strengthen wording to require full mitigation of traffic impacts, including congestion.
- Expand walking and cycling requirements to include improved connectivity and linking of public rights of way.
- Update broadband requirements to specify a minimum of 30 Mbps, reflecting current standards
- Retains support for village centre parking provision.

Policy 6: LANDSCAPE AND THE ENVIRONMENT

- A. SITES OF OPEN SPACE VALUE
- B. SITES OF SPORT, RECREATION AND AMENITY VALUE
- C. SITES OF NATURE CONSERVATION VALUE

Policy 6 – Landscape and Environment (Modified).

Policy 6 has been retained in full with minor, non-material, changes

Policy 7: SITE ALLOCATIONS

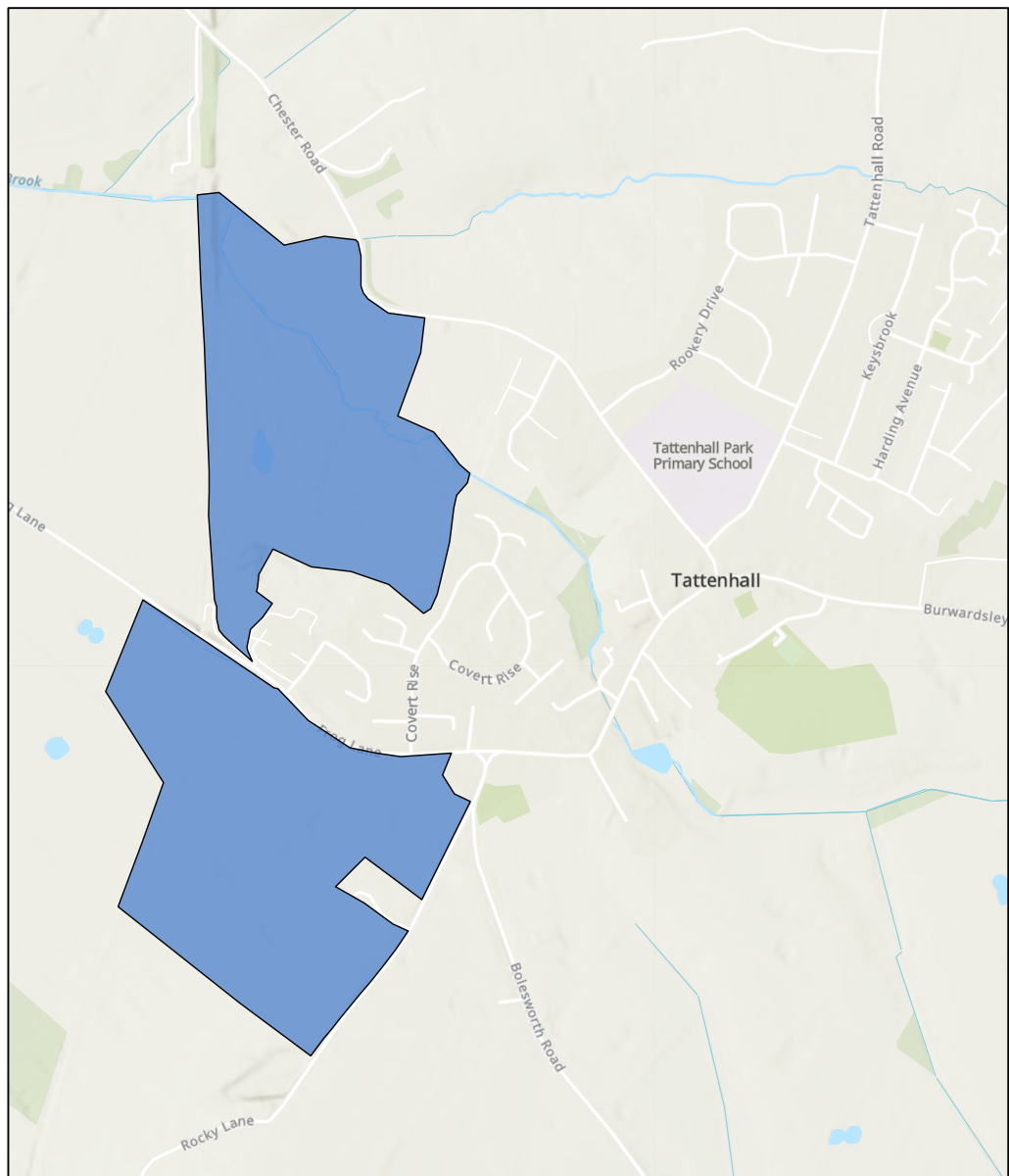
A. Phase 1 (Land to the south of Frog Lane) shall comprise a residential scheme of approximately 400 homes and include the following:

- i. The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and/or self/custom build plots, subject to site specific considerations.
- ii. Any bungalows shall be built to M4(3)(a) wheelchair adaptable standard with all other properties strongly encouraged to M4(2) accessible standard, unless this is demonstrated to be unviable.
- iii. The site shall be accessed from Frog Lane with the layout allowing for a potential secondary access from Rocky Lane to enable direct vehicular and active travel links between Frog Lane and Rocky Lane as appropriate. The access shall be of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities.
- iv. The creation of any road link from Frog Lane to Rocky Lane shall facilitate the redesignation of Rocky Lane to the north of the development site entrance to "quiet lane" status to limit vehicular movements to access only and enable safe walking and cycling along this stretch of road to access village amenities, subject to agreement and implementation by the Highways Authority.
- v. The scheme shall include up to 9.8ha of publicly accessible open space including play areas.

- vi. The scheme shall safeguard land on-site for the provision of a new GP surgery (Class E (e)) to be agreed with the local GP surgery and Integrated Care Board. Should the safeguarded land no longer be required within an agreed period, it shall revert to use as public open space to serve the development. Any financial contribution towards the new GP surgery shall be secured via legal agreement.
- vii. The scheme shall also include the off-site provision, in the vicinity of Barbour Square, of a multipurpose “green” car park (Sui Generis) and ancillary community event space, secured by legal agreement with an option to transfer ownership to the Parish Council or nominated community body.
- viii. The layout and landscape scheme delivers defensible boundaries between the site and the adjacent countryside at its western and southern boundaries to create a definitive settlement edge.
- ix. The scheme shall be accompanied by a Heritage Statement which demonstrates compliance with NDMP HE4 (Securing the Conservation and Enhancement of Heritage Assets) relating to the Tattenhall Conservation Area and the Grade II listed building at Rose Corner.
- x. The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, and Tattenhall Primary School, using accessible routes that are fit for purpose.
- xi. The development shall enhance the existing public rights of way network by upgrading and extending routes to provide direct access to the disused railway line and creating a new circular walk around the south west of the village linking Frog Lane and Rocky Lane.

- xii. All mature trees and hedgerows within the site are retained unless their removal is necessary, and the minimum required to facilitate an efficient development layout. The existing tree belt along the boundaries shall be retained and reinforced.
- xiii. The scheme seeks to optimise opportunities to produce and use renewable energy on-site.
- xiv. The scheme ensures that adjacent watercourse and their catchments are protected and provides an appropriate surface water flood alleviation scheme to serve the development, to the satisfaction of the local planning authority.
- xv. Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.

Policy 7 Proposed Site Allocations



2/3/2026

Scenario 4

World_Hillshade

1:14,354
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Esri, Intermap, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

B. Phase 2. Land to the north of Frog Lane shall comprise a residential scheme of approximately 200 homes and include the following:

- i. The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and self/custom build plots.
- ii. The site will be accessed from both Frog Lane and Chester Road with the layout allowing for direct vehicular and pedestrian links between Chester Road and Frog Lane, and onward to Rocky Lane, of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities.
- iii. The layout and landscape scheme delivers strong defensible boundaries between the site and the adjacent countryside along the length of its western boundary to create a definitive settlement edge and provide connectivity to existing wildlife corridors.
- iv. The scheme shall include the provision of appropriate land to provide additional village burial ground space, to be secured by legal agreement and transferred to the Parish Council.
- v. The scheme shall also include provision of accessible public open spaces, reflecting local identified need, including allotments and a mix of formal and informal recreation spaces including sufficient land for playing pitches as required, secured by legal agreement with an option to transfer ownership to the Parish Council or a nominated local community body.
- vi. The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, and Tattenhall Primary School, using routes that are fit for purpose.

- vii. The development shall enhance the existing public rights of way network by: i) Upgrading and extending routes to provide future direct access to the disused railway line, and ii) Creating new off-road walking and cycling links between Frog Lane and Chester Road.
- viii. The scheme ensures that adjacent watercourse and their catchments are protected and provides an appropriate surface water flood alleviation scheme to serve the development, to the satisfaction of the local planning authority.
- ix. The scheme seeks to optimise opportunities to produce and use renewable energy on-site.
- x. Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.

Policy 8: FLOOD MANAGEMENT LAND

The Neighbourhood Plan safeguards land off Burwardsley Road, as shown on the Policies Map for the delivery of a natural flood risk management scheme.

- A. Proposals to expand the existing Millbrook scheme through the creation of new bunds and river re-meandering to reduce flood risk to people, property, infrastructure and deliver multi-functional environmental benefits, including biodiversity net gain, landscape enhancement, and improved climate change resilience will be supported, subject to agreement with the Environment Agency.
- B. The scheme shall be designed to respect the rural character and setting of Tattenhall and the surrounding countryside.

