

Notes of Tattenhall Design Code Diagnostic Meeting

Held virtually via ZOOM.

3rd March 2021.

PRESENT

Iain Keeping Ann Wright (Clerk).
Elliot Joddrell – Urban Designer AECOM

Purpose of Meeting: Meeting requested by Aecom to provide additional background and information relating to Design Code.

Background

The existing Village Design Statement (VDS) had been published in 2009 and is 'out of date' and refers to Chester City Council which no longer exists. The VDS sits alongside the Neighbourhood Plan (made 2014) and is included in policy 2 of the Plan.

A detailed monitoring report had been produced for the Plan and VDS which had highlighted that CW&C had taken little account of the VDS when deciding planning applications.

The Committee has noted the National Model Design Code.

It was noted the VDS still contains a lot of relevant information which can be transferred to the Design Code.

It had been identified that there was a need to review and amend the character areas in the VDS.

It was raised what public consultation is required to produce the Design Code.

It was stated the Committee had looked at a number of Design Codes and liked the Code produced for Little Bollington, Cheshire East, as such the Committee had clear ideas about what should be included.

Character Areas

It has been suggested following the diagnostic meeting (10th Feb 2021) that Tattenhall would only require a 'simple' Code which would not normally include Character areas, this may need to be amended.

It was suggested a review of the existing VDS would assist.

A 'simple' code would include a baseline study, landscape and movements and character photographs rather than character areas.

It was noted the historic centre of the village does have character features including slate roofs and ornate barge boards but that there is also a lot of variety of properties.

It was stated the Code's main focus will be on the main residential settlement although codes can be included for any development in the surrounding area for example relating to conversion of agriculture buildings to residential.

It was noted the Plan area is not quite the same as the Parish area, but it was not thought this would impact the Design Code.

It was noted that it would be helpful if a representative of the Committee was signed up with ordinance survey to be able to obtain maps for free, it was greed Cllr Keeping would sign up for this service with Mr Jodrell's assistance.

It was noted that Tattenhall is designated as a Local Service Center by CW&C and was allocated 250 new dwellings by 2030, and that it had already reached that number.

It was reported that there is currently an application under consideration by CW&C for 30 dwellings on a site which already has outline permission, the developer of this site had almost created a design code, identifying features in the village and reflecting them in the development.

There is a site allocated for a further 13 houses in the CW&C Local plan Part 2.

It was noted that there was a trend towards developing campsites etc. in the area including at the Marina which has applied for several floating lodges.

It was noted that a large proportion of the land and buildings in the village are owned by the Bolesworth Estate.

It was noted that there is a Community Land Trust in Tattenhall which has a planning application in to develop 4 affordable properties in the village. It was noted that properties in Tattenhall are expensive and recent developments have focused on large executive homes as such provision of affordable housing is a priority.

Flooding

It was highlighted that there are two Brooks which run through Tattenhall, the Keys Brook in the north and Mill Brook in the south which have resulted in flooding and damage to properties. It was noted that Old Mill Place in Tattenhall by the Mill Brook flooded in 2000 and 2021 resulting in significant damage to houses.

It was agreed that flood risk did need to be addressed in the Design Code.

Next Steps

The Design Code should take approximately 4 months to complete.

Mr Jodrell confirmed that he would undertake a site visit and would attend a future Committee meeting where the draft design code could be reviewed in detail.

Ann Wright 03/03/2021.