

# Minutes of Tattenhall Neighbourhood Plan Review Committee

## Held virtually via ZOOM

### 27<sup>th</sup> January 2021

#### PRESENT

Chairman: Iain Keeping,  
Sheila Chapman    Andy Freeman    Steve Densley    Doug Haynes    Mike Jones  
Neil Matthews    Caryl Roberts  
Esther Sadler-Williams    Peter Weston  
Ann Wright (Clerk).  
Public 2

#### APOLOGIES

Adele Evans, Andrew Hull.

#### DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

None declared.

#### PUBLIC PARTICIPATION

No matters raised.

#### MINUTES

The Committee approved the minutes of the meeting held on the 16th December 2020.

#### DESIGN CODE

It was reported that there had been 2 attempts to meet to discuss the revision of the VDS which had failed to take place. However, following an informal meeting with Lucy Hughes from Cheshire Community Action (notes on page 102 of the Minutes), a possible way forward had been identified.

Committee members had been forwarded a copy of the Little Bollington Design Guide which had been published in October 2019 and will sit alongside their Neighbourhood Plan as the VDS sits alongside the Tattenhall Plan. It was agreed that the VDS would translate well into the framework adopted by Little Bollington. Which includes:

- Parish description
- Planning context inc. NPPF
- Design characteristics of different settlement forms.

It was noted that Poundbury in Dorset has a Design Code which is highly prescriptive down to details of what font can be used for house name plates.

It was noted that Localities will provide expertise advice and consultant support to help communities create design codes.

It was agreed the Clerk would submit an application to Localities for this technical support.

#### National Design Guide

The National Design Guide was created November 2019 and includes the 10 characteristics of 'beautiful' design, page 103 of the Minutes. It is understood Design Codes will have to comply with this guide and a model design guide is due to be published in early 2021.

Where communities do not have a Design Code of their own they will be subject to the Local Authority Code or a national one.

It was stated that the National Guide did include some commentary which should be included when revising the VDS to create a Design Code.

#### Character Areas

It was noted that the Industrial area at Newton by Tattenhall, which is now a conservation area, should be addressed in the new design Code.

It was stated when the VDS was written that Tattenhall was the only built-up area however since then there has been significant development in Newton by Tattenhall and of farm buildings.

### Environmental Issues

It was asked if the Design Code would take account of Climate Change and environmental issues, it was confirmed it would as one of the 10 design characteristics focuses on this.

It was noted there is also Design Code for Affordable housing.

It was hoped that Design Codes will carry more weight with planning authorities and that developers will have to comply with them and not produced estates of off the shelf house designs that do not reflect the character of the area.

It was noted that creating a clear and simple Design Code should make it easier to assess planning applications.

### Photographs of Tattenhall & District

It was noted that the VDS includes a number of photographs and when writing the document photographs had been taken of every property and street to identify common features and true characteristics of Tattenhall.

It was agreed that this needed to be done again due to changes and development which has taken place since then.

It was suggested that residents could be asked to submit photographs of what they consider to be key features and buildings in the area and that this would help to promote the work being done on the Design Code and Neighbourhood Plan.

### Character & Design

It was agreed that character areas need to be reviewed particularly Greenlands and Oaklands which have a distinct character and feel.

It was noted that we do not want developers to match existing designs of some of the estates which do not reflect the character of Tattenhall.

### New Innovative Design

It was suggested that the Committee needs to think outside the box and encourage innovative and modern designs which address climate change etc.

It was stressed that it would be a mistake for the Committee to lose control of the content and structure of the VDS to consultants. It was agreed this was not the intention and that if that was the case the Committee would not continue with the consultants.

It was also stated that it needed to be proved that planning officers would take notice of the Design Code.

## **CONSULTATION PLAN**

It was noted if the Committee knows what changes it wants to make to the Plan this will form the basis of the consultation document or survey. It was noted that the majority of the changes which had been suggested/discussed related to Policy 1 of the Plan and bringing it into compliance with CW&C Local Plans.

The Chairman circulated a document of suggested consultation areas, from page 104 of the Minutes, which were discussed.

It was note that the questions need to be worded carefully to get meaningful and accurate responses, it was confirmed the draft document circulated was to establish the topic areas and questions not specific wording.

It was agreed that guidance on wording should be taken from the original Plan questionnaire.

Concern was raised that the revised policies could encourage lots of small developments around the edge of Tattenhall. It was noted that Policy would only allow development adjacent to Tattenhall if there was no land in the settlement boundary which could be developed.

It was agreed an additional question should be included for residents to confirmed how many houses they would expect in a 'small scale development noting that the limit of 30 houses in the Plan had been based on consultation responses at that time.

It was agreed that it needed to be clear what was meant by adjacent.

The final two questions relating to wording rather than policies.

It was noted that funding could not be obtained until the new financial year as such it was agreed to continue to focus on the Design Code in the meantime.

## PARISH COUNCIL PRIORITIES

The Committee noted the priorities which had be identified by the Parish Council.

PROJECT	Project Activities	Climate Crisis	Economic Redesign	Community Resilience
<b>N-Plan Review of VDS / Design Code</b>	Provision on 'Right' Homes			X
	N-Plan – Land Allocation	X	X	X
	Carbon Neutrality	X		X
	Footpaths, Cycle ways	X	X	X
	N-Plan - Review	X	X	X
	N-Plan – monitoring	X	X	X

It was noted the Committee had reviewed existing policies but should consider if additional policies are required particularly around the above priorities.

It was thought this was something which could be consulted on noting the Plan can be aspirational.

It was agreed the Clerk should contact the Centre for Sustainable Energy who had agreed to review the Plan and suggest how it could be amended to be more sustainable and see if an update can be provided for the committees next meeting.

## FUTURE MEETING DATES

As below.

### FUTURE MEETINGS

Wednesday 24<sup>th</sup> February 7.30pm – Committee Meeting  
virtually via ZOOM.

Ann Wright 28/01/2021

# **Notes of Informal Meeting with Cheshire Community Action Held virtually via ZOOM. 21<sup>st</sup> January 2021.**

**PRESENT-** Iain Keeping, Ann Wright (Clerk).  
Lucy Hughes - Cheshire Community Action (CCA)

## **Purpose of Meeting: To establish was forward in relating to Neighbourhood Plan Consultation and Design Code.**

It was note that there are likely to be updates/changes to the Neighbourhood plan and that there needs to be consultation with resident etc.

It was noted that the Village Design Statement (VDS) is also being reviewed to be developed into a Design Code.

It was asked if it was worth waiting for the National design Code Model to be published which had been announced in November 2019 and was expected to be published early this year.

It was noted that funding can be obtained for reviews of Neighbourhood Plans and that Localities will support the creation of Design Codes by appointing a consultant to assist. The funding is based on financial years as such any funding claimed now would need to be spent before the end of March 2021 or returned as such it would make sense to apply for the funding in the next financial year or submit two grant applications.

It was noted that although the design Code would be a separate document to the Neighbourhood Plan it would be referred to by Plan policies as the VDS is.

It was recommended that the Clerk contact Localities and ask for assistance in creating a Design Code and ask to see examples already produced. It was suggested that the company appointed to assist with the Code would work with the group on the document and what it should contain particularly as we have a good existing VDS.

It was agreed the Committee needs to consider what it wants to consult on taking account of the fact the Plan itself has already been consulted on and approved by the community. The consultation could take the form of 'this is what the plan says, and this is what we are proposing to change it to' or it could say 'this is what the plans says' and provide a number of options for residents select.

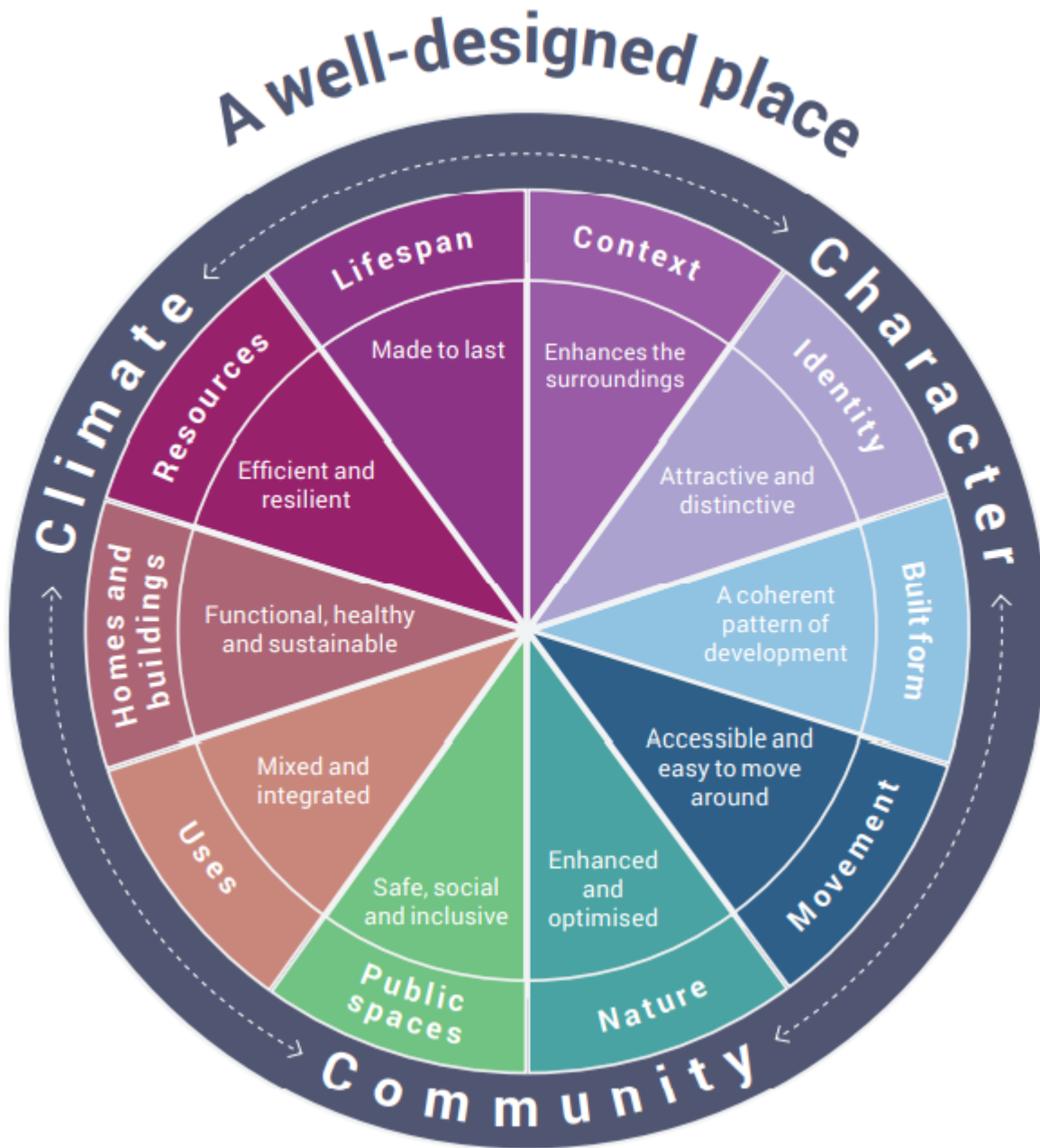
It was noted the main areas for consultation are the polices relating development in Newton-by-Tattenhall and Gatesheath and development adjacent to the built edge of Tattenhall. Both policy policies do not comply with the CW&C Local Plan. It was hoped that any changes to the Plan which bring it into conformity with the CW&C Local Plan might not need to go to referendum. It was suggested if any changes are not in conformity with the local plan this should be raised with CW&C for discussion.

It was suggested that a policy should be included in the Neighbourhood Plan which states developer must show how they have taken into consider the Design Code.

It was suggested that the work is undertaken on the Design Code and that funding for the Plan is applied for in the next financial year.

Ann Wright 22/01/2021.

## 10 Characteristics of Well-Designed Places



National Design Guide  
Planning practice guidance for beautiful, enduring and successful places  
Ministry of Housing, Communities & Local Government.  
October 2019

## Consultation Proposals

### Policy 1 proposed change 1.

Change from:

*“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”.*

To:

**“Proposals involving up to 30 homes on any one site will be allowed within the settlement boundary of Tattenhall Village for the remainder of the period to 2030”**

This change removes support for development adjacent to Tattenhall and confines new build to within the village. This would conform the NP to Local Plan Part 1 strategic policy STRAT 9.

Only exception sites would be allowed outside the settlement boundary, with conditions (see below).

#### **Consultation:**

The current NP allows new housing development up 30 houses within and adjacent to Tattenhall boundary. The change is proposed because the NP does not conform to CW&C local plan which restricts development to within Tattenhall settlement boundary.

1. Do you agree that until 2030 new development should be confined to within the settlement boundary of Tattenhall?
2. Do you agree that until 2030 new development should be limited to no more than 30 homes?

[Map of settlement boundary required]

## Policy 1 proposed change 2

Change from:

*“Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall ... to contain an element of ‘enabling’ market housing, but no more than 30% in any individual scheme”*

To:

**“For development outside the settlement boundary of Tattenhall Village the following will be permitted:**

- **Development that has an operational need for a countryside location such as for agricultural or forestry operations.**
- **Replacement buildings.**
- **Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.**
- **The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.**
- **The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.”**

This conforms to Local Plan Part 1 strategic policy STRAT 9.

In addition:

Option 1

**“Small scale development of exception sites will be supported within the hamlets of Gatesheath and Newton-by-Tattenhall subject to meeting the additional requirements set out below. A current affordable local need for the development must be demonstrated through an up to date independent assessment of local housing need prepared by the Parish Council or in collaboration with the Parish Council. Local housing need must relate to people who have a strong local connection to the parish in which the development is proposed. Local connection means [we can re-define] people or households who:**

- **currently live in the parish and have been living there continuously for at least five years; or**
- **have permanent employment in the parish; or**
- **have close family members (defined as children, parents, siblings only) who have been residing in the parish continuously for at least five years; or**
- **people who have previously lived in the parish for a continuous period of at least 10 years.**

**Once a local affordable need has been established a suitable site should be identified following a thorough assessment of alternatives in consultation with the Parish Council and local community. Rural exception sites will only be permitted where the local need cannot otherwise be met on sites within Tattenhall settlement boundary, including on sites for market housing on which an element of affordable housing is required.**

**The allocation and occupancy of rural exception properties will be restricted to people/households who can meet the local connection test. After first occupation a geographical cascade approach will apply as agreed with the Council.”**

This supports exception sites within Gatesheath and Newton, with conditions, which Local Plan Part 2 DM 24 would not. Sustainability would need to be demonstrated.

Option 2:

**Small scale development of exception sites will be supported adjacent to the settlement boundary of Tattenhall subject to meeting the additional requirements set out below. A current affordable local need for the development must be demonstrated through an up to date independent assessment of local housing need prepared by the Parish Council or in collaboration with the Parish Council. Local housing need must relate to people who have a strong local connection to the parish in which the development is proposed. Local connection means [we can re-define] people or households who:**

- **currently live in the parish and have been living there continuously for at least five years; or**
- **have permanent employment in the parish; or**
- **have close family members (defined as children, parents, siblings only) who have been residing in the parish continuously for at least five years; or**
- **people who have previously lived in the parish for a continuous period of at least 10 years.**

**Once a local affordable need has been established a suitable site should be identified following a thorough assessment of alternatives in consultation with the Parish Council and local community. Rural exception sites will only be permitted where the local need cannot otherwise be met on sites within Tattenhall settlement boundary, including on sites for market housing on which an element of affordable housing is required. The allocation and occupancy of rural exception properties will be restricted to people/households who can meet the local connection test. After first occupation a geographical cascade approach will apply as agreed with the Council.”**

This only supports exception sites adjacent to Tattenhall settlement boundary, with conditions, conforming to Local Plan Part 2 DM 24.

**Consultation:**The current NP allows new housing development under 30 homes in Gatesheath and Newton-by-Tattenhall. The change is proposed because the NP does not conform to CWaC local plan which restricts development to within Tattenhall settlement boundary. Rural, small scale, development in the countryside is only supported in the Local Plan immediately adjacent to Tattenhall.

3. Do you agree that until 2030 new, small scale, affordable housing development should be allowed in Gatesheath and Newton-by-Tattenhall?!

if not,

4. Do you agree that until 2030 new, small scale, affordable housing development should be adjacent to Tattenhall settlement boundary?



5. Do you agree that until 2030 new, small scale, affordable housing development in the countryside should be restricted to local need, meaning people or households who?:

- currently live in the parish and have been living there continuously for at least five years; or
- have permanent employment in the parish; or
- have close family members (defined as children, parents, siblings only) who have been residing in the parish continuously for at least five years; or
- people who have previously lived in the parish for a continuous period of at least 10 years.

6. Do you agree that new, small scale, affordable housing development in the countryside will only be permitted once a local affordable need has been identified following a thorough assessment of alternatives in consultation with the Parish Council and local community?

7. Do you agree that new, small scale, affordable housing development in the countryside will only be permitted where the local need cannot otherwise be met on sites within Tattenhall settlement boundary?

### Policy 1 Proposed change 3

Change from:

*“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.”*

to:

**“Provide a mix of homes taking account objectively identified housings needs, especially the needs of people with close connection with the Neighbourhood Plan Designated Area, 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.”**

#### **Consultation:**

This change introduces a requirement to consider local connection when identifying housing need.

8. Do you agree that when assessing housing need, local connection to the Parish should be included?

**Housing Growth, Page 12 para. 9, Proposed change:**

Change from:

**“There is a requirement to provide 35% affordable units on-site, with a provision of both intermediate and affordable rent.”**

To:

**“There is a requirement to provide 30% affordable units on-site, with a provision of both intermediate and affordable rent.”**

This change would bring the NP into conformity with the Local Plan

**Consultation:**

The current NP allows new housing development up 30 houses within and adjacent to Tattenhall boundary. The change is proposed because the NP does not conform to CWaC local plan which restricts development to within Tattenhall settlement boundary.

9. Do you agree that until 2030 new development should be required to provide at least 30% affordable units?

**TATTENHALL & DISTRICT NEIGHBOURHOOD PLAN COMMITTEE**  
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