

Tattenhall & District Parish Council

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Neighbourhood Planning Cllr Carol Weaver & Cllr Graham Spencer

Together Everyone Achieves More



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Context

Tattenhall & District Parish about 8 miles south east of Chester.

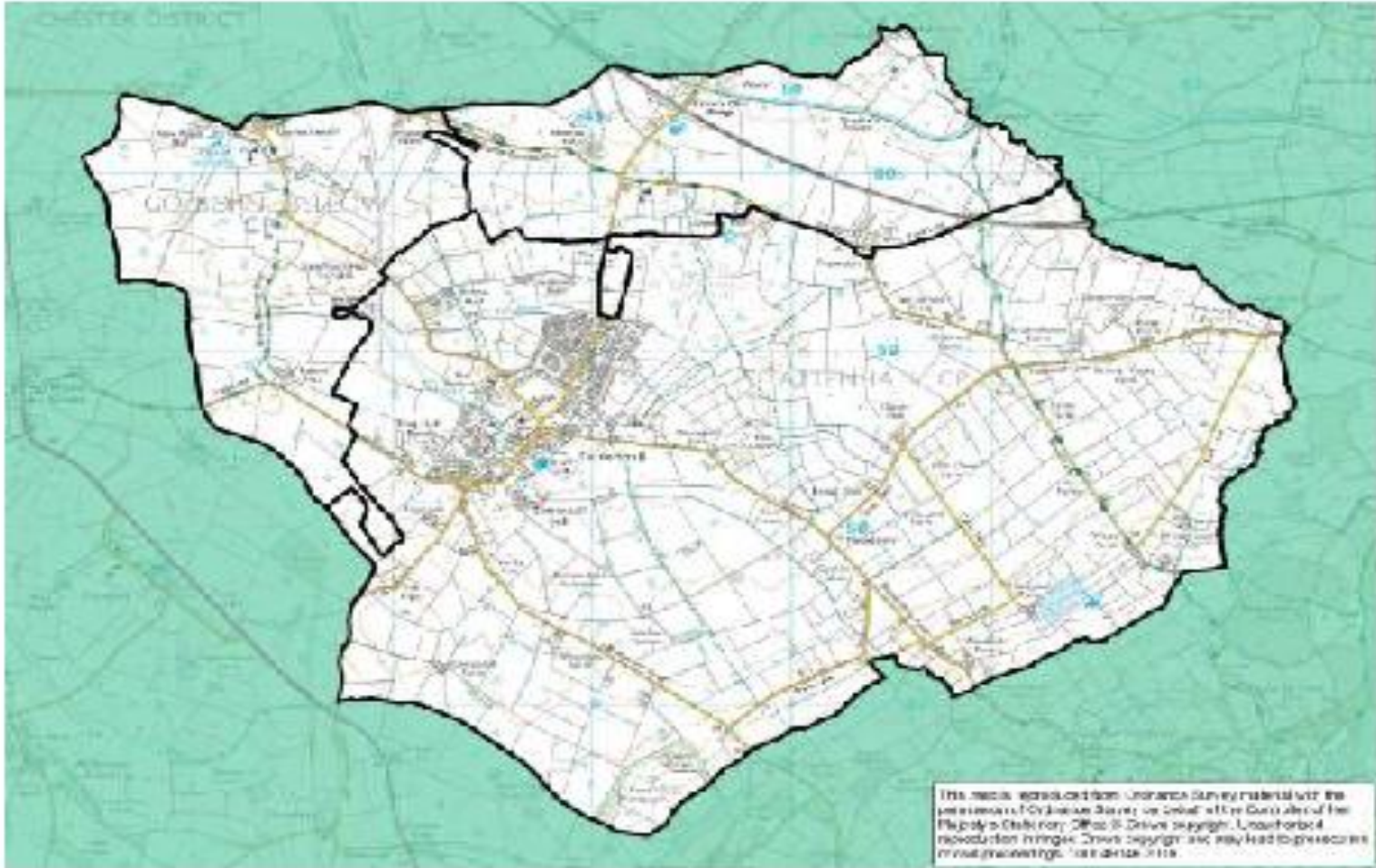
Designated by CWaC as one of their rural Key Service Centres (KSC's)

Population approx 2000 living in 1090 properties. 847 of which are in Tattenhall

3 parishes – Tattenhall, Newton-by-Tattenhall, Gatesheath (Golborne Bellow)



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2006: Parish Plan

2009: Village Design Statement (SPD)

Action item: affordable housing for local people.

Worked with LA, RSL's, Developer, Community to bring forward 14 affordable homes to rent

(10x2 bed, 4x3 bed) built and allocated in 2011

In perpetuity, with local lettings agreement and under-occupancy clause

Proven track record of community consultation and engagement and project delivery



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Getting Started

- Nominated by Cheshire West & Chester Council to be a NP pilot area
- March 2011 informed we had been successful in the second wave of front-runners – and would receive £20,000 from Central Government to develop our plan



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- Steering Group: 4 members of the PC, 4 from the Community, and 2 from Bolesworth Estate Co.
- Support from officers of Cheshire West and Chester Council, Cheshire Community Action and a consultant, from Rural Innovations.



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- Terms of Reference
- A project plan with estimated timescales
- An estimated budget
- Initial awareness raising



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Consultation

Over 10 months carried out two rounds of
Consultation

Both were delivered to every household & many
businesses in the Parish

- 1) Autumn / Winter 11. Leaflet inviting residents to
initial consultation events – 4 questions
- 2) Early Summer 12. Vision and Objectives
Document – 298 Responses



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Statutory Process

Vision & Objectives responses were used to draw up
Draft Neighbourhood Development Plan

Assisted by IBI Taylor Young

6 Weeks of Local Consultation – Nov/Dec 2012

110 responses were received to this

Neighbourhood Development Plan

- Submitted to LA for 6 weeks Publicity Period – end May
- Submitted to the Independent Examiner - July / August
- Local Authority Executive September 4th



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REFERENDUM – 24th October

Eligible voters 1822

Votes Cast 945 52%

No votes 38

YES VOTES 905 96%



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The Challenges

No Up to date Local Plan

No 5 Year Housing Supply

Developer Pressure

Multiple applications (currently 19 “live” applications)

Planning Boards / Appeals / Public Enquiry



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LEGAL CHALLENGES!!

High Court and QC's
Not Planning Policy just a Material
Consideration



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9th May - The news we'd all hoped for

His Honour Judge Supperstone:

“In my judgement, for the reasons I have given, none of the grounds of challenge succeed. Accordingly this claim is dismissed.”

One down one to go as still waiting for the Secretary of States decision on the Appeals



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To Plan or not to Plan that is the Question?

3 years and over 5000 volunteer hours

Huge learning curve with regard to planning and the planning system

Brought out local skills

Brought our community together

YES