

Notes of Reg 14 Update
Held virtually via Zoom, 19th June 2025.

PRESENT:

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

Purpose of Meeting: Update on Reg 14 responses and current planning environment.

It was confirmed that the Reg 14 responses received to date were not unexpected. The response from CW&C made it clear with some small adjustments there was no reason the Plan could not proceed.

It was noted for NPPF Para 14 to be enacted and the Neighbourhood Plan to have full weight it could be argued that Tattenhall has already met the indicative new housing numbers for the remaining Plan period of 5 years and has sites already allocated within the settlement boundary.

CW&C would need to agree with this stance, the inspector of the Plan could overturn this but if supported by CW&C this was less likely.

It was discussed that due to CW&C not being able to meet the required housing numbers set by Government the planning system is in a tilted balance in favour of sustainable development.

If the reviewed Plan does not meet the requirements of Para 14 it will have little or no weight in the Planning System.

If the review is suspended the made neighbourhood Plan will remain in place and CIL payments will still apply.

It was discussed whether it would be better to focus on responding to the CW&C Local Plan and undertake a spatial review or review of possible development sites to identify which sites would and would not be suitable for development and what infrastructure is required.

It was noted that Tattenhall is earmarked for 500 to 1500 new homes. How many new properties are required to attract the infrastructure need by the village to thrive. Is it better to support a higher number of new houses than the minimum to attract better infrastructure if the houses are the right type in the right place as identified by the local community/Parish Council?

It was noted that CW&C will require evidence to why the 30 homes limit should still apply e.g. maintaining the character of the village.

It was noted it is important that the community engages in the Local Plan process taking a long-term view of what is best for the community.

It was discussed the Council needs to consider its priorities including the outcome of the Housing Needs Survey.

Ann Wright
19th June 2025.