

Minutes of Tattenhall Neighbourhood Plan Review Committee

Held virtually via ZOOM

24th February 2021

PRESENT

Chairman: Iain Keeping,
Pat Black Steve Densley Adele Evans Doug Haynes Neil Matthews
Caryl Roberts Peter Weston
Ann Wright (Clerk).
Public 1

APOLOGIES

Esther Sadler Williams

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 27th January 2021.

DESIGN CODE

The Committee noted the notes of the meeting with Aecom on the 10th February, page 113 of the minutes. It was noted that the application for technical support from Aecom has been approved.

It was noted that it had been emphasized that the Design Code should transition from the existing Village Design Statement as much as possible.

ADDITIONAL POLICIES & ASPIRATIONS

The Committee reviewed the document circulated with the agenda which suggested possible additional policy areas which was based on discussions during the monitoring review. It was noted the document and suggested policies and wording was intended to start the discussion and that any policies and wording would need to be discussed with Cheshire Community Action (CCA) and CW&C, it was also noted the Aecom provide a service to review policies and their wording.

It was noted that the model design code had been published by the government on the 31st January.

Objective 4 – Strengthening & supporting economic activity.

Page 116 of the Minutes.

It was noted there is little government guidance regarding strengthening of rural economies. It was noted that any policies should seek to protect the viability of the village centre. It was agreed to review the proposed 4 policies with CCA and CW&C.

Objective 5 – Improvements to transport, to utility infrastructure and to digital connectivity.

Page 117 of the Minutes

It was noted that the CW&C Local Plan Part 2 (T4) relates to protection of the former railway between Tattenhall and Whitchurch as future route.

It agreed that it was important to include policies to create safe cycleway and footpaths in the Plan as it would support future funding applications to create these paths.

It was agreed to include creation of a cycleway from Tattenhall along the towpath into Chester under Priority 1.

It was agreed that all path surfaces should be permeable.

It was agreed a policy should be included to actively pursue bus routes particularly between Tattenhall and Tarporley.

It was agreed to include a footpath from Ford Lane to Beeston Castle under Priority 2.

It was noted that Centre for Sustainable Energy (CSE) who had agreed to review the existing Plan policies had not yet forwarded their comments.

Objective 7 – Protect green-space, the landscape and support nature conservation.

Page 118 of the Minutes.

Waste Reduction

It was agreed include an additional policy to retain the recycling centre in Tattenhall or for an improved centre to be located locally to Tattenhall.

Flooding

It was agreed additional policies should be considered to prevent development of flood risk areas.

Biodiversity & Green Infrastructure

It was noted that it is important the flow of the brooks is maintained.

It was agreed to circulate the proposed 8 policies to Twig and also local farmers through the Bolesworth estate.

Appendix

Page 120 of the Minutes.

It was agreed to include a list of projects which fall outside planning policy.

It was agreed to include the provision of a MUGA and use of Gorsefield.

It was agreed to amend the circular document to take account of the discussion and forward to CCA and CW&C for comment.

ENVIROMENTAL/CLIMATE POLICIES

Covered during previous agenda item.

CANAL TOWPATH PROPOSAL

Covered during previous agenda item.

FUTURE MEETING DATES

As below.

FUTURE MEETINGS

Wednesday 24th March 2021 7.30pm – Committee Meeting
virtually via ZOOM.

Ann Wright 25/02/2021

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.

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 commercial 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 Wi-Fi

- 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