

Notes of Tattenhall Design Code Diagnostic Meeting Held virtually via TEAMS. 10th February 2021.

PRESENT

Pat Black Steve Densley Adele Evans Andy Freeman Iain Keeping
Ann Wright (Clerk).
Elena Butterworth - Aecom

Purpose of Meeting: Meeting requested by Aecom to obtain further information following application for support to produce a Design Code.

Ms. Butterworth introduced herself as being part of the Town Planning Team, she does not work on Design Codes but undertakes the diagnostic call, she does undertake work on site assessments, the Design Code work would be undertaken by the Master Planning Team.

Process

It was explained that a report would be prepared based on the meeting which would be submitted to MHCLG¹ for approval for Aecom to receive funding to undertake the project, this is likely to take 2 to 4 weeks.

The work would be undertaken by one of the master planning leads possibly Ben Castell.

The following were discussed during the call:

Why a Design Code?

It was noted the current Village Design Statement (VDS) had been produced in 2009 and that as part of the Neighbourhood Plan review it had been agreed that the VDS needed reviewing as it was becoming out of date.

It was noted that a large amount of the VDS is still valid and that this should carry forward into the Design Code.

It was recognised that design is a key element of the government's planning reforms.

Housing Allocation

The village of Tattenhall is identified by CW&C Local Plan as a key service centre and has been allocated 250 new homes by 2030, and that that allocation had already been met.

Future Development

It was noted that Tattenhall is currently not being subjected to speculative planning applications. There is a current application for 30 houses on a site which has outline permission. That application has noted the VDS and has sought to identify various key features of the village.

Constraints

There is little land left to development within Tattenhall, the Neighbourhood Plan currently permits development of up to 30 dwellings on the built edge of the village however this does not comply with the CW&C Local Plan and is likely to be amended as part of the Plan review.

There are several areas in the village which are a flood risk.

The Plan area includes two conservation areas, one in the center of the village and the second along the canal at Newton-by-Tattenhall.

¹ Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government)

Plan Review Status

It was reported the initial review had been undertaken of the Plan and policies for change had been identified and would be consulted on, the committee was starting to look to additional policies which need to be included.

It was confirmed the Committee will be applying for funding in the new financial year for the Plan review works.

It was hoped the review will be completed in the next 12 months.

It was noted that there was a wide range of consultation undertaken when the Plan was originally developed.

Steering Group

It was noted Committee membership includes both parish councilors and members of the public.

Steve Densley confirmed he has a planning background and works for Active Cheshire.

Character Areas

It was noted the Plan does include named, designated green spaces.

There are a number of character areas in Tattenhall which is listed in the Domesday Book, the oldest property dates back to around 1602, there was significant development on the 18th century and has been continuous development since.

There are 3 estates which were developed in the 1960's and 70s which have their own design and distinct character.

The VDS does identify character areas however there are 1 or 2 additional areas which need to be considered.

There has also been more recent development which has not taken account of the character of Tattenhall.

Other Information

It was confirmed that if the application for support is approved a second meeting will take place with the planner who will work on the project and that the Committee will be able fully shape the Code and its contents.

It was noted that Locality offer support packages to provide a Master Plan for a development site and also undertake a review of a Neighbourhood Plan policies.

All were thanked for attending the meeting.

Ann Wright 10/02/2021.