Tattenhall & District Neighbourhood Plan Review

Additional Policies, Aspirations and Projects

The NP monitoring process made a number of recommendations for each of the objectives. This document seeks to address those recommendations which sought to strengthen areas of weakness and add policies where support for the objectives was missing. Changes to policies have been addressed separately.

Structure of the document

• Monitoring Report:
  Objective
  Recommendation
• Brief review of policy context
• Supporting references
• Policy Addition Ideas
• Questions for consultation

This is not intended to be exhaustive nor definitive, but to provide a framework for discussion. Because of this, questions for consultation have not been completed, but will eventually be required.

The Appendix proposes that projects which are non-planning activities supporting the NP objectives, should be written into the NP as an appendix.

OBJECTIVE 4 Strengthening and supporting economic activity

Recommendation

7.2.1 Consideration should be given to ways to strengthen Policy 3 to make the policies 'encouraging 'rather than 'supportive'.

Gvt. Policy:
There is no Gvt strategy for the rural economy, but the Lords say there should be:

'*Time for a strategy for the rural economy*', 2019

https://publications.parliament.uk/pa/ld201719/ldselect/ldrurecon/330/330.pdf

Identifies -
- broadband availability (already covered in NP)
- affordable housing in new rural exception sites (NP does this in the suggested change 2 to Policy 1 option 1 for Gatesheath and Newton)
- Transport

NPPF Supporting a prosperous rural economy (para 83)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

NP policy 3 refers to "*small scale new build development within or adjacent to Tattenhall village or within or adjacent to the adjoining hamlets*" commercial is implied by being in Policy 3 "employment development", but should be specific(?).

NP Plan additional policy ideas

1. Support small scale new build <u>commercial</u> development within or adjacent to Tattenhall village or within or adjacent to the adjoining hamlets where this does not adversely impact the vitality and viability of the village commercial centre (this would be a change rather than addition - a map defining the village centre would be helpful/essential).
2. Remove permitted development right from commercial premises!
3. Support the development and diversification of agricultural and other land-based rural businesses
4. Support sustainable rural tourism and leisure developments which respect the character of the countryside

Consultation questions: to follow

Objective 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity

Recommendation

8.3 Consideration should be given for policies to support better cycling provision, such as cycle racks in the village centre and improved cycleways between Newton, Gatesheath and Tattenhall.

Gvt. Policy:
Cycling Walking Investment Strategy, 2017

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/918442/cycling-walking-investment-strategy.pdf

CWaC Local Plan (Part Two) policy T 4 protects Tattenhall-Whitchurch railway corridor for future transport use.

NP Plan additional policy ideas:

1. Create safe cycleways and footpaths (CWaC LP Part 1 STRAT 10, SOC 6) :

Priority 1: between Tattenhall Service Centre and:
       Gatesheath
       Newton, including Ice Cream Farm and Marina (footpath partially completed)
Priority 2: between Tattenhall Service Centre and:
       Chowley Oak, along the route of the disused railway (CWaC Local plan Pt 2 R3.C)
       Sandstone Ridge, including Birds Lane and Carrs Lane
       Gate House, Bolesworth Road
       Frog Lane to Russia Hall

2. All new developments should include plans to ensure safe walking and cycling to the Service Centre.

3. Section 106/CIL should include funding to support cycle racks and priority routes where new transport movement is created.

Consultation questions: to follow

OBJECTIVE 7 Protect green-space, the landscape and support nature conservation

Recommendation

1. Objective 7 is supported by Plan policies, but climate change, green energy and carbon neutrality are omissions and not explicit in the Objective.
2. Existing TDNP has partially met Objective 7 through the VDS although evidence is thin.
3. Consider update to VDS to prevent progressive weakening due to being increasingly out-of-date.
4. Consideration should be given to strengthen policies to prevent further loss of green space, re-provision of lost open space and support schemes to protect the environment including green-energy supply

Gvt. Policy

Climate Change Act 2008:

https://www.legislation.gov.uk/ukpga/2008/27/contents

• Waste reduction

• Carbon emission

• Renewable transport fuel

• Carrier bags

Centre for Sustainable Energy (CSE)

https://www.cse.org.uk/downloads/reports-and-publications/policy/planning/renewables/neighbourhood-planning-in-a-climate-emergency-feb-2020.pdf

NP Plan additional policy ideas (additional to Policy 6)

VDS update is underway.

Waste reduction

1. Ensuring new developments provide dedicated space for the storage and sorting of recycling

Carbon emission

1. New development to incorporate on-site renewable energy.
2. Encouragement of sustainable design and construction for housing.
3. District heating required in major housing schemes on specific sites.
4. New housing should have provision for change to non-carbon sourced energy.

Renewable transport fuel

1. Charge points for cars all new homes
2. Charge points for cars all new car parking facilities

Tattenhall has a particular problem due flooding risk which has caused significant homelessness and damage to property in 2000 and 2021 despite upstream flood mitigation measures. At highest

risk is the new development at Old Mill Place, a site of residential and business properties. The Mill Brook feeds the Mill Pond both of which are prone to overflow during periods of sustained high rainfall leading to inundation of all the properties in Old Mill Place. Additional flooding occurs from Keys Brook, causing property damage, and from fields into Tattenhall Centre, Rosemary Row and Covert Drive.

Flooding

1. No new development will be allowed in flood risk areas in Tattenhall.

2. New development and carparks must demonstrate that surface drainage will not be directed to Old Mill Place

3. Oppose the loss of front gardens to paving and parking and the complete loss of back garden space through "garden grabbing".

Biodiversity & Green Infrastructure

1. Make sure all local green spaces are designated in the plan in order to protect them from development.

2. Biodiversity improvements to be planned in from the start for any renewable energy projects (solar, wind, heat pumps, hydro)

3. Support development which increases the number of street native species trees.

4. Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure the connectivity of the Mill Brook wildlife corridor and the freedom of movement for species on and through the site.

5. Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity and, where feasible, habitats and species, on the site, over and above the existing biodiversity situation.

6. Proposals should be designed to retain ancient, veteran and mature trees (particularly in ancient woodland) or trees or hedgerows of ecological, arboricultural or amenity value and should be accompanied by a tree survey that establishes the health and longevity of any affected trees. development

7. Proposals must not result in unacceptable loss of – or damage to – existing trees or woodlands or hedges or significant landscaping during or because of development. Where trees must be lost as a result of development, these must be replaced at a ratio of at least 2:1 within the site, with a preference for native trees and for fruit and nut trees.

8. The responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported throughout the Neighbourhood Plan Area.

Consultation questions:

CSE has a freely available pick-list of questions many of which we have already surveyed. We have identified that the NP is weak in climate change (and wildlife, biodiversity and green space) so it may be appropriate to include their questions on these subjects if we are adding new policies.

Appendix

Projects not directed at planners or developers, but which support the objectives of the Neighbourhood Plan should be included as an Appendix. Description (including which objectives are supported) and any conditions should be given.

For example:

Flood risk mitigation projects

Tattenhall Nature Park
       The Spinney Project
       Glebe Meadow
       Barnfield
       'The Triangle'

Open Spaces
       Play area
       Gorsefield

TWiG
       Mill Brook Wildlife Corridor
       Tattenhall - Whitchurch railway corridor

Tattenhall Transition Village - projects to be decided but may include:
       Green energy generation
       Natural Burial ground
       Tattenhall car share
       Tattenhall Community Bus
       Plant neglected places
       Tattenhall WiFi
       Tattenhall Energy
       Bike workshop
       Electric bike hire
       Village Hire/Stock of useful tools
       Couch Surf Tattenhall
       Tattenhall Refugee
       Community Workshop
       Holiday Club
       Open space play ground
       Village Composting project
       Bicycle Parking Racks
       Community Computer
       Hot Desk Office
       Re-Open Tattenhall Road Station

Tattenhall Youth Council
       Pod management incl. graffiti workshops
       Waste disposal, crisp packets
       Youth club
       Young people's allotment