

**TATTENHALL
NEIGHBOURHOOD
DEVELOPMENT PLAN**

**BASIC CONDITIONS
STATEMENT**

MAY 2013

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1 INTRODUCTION

Introduction

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Tattenhall Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

Background to the Tattenhall Neighbourhood Development Plan

- 1.2 The draft plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members, community volunteers, Cheshire Community Action, Rural Innovation and the help of Cheshire West and Chester Council and IBI Taylor Young. However the Neighbourhood Plan belongs to the people of Tattenhall.

Supporting documents and evidence

- 1.3 The Tattenhall Neighbourhood Plan is supported by a Consultation Statement, Sustainability Appraisal and Scoping Report and this basic conditions statement.

2 BASIC CONDITIONS

Basic conditions to be met

- 2.1 Schedule 4B to the Town and Country Planning Act (Para 8) sets out the following basic conditions that Neighbourhood Development Plans must meet:

- 8(1) The examiner must consider the following—**
(a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
(b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
(e) such other matters as may be prescribed.
- (2) A draft neighbourhood development plan meets the basic conditions if—**
(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
(e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
(g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
- (6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).**

Para 8 of schedule 4B to the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

Para 8 of schedule 4B to the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

How the Tattenhall Neighbourhood Plan meets the basic conditions

2.2 The Tattenhall Neighbourhood Development Plan meets the basic conditions of schedule 48 to the 1990 Town and Country Planning Act, Schedule 4B, 8(1) (a). This is set out in the following sections of this Basic Conditions Statement.

2.3 Schedule 4B section 8(1) (b) covers the provision of 61E(2), 61J and 61L as amended by s38C(5)(b) this provides a reference to the provision of 38A and 38B. The following information is submitted in respect of 38A and 38B.

38A

2.4 Tattenhall Parish council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own parish. The Tattenhall NDP expresses policies that relate to the development and use of land only within the neighbourhood area.

38B

2.5 **(1a)** The Tattenhall NDP covers the period from 2010 to 2030. A total of 20 years with 5 year reviews. This period has been chosen to align with the emerging Cheshire West and Chester Local Plan being prepared by Cheshire West and Chester Council.

2.6 **(1b)** No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.

2.7 **(1c)** The Tattenhall NDP does not relate to more than one neighbourhood area. It is solely related to the area of Tattenhall as designated by Cheshire West and Chester Council on 17th January 2013.

2.8 **(2)** There are no other NDP's in place for the Tattenhall neighbourhood area.

2.9 **(3)** If there are any conflicts within the NDP, it is clarified that in the event of a conflict between a NDP Policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy.

2.10 **(4)** Regulations made by the Secretary of State relating to NDPs in the Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the Tattenhall NDP. These regulations set out:

- processes by which neighbourhood plans are to be made and set out the consultation bodies for NDP's.
- NDP's that are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. - The Tattenhall NDP has been subject to a Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment. A Habitats Regulation Assessment (HRA) is being undertaken on the emerging Cheshire West and Chester Local Plan. The screening exercise for the Tattenhall NDP concluded that given the content of the NDP a HRA assessment was not required of the Plan.

2.11 **(5)** Refers to the publication of NDP's once made by a local planning authority in accordance with the regulations.

2.12 **(6)** Clarifies what is excluded development.

2.13 Para 1(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates. It is not considered that there is any benefit or reason for extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

2.14 Para 1(e) such other matters as may be prescribed. There are no other matters.

3 CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 2a

*A draft neighbourhood development plan meets the basic conditions if -
(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan*

- 3.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the policies contained in the NPPF, taken as a **whole**, constitute the Government's view of what sustainable development in England means in practice for the planning system.
- 3.2 NPPF sets out 12 core land-use planning principles that should underpin plan-making and decision-taking. These are that planning should:
- Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area;
 - Be a creative exercise in finding ways to enhance and improve the places in which people live their lives; proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for
 - Development in their area, taking account of the needs of the residential and business communities;
 - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - Take account of the different roles and character of different areas ..., promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resource;
 - Contribute to conserving and enhancing the natural environment and reducing pollution;
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for

- wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- Take account of and support local strategies to improve health, social and cultural wellbeing for all...

3.3 These principles have been embodied throughout the construction of the Tattenhall Neighbourhood Plan, which has had regard to the following key policy areas as evidenced below.

Building a strong, competitive economy

- 3.4 The NPPF Para 21 states that LPA's should plan positively for local inward investment to match and meet anticipated needs over the plan period. Support should be given to existing business whilst identifying priority areas for infrastructure provision and environmental enhancement. The NPPF encourages flexible working practices such as the integration of residential and commercial units within the same unit.
- 3.5 The Tattenhall NDP builds upon the vision, focusing on the area thriving as a vibrant and distinctive village. The plan aims to strengthen and support economic activity, whilst prioritising local distinctiveness in every element of change and growth.
- 3.6 The Tattenhall NDP sets out the following specific policies that are intended to support and strengthen the local economy.
- Policy 1 - Housing
 - Policy 3 - Local Economy
 - Policy 4 - Local Facilities

- Policy 5 - Transport and Communications

3.7 The Tattenhall NDP is in general conformity with building a strong, competitive economy promoted in the NPPF, as it promotes sustainable development (NDP - Policy 1), employment opportunities (NDP - Policy 2), and (NDP - Policy 3) focuses on enhancing community facilities and infrastructure to support the local community.

Ensuring the vitality of town centres

- 3.8 Para 23 of the NPPF recognises that town/local centres are the heart of the community. Promotion of a distinctive and flourishing local economy, exhibiting vitality and dynamism will assist in the strengthening of the local economy and provide local facilities to new and existing residents.
- 3.9 The Tattenhall NDP sets out the following specific policy that intends to ensure the vitality of the existing village:
- Policy 3 - Local Economy
 - Policy 4 - Local Facilities
- 3.10 The Tattenhall NDP is in general conformity with ensuring the vitality of the town centre policy of the NPPF. The Tattenhall NDP (NDP - Policy 3) supports employment and (NDP - Policy 4) supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and commercial services.

Supporting a prosperous rural economy

- 3.11 The NPPF Para 28 states that sustainable growth and expansion of all business types will be supported along with the retention and development of local services and community facilities in villages, such as shops, meeting places, sports venues and cultural facilities.

- 3.12 Supporting small-scale expansion of existing employment premises across the Parish, will assist in the delivery of a prosperous rural economy.
- 3.13 The Tattenhall NDP sets out the following specific policies that are intended to support a prosperous rural economy:
- Policy 3 - Local Economy
 - Policy 4 - Local Facilities
 - Policy 5 - Transport and Communications
- 3.14 The Tattenhall NDP is in general conformity with supporting a prosperous rural economy policy of the NPPF. The Tattenhall NDP (NDP - Policy 3) supports employment, (NDP - Policy 4) local facilities are supported by enhancing the vibrancy and vitality of Tattenhall village centre, through diversifying and enhancing the range of local shops and commercial services. Transport and communications (NDP - Policy 5) seek to maximise opportunities for sustainable methods of transport and making provision for developing infrastructure.

Promoting sustainable transport

- 3.15 Para 37 of the NPPF states that policies should aim for a balance of land uses within their area, allowing for people to be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.
- 3.16 Providing an outstanding quality of life for residents in the Tattenhall Parish is a key element of the vision. The aim of the NDP is to seek ongoing improvements to transport.
- 3.17 The Tattenhall NDP sets out the following policy that is intended to promote sustainable transport:
- Policy 5 - Transport and Communications
- 3.18 The Tattenhall NDP is in general conformity with the promoting sustainable transport

policy of the NPPF. The Tattenhall NDP (NDP - Policy 5) seeks to maximise opportunities for sustainable methods of transport and making provision for developing infrastructure.

Supporting high quality communication infrastructure

- 3.19 Para 162 of the NPPF, refers to infrastructure and specifically the provision of telecommunication infrastructure. Para 42 specifically refers to the development of high speed broadband technology which plays a vital role in the provision of local community facilities and services.
- 3.20 The policies in the Tattenhall NDP seek to redress the balance of connectivity by helping ensure that developers do their share of connectivity work.
- 3.21 An objective of the Tattenhall NDP is to seek ongoing improvements to digital connectivity.
- 3.22 The Tattenhall NDP sets out the following policy that is intended to support high quality communication infrastructure:
- Policy 5 - Transport and Communications
- 3.23 The Tattenhall NDP is in general conformity with the supporting high quality infrastructure policy of the NPPF. The Tattenhall NDP (NDP - Policy 5) seeks to maximise opportunities for developing infrastructure including high speed broadband.

Delivering a wide choice of high quality homes

- 3.24 The NPPF para 54 states that LPA's should be responsive to local needs particularly for affordable housing. It is appropriate that NDP's as locally specific and statutory elements of the adopted Development Plan can set the criteria that refine the application of National Policy. It is clear that the NPPF

does not wish to set a blanket approach to such elements of policy and a NDP is an appropriate mechanism to provide a locally distinctive approach to the aspect of policy.

3.25 The NPPF para 15 refers to the presumption in favour of sustainable development. This policy is aimed at delivering development that is sustainable in many ways, including:

- Providing affordable housing in all parishes, improving the community sustainability for local people to remain in their communities.
- Reusing existing buildings secures the reuse of embedded energy in the original building.
- In terms of community sustainability and the delivery of affordable housing the needs of these communities are small but nevertheless acute. A small change to policy can have a dramatic effect to the sustainability of such communities.

3.26 The NPPF encourages a mix of housing to create a choice of house types. It seeks mixed and inclusive communities through planning for demographic trends. The NPPF also defines intermediate affordable housing as housing that is sub market and restricted to eligible households by reference to local incomes and house prices.

3.27 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall is an objective of the Plan's vision for the District.

3.28 The Tattenhall NDP sets out the following specific policy that is intended to deliver a wide choice of high quality homes:

- Policy 1 - Housing

3.29 The Tattenhall NDP is in general conformity with delivering a wide choice of high quality homes policy of the NPPF. The Tattenhall NDP (NDP - Policy 1) seeks to deliver a mix of

homes with a maximum 30% element of affordable housing.

Requiring good design

3.30 Para 56 of the NPPF states that good design is a key aspect of sustainable development. Developments should ensure that they add to the overall quality of the area for the lifetime of the development, establishing a strong sense of place responding to local character, and are safe yet attractive.

3.31 Sensitive development which protects and enriches the landscape and built setting is a key objective of the vision for Tattenhall NDP.

3.32 The Tattenhall NDP sets out the following policies to address the aim of requiring good design:

- Policy 1 - Housing
- Policy 2 - Local Character

3.33 The Tattenhall NDP is in general conformity with the promoting the requiring good design policy of the NPPF. The Tattenhall NDP (NDP - Policy 1) seeks deliver a mix of housing that respects and enhances the natural, built and historic environment. As well as protecting the local character of the area (NDP - Policy 2) seeks to take every opportunity to reduce carbon emissions whilst incorporating locally distinctive features through the design of new development.

Promoting healthy communities

3.34 The planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF Para 69 promotes the creating of safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourages the active and continual use of public areas.

- 3.35 Access to high quality open spaces and opportunities for sport and recreation are promoted in Para 73 of the NPPF for making an important contribution to the health and well being of communities. Building on existing open space, sports and recreation buildings and land will only be permitted under exceptional circumstances.
- 3.36 The NPPF encourages NDP to identify special protection green spaces which have significant importance to the community.
- 3.37 The Tattenhall NDP supports and actively promotes healthy communities through a number of aims and the wider vision.
- 3.38 The Tattenhall NDP sets out the following policies to promote healthy communities:
- Policy 4 - Local Facilities
 - Policy 5 - Transport and Communications
 - Policy 6 - Landscape and Environment
- 3.39 The Tattenhall NDP is in general conformity with the promoting the promoting health communities policy of the NPPF. The Tattenhall NDP seeks to maintain the local facilities of the area and where required enhance (NDP - Policy 4), increased sustainable methods of transport (NDP - Policy 5) including walking and cycling are promoted, whilst (NDP - Policy 6) the landscape and environment policy of the NDP protects green spaces from development except in exceptional circumstances.

Meeting the challenge of climate change, flooding and coastal change

- 3.40 Local Authorities are encouraged to adopt proactive strategies to mitigate and adapt to climate change, taking into full account of flood risk.
- 3.41 Para 95 of the NPPF states that in order to support the move to a low carbon future, LPA's

should plan for new development in locations and ways which reduce greenhouse gas emissions. Actively support energy efficiency improvements to existing buildings and set local requirements for sustainable buildings that is consistent with the Government's zero carbon policy and adopt nationally described standards.

- 3.42 Tattenhall NDP highlights the importance of local communities taking action in their local area to tackle climate change at a local level and where possible as a national or global issue. The Plan endorses policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce carbon footprints.
- 3.43 The Tattenhall NDP sets out the following policies to meet the challenge of climate change, flooding and coastal change:
- Policy 2 - Local Character
- 3.44 The Tattenhall NDP is in general conformity with the meeting the challenges of climate change and flooding policy of the NPPF. The Tattenhall NDP (NDP - Policy 2) local character policy, requires designs where practicable to reduce carbon emissions and requires new development to be assessed against the Building for Life 12 criteria.

Conserving and enhancing the natural environment

- 3.45 Para 76 of the NPPF allows for Neighbourhood Development Plans to designate land as Local Green Space which prevents development other than in special circumstances. Local Green Space designation should only be permitted where the area is in close proximity to the community it serves, and where it can be demonstrated to hold a particular local significance.

- 3.46 Para 109 of the NPPF reinforces that planning should contribute to and enhance the natural and local environment, through protecting existing landscapes and minimising impacts on biodiversity. Brownfield development should be encouraged, providing the land is not of high environmental value. This is supported by Policy 1 of the Neighbourhood Plan.
- 3.47 The NPPF states that the aim of conserving and enhancing the natural environment should be to minimise pollution and other adverse effects on the local and natural environment.
- 3.48 Tattenhall NDP aims to maintain the high quality natural environment with its protected wildlife interests through Policy 6 of the Neighbourhood Plan.
- 3.49 The Plan sets out the following policies to conserve and enhance the natural environment.
- Policy 1 - Housing
 - Policy 2 - Local Character
 - Policy 3 - Local Economy
 - Policy 6- Landscape and Environment
- 3.50 The Neighbourhood Plan designates green spaces in line with the NPPF demonstrating general conformity. The justification for the designation is set out in policy 6 and appendix B of the Neighbourhood Plan.
- 3.53 The Tattenhall NDP requires consideration for conserving and enhancing the historic environment through the following policies.
- Policy 1 - Housing
 - Policy 2 - Local Character
 - Policy 3 - Local Economy
- 3.54 The Tattenhall NDP is in general conformity with the conserving and enhancing the historic environment policy of the NPPF. The Tattenhall NDP policies seek to respect and enhance the surrounding natural and built environment (NDP - Policy 1), respect local character and historic assets creating a strong sense of place (NDP - Policy 2), whilst allowing sustainable development providing it respects the character of the surroundings in scale and design.
- 3.55 In line with para 173 of the NPPF, the policies in the Neighbourhood Development Plan do not seek to replace the policies in the Core strategy; they seek to refine and add detail that can be used in implementation. Appendix 1 cross references the Neighbourhood Plan policies with those of the NPPF.

Conserving and enhancing the historic environment

- 3.51 NPPF para 126 states that LPA's should have a positive strategy for the conservation and enjoyment of the historic environment.
- 3.52 Proposals that preserve historic elements and character of the setting, which make a positive contribution to or better reveal the significance of the historic asset should be treated favourably.

4 CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

Paragraph 2(d)

*A draft neighbourhood development plan meets the basic conditions if -
(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development*

- 4.1 Sustainable development is about positive growth - making economic, environmental and social progress for this and future generations.
- 4.2 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 4.4 The Tattenhall NDP has been subject to a Sustainability Appraisal (SA), a copy of which has been submitted in support of the plan. The purpose of the SA is to ensure that the principles of sustainable development are considered throughout the plan making process and that the Tattenhall NDP has considered all aspects of economic, social and environmental sustainability in its production.
- 4.5 The Tattenhall NDP contributes to the achievement of sustainable development by:
- Planning positively for housing growth to meet the needs of present and future generations.
 - Planning for good high quality design.
 - Protecting and enhancing the natural, built and historic environment of Tattenhall.
 - Promoting healthy communities and sustainable transport.
 - Building a strong competitive economy.

5 CONFORMITY WITH THE STRATEGIES OF THE DEVELOPMENT PLAN

Paragraph 2(e)

*A draft neighbourhood development plan meets the basic conditions if -
(e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)*

- 5.1 Neighbourhood plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. Section 38 of the Planning and Compulsory Purchase Act 2004 defines "development plan" as the development plan documents (DPDS's) adopted for the area and Schedule 8 extends this to include saved local plans.
- 5.2 The current adopted Local Plan for the area is the Chester district Local Plan (adopted 2006). However, the new Local Plan (Publication Draft) for the Borough is due to be consulted upon in late summer 2013. The Neighbourhood Plan is therefore been prepared before the up to date Local Plan is in place. It has been considered appropriate to assess the several policies of the Neighbourhood Plan against both the existing Local Plan and the emerging Local Plan. This is set out in the following section and section 6.
- Chester District Local Plan Saved Policies**
-
- 5.3 **Chester District Local Plan Saved Policies** were adopted 12th May 2006, under the Planning and Compulsory Purchase Act 2004 and the policies within the Plan were saved for a period of 3 years from the date of adoption. for Chester, this meant that the policies in the Chester district Local Plan were saved until May 2009. To ensure that these policies continued to be valid in the determination of planning applications after May 2009, the Council secured agreement from the Secretary of State.
- 5.4 Since the introduction of the NPPF in March 2012, existing local plan policies in the Borough for the supply of housing have been deemed out of date, because the Council cannot demonstrate the required five year supply. Emerging policies are in their infancy and the weight which is accorded to them is limited.
- 5.5 Government Office accepted that all policies with the exception of HO1 setting out the scale of housing provision could be retained. Therefore this policy lapsed on 12th May 2009 but all other policies have been retained. In the absence of up to date housing policies within the local plan, the fallback position for assessment is therefore the NPPF.
- 5.6 The strategic context for the Local Plan comprises of national, regional and strategic planning policy. Other strategies which have informed the preparation of the Plan included
- 5.7 The overall aim of the Local Plan was to adopt a holistic approach towards improving the quality and vitality of all facets of life in Chester District.
- 5.8 The majority of the Districts development requirements are to be met in Chester's urban area as the focus of the sub region. Development in rural areas will be targeted at

meeting the needs of local people, conserving the countryside and ensuring the continued vitality of rural communities as well as safeguarding agricultural land and supporting the agricultural economy.

- 5.9 The policies of the Tattenhall NDP are considered to be consistent with the following policies of the Chester District Local Plan:
- ENV1 Sustainable Development
 - ENV2 Urban Design
 - ENV15 Strategic Open Space
 - ENV27 Nature Conservation
 - ENV57 Energy Efficient Building Design and Site Layout
 - EN59 Pollution in the Plan Area
 - TR1 Transport
 - EC10 Extensions to Existing Business Premises
 - EC12 Home-working
 - EC21 Agricultural Diversification
 - HO3 Affordable Housing
 - HO12 Low Cost Housing in the Rural Area
 - CF3 The Reuse of Surplus Land and Buildings
 - SR2 Open Space

The Cheshire West and Chester Local Plan

- 5.10 Cheshire West and Chester was formed following the Local Government Reorganisation in 2009. This consisted of Chester City, Vale Royal, Ellesmere Port and Neston and Cheshire County Council all becoming Chester West and Chester Council. Work has subsequently commenced on a new Cheshire West and Chester Local Plan. A Publication Draft Local Plan is due to undergo public consultation in late summer 2013.
- 5.11 Tattenhall NDP has been produced in parallel with the emerging Cheshire West and Chester Local Plan. The close relationship between the community and the Council has ensured general conformity between the plans and minimised any potential conflict between the two documents. The evidence used in the production of the neighbourhood plan is derived from information and analysis used to inform the production of the emerging Local plan.
- 5.12 The vision for Tattenhall in the Local Plan Preferred Policy Direction document is to support the main settlements in the Borough and further fulfil their role and function in providing access to services and facilities for their local and surrounding communities. Within the rural area there will be high quality sustainable housing and employment development to meet the needs of local communities, whilst protecting the character of the Cheshire countryside.
- 5.13 PD04 sets out the proposed level of new housing provision for rural areas. For the Tattenhall district this is 300 dwellings over the plan period (15 dwellings per annum). The area is noted as having a good level of services within the village and 300 dwellings is considered an appropriate level of new housing development, however the SHLAA identifies sufficient sites to meet this requirement.
- 5.14 The emerging Local Plan will to provide strategic planning policy for the Cheshire West and Chester Area. Some of the existing Saved Policies will be retained for the purposes of development control to supplement the strategic policies of the Local Plan.
- 5.15 This Basic Condition Statement endeavours to demonstrate that the Tattenhall NDP will not conflict with the saved policies of the existing Local Plan and the emerging local plan once it is made.
- 5.16 The policies in the Neighbourhood Plan reflect that the Local Plan is still under preparation. It

seeks to refine and add detail to the overall strategic planning policy of the Local Plan, and to be flexible enough to work alongside the implementation of the Local Plan once adopted.

- 5.17 The Tattenhall NDP is intended to "*give the community the direct power to plan the area in which they live through setting planning policies for the development and use of land...*"
- 5.18 It is considered that the Tattenhall NDP is aligned with and positively supports the strategic needs and priorities of the local area and promotes development consistent with the requirements of the emerging strategic policies of the development plan for the area, as set out in Section 6. Appendix 1 cross references the Neighbourhood Plan policies with those of the adopted and emerging Local Plans.

6 DETAILED CONSIDERATION OF TATTENHALL NEIGHBOURHOOD DEVELOPMENT PLAN

Housing - Policy 1

To enable managed housing growth in the Parish:

- 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;
- Smaller scale development of exceptions sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.

Exceptions will be made where additional housing development involves the redevelopment of brownfield land subject to its environmental value), the conversion of existing buildings or affordable housing led 'exceptions' schemes. 'Exceptions' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30 % in any individual scheme.

All housing proposals should:

- 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;
- Respect and, where possible, enhance the natural, built and historic environment; and
- Maintain both the existing overall shape of Tattenhall village, and the strong established sense of place.

6.1 The Housing policy of the Tattenhall NDP is considered to be in general conformity with the following policies of the adopted Chester district Local Plan and the emerging Cheshire West and Chester Local Plan.

Adopted Chester District Local Plan

6.2 Policy HO2 sets out the scale and amount of housing for the plan period.

6.3 PD12 Delivering affordable housing focuses on new and innovative ways to provide affordable housing. There will be a requirement for affordable homes to be provided within all

new residential development, including as part of mixed use schemes on sites that comprise of ten or more dwellings or an areas of 0.3ha in an urban areas and in rural areas sites of three or more dwellings or an areas of 0.1ha. Affordable housing provision will be sought at a target of 35% of the total units provided, with a tenure split of 75% affordable rent and 25% intermediate affordable housing. A target of 40% affordable housing units will be set on greenfield sites.

6.4 PD13 Rural exception sites, allows for the authority to seek to permit residential development on small sites within or directly

adjacent to the built up part of rural settlements, including those within the Green Belt in order to meet local affordable housing needs. The tenure split and mix will be reflected by the most up to date housing needs information.

- 6.5 PD14 Housing Mix and Type, this will include market housing, affordable housing , extra care housing and student accommodation. The Council will seek to provide a target of homes for family and elderly persons on sites of 10 dwellings or 0.5ha or more. Houses for older and disabled people will be encouraged along with supporting the development of Lifetime Homes and the creation of a variation in the levels of housing density, type and tenure to reflect and complement the established needs and character of the area.
- 6.6 The Neighbourhood Plan Policy 1 is in general conformity with the above policies as it seeks to provide a mix of new housing in Tattenhall, including a number of affordable units and exception schemes.

Local Character - Policy 2

New development will be supported where it:

- Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place;
- Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts;
- Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath;
- Fully accords with the Tattenhall Village Design Statement;
- Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A);
- Takes every opportunity, where practicable and viable, to incorporate features that improves its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation.

Development that does not meet these criteria will not be permitted.

In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the 12 criteria set out in Building for Life.

Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.

The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.

6.7 The Local Character policy of the Tattenhall NDP is considered to be in general conformity with the following policies of the adopted Chester district Local Plan and the emerging Cheshire West and Chester Local Plan.

Adopted Cheshire District Local Plan

6.8 ENV1 Sustainable development states that proposals will only be permitted where they are in accordance with the principles of

sustainable development, including economic development, securing higher living standards and enhancing the environment.

6.9 ENV2 to ENV6 covers the objectives of urban design, the policies encourage good and appropriate design matching the quality of the existing built environment. Design should respect its surroundings and contribute positively to the overall character of the area.

- 6.10 ENV8 Views. viewpoints and landmarks are the basis of local identity. Development which obscures important views or lessens the visual impacts of historic buildings or landscape features will not be acceptable.
- 6.11 ENV21 Trees, any proposals are expected to integrate all significant healthy trees, woodlands and important hedgerows within development proposals.

Emerging Cheshire West and Chester Local Plan

- 6.12 PDO1 Sustainable development, the Local Plan seeks and enables development that improves and meets the economic, social and environmental objectives of the Borough. The Council seek to mitigate and adapt to the effects of climate change, provide mixed use developments, protect the natural environment whilst supporting regeneration and ensuring the prudent use of our natural resources.
- 6.13 PD19 Natural Environment seeks to protect key strategic gaps within and between settlements to retain character and integrity.
- 6.14 PD20 Historic environment, gives high priority to historic assets that are locally significant or which may provide an important source of environmental, social and economic benefit for the Borough. Only in exceptional circumstances where a developer can demonstrate that the need for development clearly outweighs the need to retain a particular feature and where appropriate mitigation can be provided will permission be granted.
- 6.15 PD21 High quality design and sustainable construction; good design facilitates and contributes to local distinctiveness, a sense of place and civic pride. It improves and enhances the existing environment and helps to attract

people, business and investment. High standards of design and local distinctiveness, which build on the existing character of the area, are therefore not only important for the appearance of the area, but also for the creation of safer and more sustainable environments.

- 6.16 PD23 Renewable and low carbon energy, encourages small on site and off site renewable and low-carbon energy generation, in line with national standards and the Code for Sustainable Homes.
- 6.17 The Neighbourhood Plan Policy 2 is in general conformity with the above policies, as it promotes sustainable design and construction and focuses on reducing carbon emissions.

Local Economy - Policy 3

The following types of employment development will be supported:

- The conversion of existing buildings and the small-scale expansion of existing employment premises across the Parish.
- Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.

All new employment should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.

6.18 The Local Economy policy of the Tattenhall NDP is considered to be in general conformity with the following policies of the adopted Chester district Local Plan and the emerging Cheshire West and Chester Local Plan.

Adopted Chester District Local Plan

- 6.19 EC1 and EC2 sets out the scale, allocation and provision of employment land for the Borough.
- 6.20 EC10 Extension to existing business premises allows for business to expand, particularly if it is likely to result in the creation of more jobs or the retention of the employment use in the plan area.
- 6.21 EC11 Reuse of rural buildings, the Council encourage reuse of agricultural buildings which will assist in the farming industry diversifying into other activities, subject to safeguards being in place to protect local amenity and the environment.

Emerging Cheshire West and Chester Local Plan

- 6.22 PDO1 Sustainable development, supports proposals that provide for mixed use developments, contributing to economic, social and environmental improvements.

6.23 PDO7 Economic growth, employment and enterprise is promoted as sustainable economic growth in the Borough. Supporting existing businesses and encouraging indigenous business growth and attracting new inward investment is encouraged.

6.24 The Neighbourhood Plan Policy 3 is in general conformity with the above policies, as it promotes sustainable development and growth for the area, whilst respecting the character of the neighbourhood.

Local Facilities - Policy 4

New developments will address the impact they are likely to have on local facilities. Proposals should demonstrate how any impacts will be acceptably mitigated. Account should also be taken of the cumulative impacts arising from the new development with other schemes that have planning permission but have not been completed. Where new development proposal bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.

Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.

The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

- 6.25 The Local Facilities policy of the Tattenhall NDP is considered to be in general conformity with the following policies of the adopted Chester district Local Plan and the emerging Cheshire West and Chester Local Plan.

Adopted Chester District Local Plan

- 6.26 RET12 Loss of a rural shop is intended to protect the facilities which are particularly valuable to less mobile people in the community and the loss of village shops can be damaging for the local community.
- 6.27 RET13 Extensions to existing shops in villages seeks to increase the vitality of villages.

Emerging Cheshire West and Chester Local Plan

- 6.28 PDO1 Sustainable development, supports proposals which provide access to homes, employment, retail, leisure, sport and other facilities.
- 6.29 PDO6 Infrastructure, encourages investment in new infrastructure, be that at a strategic level which serves the whole of the Borough and beyond or at a local level serving our

- 6.30 communities. The Local Plan will enable and support proposals for new infrastructure which benefit the people, businesses and economy of an area. Where appropriate, new development will be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance
- 6.31 PD10 Local centres and community facilities, recognising the role played by smaller suburban centres and villages, the policy will seek to retain essential facilities especially where they are the only such facility within a centre or village. The policy allows for local retail centres to grow at a scale proportionate to their existing size and catchment but not to a level which would undermine neighbouring centres or allow individual proposals to dominate a centre in terms of their size and scale.
- 6.32 The Neighbourhood Plan Policy 4 is in general conformity with the above policies, as it addresses the issue of lack of infrastructure and diversifies the range of services that already support the area.

Transport and Communications - Policy 5

Development should:

- Identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.
- Maximise opportunities to walk and cycle, including between Tattenhall, Newton-by-Tattenhall and Gatesheath as well as supporting public transport where possible.
- Make provision for high-speed broadband to serve the community

High Speed Broadband - Development of new, high-speed broadband infrastructure to serve the parish will be supported.

Car Parking in Tattenhall Village Centre - Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.

6.33 The Transport and Communications policy of the Tattenhall NDP is considered to be in general conformity with the following policies of the adopted Chester district Local Plan and the emerging Cheshire West and Chester Local Plan.

Adopted Chester District Local Plan

- 6.34 TR1 Development proposal will only be permitted that reduce dependence on private cars/ or would extend the number of public transport routes.
- 6.35 TR6 Cycle parking will be sought in all new developments.
- 6.36 TR13 Parking, encourages alternative means of transport to the private car, however in all proposals provision will be sought for an appropriate level of car parking.
- 6.37 TR19 New developments may require transport improvements including a range of measures, such as pedestrian and cycling

facilities, public transport , traffic management and new improved highways.

Emerging Cheshire West and Chester Local Plan

6.38 PDO5 Transport and Infrastructure main priorities are to support sustainable economic growth, reduce carbon emissions from transport and to manage a well maintained transport network. The policy contains of a number of elements:

- Access to homes, jobs, services and facilities
- Economic growth and connectivity
- Town centres
- Villages and rural areas
- Freight and logistics
- Reducing emissions
- Health, wellbeing, walking and cycling.

Development proposals will be expected to make provision for pedestrians and cyclists, through the creation of safe and attractive footways, cycleways and paths. Safety enhancements including pedestrian crossings, signage and lighting are also supported.

- 6.39 PDO6 Infrastructure, where development has a significant impact on the strategic road network, development contributions will be sought through section 278 highway agreements.
- 6.40 The Neighbourhood Plan Policy 5 is in general conformity with the above policies, as it promotes sustainable modes of transport in association with new development and supports the provision of new infrastructure.

The areas listed below and shown on the proposals map are designated 'Green Spaces' which are protected from new development unless very special circumstances can be demonstrated:

a. Sites of open space value

Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.

- a1. Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane
- a2. Land within Covert Rise with willow trees
- a3. Land adjacent to Gorsefield - small area looking towards the Continuing Care Retirement Community
- a4. Land adjacent to the Spinney and Millbrook End
- a5. Land enclosed within the curtilage of Rean Meadow
- a6. Land, with trees on the corner of Smithfields and Harding Avenue
- a7. Fenced land with trees adjacent to bungalow at the top of Harding Avenue
- a8. Land on right hand side of Park Avenue backing onto Rean Meadow
- a9. Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)
- a10. Land on High Street at entrance to Millbrook Park estate
- a11. Land on High Street at entrance to Newall/Breen Close
- a12. Open space within Oaklands, Greenlands, Rookery Drive areas
- a13. Land in front of, and to rear of, Grakle Croft properties
- a14. Land at entrance to Ravensholme Lane

b. Sites of sport, recreation and amenity value

These are sites valued for their open access for Sport, Recreation and Amenity. They are areas where residents can come together both informally and where community events are held.

b1. Castlefields play area

b2. The Park playing field

b3. Sport Tattenhall playing fields

b4. Allotments on Rocky Lane and at Gatesheath

c. Sites of nature conservation value

There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.

c1. The Mill Brook Wildlife Corridor

c2. Jubilee Wood

c3. Glebe Meadow

c4. Barn Field (land behind flats at Ravensholme Court)

c5. Land bounded by Barn Field, Glebe Meadow and the Spinney

c6. The Spinney

c7. Land within the curtilage of the Continuing Care Retirement Community

c8. Mill Field

c9. Disused railway line between Chester Road and Frog Lane

c10. Wildflower meadow at the front of Tattenhall Hall.

c11. Smithfields Pond

c12. Allotment Pond, Rocky Lane

c13. Land within the curtilage of Tattenhall Marina

Appendix B contains a description of each of these areas.

New development in the Parish should:

- Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors
- Respect local landscape character by reference to the Village Design Statement
- Support the creation of a network of green-spaces for sport and outdoor recreation

- 6.41 The Landscape and Environment policy of the Tattenhall NDP is considered to be in general conformity with the following policies of the adopted Chester district Local Plan and the emerging Cheshire West and Chester Local Plan.

Adopted Chester District Local Plan

- 6.42 SR1 sets out the standards for provision of open space.
- 6.43 SR2 development on playing fields may be permitted where it would provide small-scale structures to support existing recreational uses or provide facilities for new recreational uses.
- 6.44 ENV17 Other greenspace seeks to protect and enhance habitats, landscape, wildlife and open spaces and to ensure that new development does not result in any overall net loss of environmental value to natural and man-made heritage.

Emerging Cheshire West and Chester Local Plan

- 6.45 PD16 Health and well-being seeks to improve access to greenspaces, and opportunities for recreational exercise.
- 6.46 PD19 Natural environment, to ensure that all development will protect, respect and contribute positively to the natural assets within the Borough. Key to this will be the relationships between development, habitats and the provision of strong Green Infrastructure.
- 6.47 The Neighbourhood Plan Policy 6 is in general conformity with the above policies, as it protects greenspaces from development except where exceptional circumstances can be demonstrated.

7 COMPATABILITY WITH EU REGULATIONS

Paragraph 2f

*A draft neighbourhood development plan meets the basic conditions if -
(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations*

- | | |
|---|--|
| <p>7.1 Sustainability Appraisals ensure that the principles of sustainable development are considered throughout the plan making process, this includes assessing against economic, social and environmental impacts.</p> <p>7.2 The Strategic Environmental Assessment (SEA) is a requirement of the EU Directive on the assessment of the effects of certain plans and programmes on the environment. The requirements of the SEA Directive have been incorporated within the Tattenhall NDP Sustainability Appraisal. The SA has been undertaken using published government guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development plan Documents (2005).</p> <p>7.3 The Scoping Report was produced and consulted upon in August 2012, it was sent to the statutory environmental bodies for consultation including; English Heritage, Natural England and the Environment Agency as well as being made publicly available on the Tattenhall NDP website.</p> <p>7.4 An interim Sustainability Appraisal was produced in November 2012 in support of the draft plan. A final Sustainability Appraisal was prepared by Cheshire West and Chester Council accompanying the final Tattenhall NDP.</p> <p>7.5 The Tattenhall NDP is considered to have met the following Human Rights Articles:</p> <ul style="list-style-type: none"> • Article 1 – Protection of property | <ul style="list-style-type: none"> • Article 8 – Right to respect for private and family life • Article 14 – Prohibition of discrimination • Protocol 12 – Article 1 – General prohibition of discrimination. <p>7.6 This has been through, the production of a consultation statement and the physical consultation work that has been undertaken.</p> <p>7.7 The Tattenhall Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d)), alone or in combination with other plans and projects. It does not propose a level of development over and above that in the emerging Local Plan. The statement has been consulted on with Natural England. The emerging Local Plan is being subject to HRA and a HRA of the Neighbourhood Plan is not required as impacts of the levels of development proposed will be assessed at the Local Plan level.</p> <p>7.8 In conclusion it is considered that the Tattenhall NDP is compliant with EU obligations.</p> |
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8 PRESCRIBED CONDITIONS AND PRESCRIBED MATTERS

Paragraph 2g

*A draft neighbourhood development plan meets the basic conditions if -
(g) prescribed conditions are met in relation to the neighbourhood development plan and
prescribed matters have been complied with in connection with the proposal for the
neighbourhood development plan*

8.1 There are no other prescribed matters.

9 CONCLUSION

- 9.1 It is considered that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 have been met by the Tattenhall NDP.
- 9.2 In reviewing the Neighbourhood Plan against the appropriate framework of National and Local planning policies there were no conflicts apparent.
- 9.3 The information within this document demonstrates general conformity with Paragraph 8(1)(a) of the Town and Country Planning Act, therefore it is suggested that the Development Plan should proceed to Referendum.

APPENDIX 1. TABLE OF NEIGHBOURHOOD PLAN POLICY LINKS

TATTENHALL NEIGHBOURHOOD DEVELOPMENT PLAN		NPPF	CHESTER DISTRICT LOCAL PLAN SAVED POLICIES	EMERGING CHESHIRE WEST AND CHESTER LOCAL PLAN
Policy	Objective			
1 - Housing	Seek to meet its identified local housing requirement and respond positively to the supply of new homes.	<ul style="list-style-type: none"> Building a strong, competitive economy Requiring good design Delivering a wide choice of high quality homes Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	HO2 - Allocations for housing development HO5 - Criteria for assessing proposals for residential site not allocated in the Local Plan HO12 - Low cost housing in the rural area	PD12 - Delivering affordable housing PD13 - Rural exception sites PD14 - Housing mix and type
2 - Local Character	Protect and enhance the conservation areas. Maintain local amenity. Encourage energy efficient developments.	<ul style="list-style-type: none"> Requiring good design Conserving and enhancing the natural environment Conserving and enhancing the historic environment Meeting the challenge of climate change, flooding and coastal change 	ENV1 - Sustainable development ENV2 - Local setting and context ENV3 - Public spaces and squares ENV4 - Facades of development ENV5 - Accessibility ENV6 - Permeability ENV8 - Views, viewpoints and landmarks ENV21 - Trees, hedgerows and woodland	PD01 - Sustainable development PD19 - Natural environment PD20 - Historic environment PD21 - High quality design and sustainable construction PD23 - Renewable and low carbon energy
3 - Local Economy	Maintain and encourage the thriving local economy to support on-going sustainability of the community. Support growth of businesses, rural tourism and leisure facilities whilst respecting the countryside.	<ul style="list-style-type: none"> Building a strong, competitive economy Supporting a prosperous rural economy Conserving and enhancing the natural environment Conserving and enhancing the historic environment 	EC1 - Scale and provision of employment land EC2 - Allocations for employment land EC10 - Extensions to existing business premises EC11 - The re-use of rural buildings	PD01 - Sustainable development PD07 - Economic growth, employment and enterprise
4 - Local Facilities	Retain and provides local services. Deliver community infrastructure	<ul style="list-style-type: none"> Building a strong, competitive economy Ensuring the vitality of town centres Supporting a prosperous rural economy Promoting healthy communities 	RET12 - Village shops RET13 - Village shops	PD01 - Sustainable development PD06 - Infrastructure PD10 - Local centres and community facilities
5 - Transport and Communications	Introduce high speed broadband. Attract new businesses.	<ul style="list-style-type: none"> Supporting a prosperous rural economy Promoting sustainable transport Supporting high quality communication infrastructure Promoting healthy communities 	TR1 - General TR6 - Cycling TR13 - Parking TR19 - New developments	PD05 - Transport and Accessibility PD06 - Infrastructure
6 - Landscape and Environment	Restore traditional landscape and environmental features. Improve access to the countryside, via a network of public and permissive footpaths. Encourage biodiversity.	<ul style="list-style-type: none"> Promoting healthy communities Conserving and enhancing the historic environment Conserving and enhancing the natural environment 	SR1 - Standards of provision for formal and informal sport and recreation SR2 - Protection of existing playing fields ENV17 - Other greenspace	PD16 - Health and well-being PD19 - Natural environment

APPENDIX 2. CONFIRMATION OF DESIGNATION LETTER

Cheshire West & Chester Council

Mrs Jean Dutton
Hill Farm
Burwardsley
Tattenhall
Chester
CH3 9PF

Spatial Planning

Cheshire West And Chester Council
2nd Floor, The Forum, Chester, CH1 2HS
Tel: 0300 123 7027

Web:
www.cheshirewestandchester.gov.uk

our reference:	your reference:	please ask for:	date:
NP003		Catherine Morgetroyd 01244 973804	18 January 2013

Dear Mrs Dutton

Neighbourhood Planning (General) Regulations 2012

Proposal: Application for the designation of a neighbourhood area

Location: The area of Tattenhall & District Civil Parish

Thank you for submitting an application for a neighbourhood area on behalf of the Tattenhall & District Parish Council.

I can confirm that the Tattenhall Neighbourhood Area was approved and designated on 17th January 2013.

The following information will now be published on the Cheshire West and Chester Council website at:

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/neighbourhood_planning.aspx:-

- Tattenhall designated neighbourhood area
- map of the neighbourhood area
- name of the body who applied for the neighbourhood area

Neighbouring areas and other interested parties will also be informed of the decision.

Please find attached a copy of a map showing the designated neighbourhood area and advice and information on Neighbourhood Plans from consultees.

If you require any further information, please do not hesitate to contact me.

Cont/d



Cheshire West
and Chester

Cheshire West & Chester Council

Yours faithfully

Catherine Morgetroyd

Catherine Morgetroyd

Principal Planning Officer

Tel: 01244 973804

Email: NeighbourhoodPlanning@cheshirewestandchester.gov.uk



Cheshire West
and Chester