

Tattenhall Neighbourhood Development Plan Monitoring Framework (Draft)

	NP Policy	NP indicator [and source]	Target
OBJECTIVE 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall			
	1a Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030	Number of developments involving over 30 homes 2014-2030 [CWAC Housing Land Monitor reports] [Planning application monitoring]	Zero
	1b Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.	Number exception sites completed within the hamlets of Gatesheath and Newton-by-Tattenhall 2014-2030 [CWAC Housing Land Monitor reports] [Planning application monitoring]	n/a SOC2 of LPP1 stipulates affordable housing only in exception sites (and other conditions not mentioned in NP)
	1c Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.	Number of affordable housing completions in monitoring year with a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable in perpetuity. [CWAC Housing Land Monitor reports] [Planning application monitoring]	30% of homes built
OBJECTIVE 2 Sensitive development which protects and enriches the landscape and built setting			
	1d Respect and, where possible, enhance the natural, built and historic environment.	Number of planning applications for householder development refused due to DM 2 – impacts on residential amenity. [Planning application monitoring]	n/a
	1e Maintain Tattenhall village's strong and established sense of place.	Number of planning applications for householder development refused quoting policy 1e. [Planning application monitoring]	n/a
OBJECTIVE 3 Sustaining and improving excellent local facilities for existing and new residents			
	4a 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 allowed.	Number of new of local shops and related commercial services [Planning application monitoring]	n/a
	4b The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable	Loss of existing shops and related commercial services [Planning application monitoring]	No loss

	efforts have been made to secure their continued use for these purposes.		
OBJECTIVE 4 Strengthening and supporting economic activity			
	3a The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish will be supported.	Number of conversions of existing buildings and the small- scale expansion of existing employment premises [Planning application monitoring]	n/a
	3b Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets will be supported.	Number of new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets [Planning application monitoring]	n/a
	3c All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.		
OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity			
	5a 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 any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.		
	5b Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.		
	5c Make provision for high-speed broadband to serve it.		
	5d High Speed Broadband - Development of new, high- speed broadband infrastructure to serve the parish will be supported		
	5e Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.		
OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth			
	2a Respects 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		
	2b Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts		
	2c Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath		
	2d Fully accords with the Tattenhall Village Design Statement		
OBJECTIVE 7 Protect green-space, the landscape and support nature conservation			
	2e Respects local landscape quality ensuring that views and vistas are maintained wherever possible		
	2f 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		
	6a Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors		
	6b Respect local landscape character by reference to the Village Design Statement		
	6c Support the creation of a network of green- spaces for sport and outdoor recreation		