[redacted]

The Tattenhall Neighbourhood Plan was adopted in 2014. Further to this, Tattenhall have just completed the consultation process for renewing their Neighbourhood Plan. They have undertaken 2 housing needs surveys 2018 (all housing) and 2023 (affordable housing – which includes data from the Housing Register): Tattenhall-HN-Report-DRAFT-V1-2023.pdf The Neighbourhood Plan requires schemes outside the settlement boundary to provide housing which meets the needs identified in these surveys. To do this, the proposed mix should include provision of smaller market homes for first time buyers (particularly 2-bedroom units) and downsizing properties including provision of accessible and adaptable dwellings (designed to comply with M4 (2) category 2 of the Building Regulations) and/or single-storey dwellings.

Affordable Housing

30% Affordable Housing (as defined in Annex 2 of the NPPF) is required under Policy SOC1.
The provision of 33 units of affordable accommodation is supported by Strategic Housing. The Strategic Market Assessment (SHMA) completed in 2013 indicated an annual need for 15 affordable units p.a. in the Tattenhall sub area. Need was for 12 one bedroom units, 2 two bedroom homes and 1 three bedroom property per year. There has been some affordable provision in Tattenhall in recent years to meet the need for 2 and 3 bedroom affordable properties, however since the Strategic Housing Market Assessment in 2013, only 2 one bedroom affordable homes per annum of the recommended 12 units p.a. have been completed. The local Housing Needs Survey reinforces this need for one bedroom accommodation, therefore, the social rented element of any proposals should include one bedroom homes. To create sustainable communities, at least 50% of the affordable units should be low cost home ownership tenures and all affordable homes should be pepper potted across the site.
Regards

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Housing Policy Officer
Cheshire West and Chester Council

[redacted]

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Please view attached document for details.

Kind Regards

Development Management Team
Cheshire West and Chester Council