

Tattenhall and District Neighbourhood Plan - Modifications Statement

In accordance with section 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), Cheshire West and Chester Council (CW&C) consider that the modifications made within the Tattenhall and District Modified Neighbourhood Plan are so significant and substantial to change the nature of the made Neighbourhood Plan.

CW&C consider that the modifications change the nature of the made Neighbourhood Plan for the following reasons:

- The original neighbourhood plan was made on 4 June 2014 and covers the period from 2010 to 2030. The modified neighbourhood plan covers the period from 2025 to 2045.
- The original neighbourhood plan did not include any site allocations. The modified neighbourhood plan allocates land to the north and south of Frog Lane for a mixed use, residential led development of up to 600 dwellings. The allocation is made up of two phases, one for approximately 400 homes and one for approximately 200 homes. Details and criteria relating to the site allocations are set out in policy 7 in the modified neighbourhood plan.
- The modified neighbourhood plan proposes significant changes to the settlement boundary, to incorporate the proposed housing allocations.
- The modified neighbourhood plan includes a new policy (policy 8) which relates to flood management and safeguards land off Burwardsley Road for the delivery or expansion of a flood risk management scheme.
- Significant amendments have been made to the policies relating to housing growth. For example, in the made neighbourhood plan Policy 1 referred to proposals involving up to 30 homes being allowed within or immediately adjacent to the built-up part of the village. The modified neighbourhood plan Policy 1 defines the settlement boundary and sets criteria for housing proposals of 10 or more dwellings. Policy 2 in the modified neighbourhood plan relates to local character and sets out that where development exceeds 20 dwellings, proposals must be designed as a series of smaller character areas (typically 30-100 dwellings each), which together reflect the character area within which the site is located.
- The wording of the other policies has also been amended.

When considered together, the modifications make a significant and substantial change to the nature of the Tattenhall and District Neighbourhood Plan. As such, the modified neighbourhood plan should be subject to examination and referendum.