

Planning Policy,
Cheshire West and Chester Council,
The Portal,
Wellington Road,
Ellesmere Port,
CH65 0BA

Sent via email only to: planningpolicy@cheshirewestandchester.gov.uk

29th August 2025

Dear Sir/Madam,

Response to the Regulation 18 Public Consultation in Respect of the Proposed Local Plan Issues and Options

Hayley Knight Planning Limited, on behalf of Lexwood Developments, hereby submit the comments set out in this letter in response to the proposed Cheshire West and Chester Local Plan Issues and Options (Regulation 18) consultation.

Introduction

Lexwood are a local developer based in Milton Green, Chester, who provide development advice for a wide variety of schemes, including land and property promotion as well as taking sites through the planning application process and implementation thereafter. These representations are made with specific consideration to two sites that Lexwood have an interest in. Both sites are located in Tattenhall:

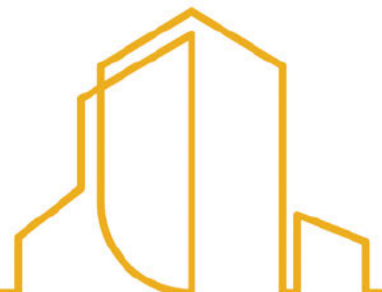
- Enclosure 1: Land off Shire Way, Tattenhall (Land Availability Assessment site reference 1704); and
- Enclosure 2: Land off Park Avenue, Tattenhall (Land Availability Assessment site reference 1674).

Site location plans identifying these parcels of land are included as enclosures to this letter as set out above.

For ease of reference this letter sets out the comments in response to each of the questions set out in the Issues and Options (Regulation 18) document, where they apply. Comments are only provided in response to the questions that we consider our input is required.



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Response to the Local Plan Issues and Options (Regulation 18) Consultation

Question IN 2 Do you have any comments on what the monitoring framework should include?

The monitoring framework should reflect the policies that are contained within the final Local Plan. Based on the current Local Plan and the Issues and Options set out in this consultation the monitoring framework should therefore potentially include:

- Housing delivery per settlement;
- Housing delivery per policy requirement (house type and tenure etc.); and
- Housing delivery in relation to any set restriction or limitation (amount or percentage of housing on previously developed land, open countryside or Green Belt).

Question IN 6 Do you have any comments on what role Neighbourhood Plans should play in terms of meeting Cheshire West's development needs and other suggested policy approaches for the new Local Plan? This could include things like meeting housing needs, local connection tests, or design etc.

We have concerns in respect of Tattenhall Neighbourhood Plan (NP), which has recently been subject to a review and consultation process which is seeking to apply policies that we consider to be of a strategic nature, that is to retain the settlement boundary that is tightly drawn around the urban area of the village together with accompanying policies restricting development outside of the settlement boundary. We have made representations expressing concern about this to the NP consultation, as these changes are being made in light of the emerging CWaC Local Plan which acknowledges an increase in housing need and lack of allocated housing sites to accommodate this as identified in the current CWaC Local Plan. In cases such as these, the emerging Local Plan (once adopted) should supersede any NP policies that do not comply with the Local Plan. This should be set out in Local Plan Policy wording.

In the event that Neighbourhood Plans are adopted prior to the final adoption of the emerging Local Plan, Neighbourhood Plan policies need to be extremely flexible to allow for changes that can occur to the distribution of housing land requirements when the Evidence base reports have been completed. For example, the Green Belt review may identify less opportunity for Green Belt release and increased delivery in other locations of the Borough is required.

A significant aim of National Planning Policy Framework (NPPF) is that Small and Medium Enterprise (SME) housebuilders should be supported because typically they deliver small and medium sized sites that are often built out relatively quickly. Ultimately it is clear that the Government recognise that supporting SMEs helps to diversify the housing supply, provide competition and innovation, and foster organic growth within communities. The NPPF promotes this by encouraging local authorities to allocate a portion of their housing requirement to smaller sites, and by providing tools and support to help SMEs bring these sites forward more quickly. This should be reflected in emerging alterations to NPs during the Local Plan review and the two sites put forward reflect the aim of supporting SMEs by their scale.

Also where existing allocations in the Local Plan / NPs haven't come forward during the existing plan period, and



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delivery of them is unlikely to come forward, then consideration should be had to alternative sites to ensure much needed delivery of new homes in order to meet identified need. This is applicable to Tattenhall as the land owner of the only remaining allocated Site in the village yet to be developed (Land to the rear of 68-84 Castlefields) has confirmed they have no plans to bring forward the current allocated site. Please refer to Enclosure 3 of this letter, 'Notes of the informal meeting with Bolesworth Estate and Neighbouring Parish Councils', dated 22nd May 2025, page 3 under 'Land at Rear of Castlefields'.

Question VI 1 Do you agree with the suggested approach towards the new Local Plan vision, as set out in VI 1 'Vision' above? If not please suggest how it could be

The fourth aim 'Protecting the Character' gives off significant tones of restricting change. Significant development to support the rural economy and villages will be required over the plan period. This aim should be altered to reflect that high quality development is needed during the Plan period to 'Support the Character' of the rural area.

Question VI 2 Should the vision include /establish a set of principles and priorities? Are these the right ones – do you have any other suggestions?

The Government has recognised there is a national housing crisis and the increased provision of suitable housing opportunities, including affordable and private homes, across the borough must be considered a key aim of 'promoting well-being'.

Question VI 3 Do you agree with the approach of establishing concise visions for the key places identified in the new Local Plan? Or do you have an alternative suggestion?

Key Service Centres currently accommodate approximately 1/6 of the residential development needs in the adopted Local Plan. In order to support and sustain the services in these centres then a similar proportion of the proposed housing numbers must be allocated to them. If not, other areas will grow faster to the detriment of the Key Service Centres, with services and facilities in these centres such as retail, health and education likely to move to other areas causing a loss of services in these centres over the Plan period.

Overall we support the need for concise visions for the key places, but that this needs to include Key Service Centres in the rural area as otherwise their importance may not be reflected in the emerging Plan.

Question OB 4 Do you think that objectives SO1, SO3, SO9, SO10 need to be amended if they are to be taken forward into the new Local Plan? Do you have any suggestions for how they should be amended?

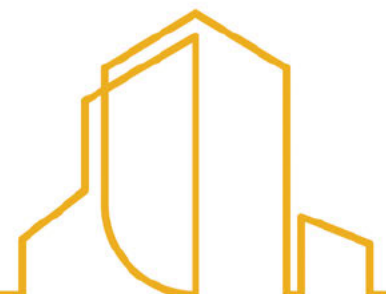
SO9 and SO10 would need to be accompanied by updated settlement boundaries to take account for new development needed for the next Plan Period and retain flexibility for delivery if housing numbers are not being achieved.

Question OB 5 Do you feel that the option of using the Sustainability Appraisal objectives in the new Local Plan, as set out in Option B 'Use the Sustainability Appraisal objectives' above, is an appropriate approach?

The SA objectives do appear to cover a suitably wide range of social, environmental, and economic issues (e.g., climate change, health, housing, historic environment, transport). This breadth helps ensure the Local Plan's



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policies are tested against appropriate outcomes.

Question OB 6 If you do not feel this is an appropriate approach, are there any changes that you could suggest?

Plan Objectives set out in the existing Local Plan and SA are very similar- the main difference is the locational policies i.e. SO1, SO3, SO9 and SO10. Regardless the settlement boundaries will need to be revised to accommodate any of these objectives.

Question SD1 Do you agree with the suggested policy approach towards sustainable development, as set out in SD1 'Sustainable development' above? If not please suggest how it could be amended?

A tail piece should be added to 'avoid development in locations of high environmental value and on high grade agricultural land' that reads 'unless allocated in the Local Plan' as these are expected to be factors considered in allocating land for development, and should not have be re-iterated at application stage.

Question SS2 Do you think the Council should consider a stepped housing requirement that plans for a lower level of housing delivery earlier in the plan period?

The Government has issued many statements recognising there is a national housing crisis, and has updated the NPPF and increased housing requirements to reflect this. Therefore, it seems inconceivable why a reduced supply of housing land would be suggested in the early years of a new Local Plan. Please see Enclosure 4, a letter from The Ministry for Housing, Communities and Local Government dated 18th August confirming 'All areas of the country must play their part in building the homes we need'.

In all likelihood given the Council's current position (and time it will take to get the Local Plan adopted) inevitably there will be a lower amount of development delivered in the early years of an emerging plan. In order to avoid a lag in delivery and actually achieve the Government aims of addressing the housing crisis, rather than defer them, Sites which are relatively unconstrained, well located to existing settlements and not of such a scale to cause significant issues on local infrastructure should be considered for release ahead of the emerging Local Plan adoption.

Overall phasing delivery of Housing may be required, but if proposed such policies should not stifle potential early delivery of housing in the Local plan period. Any phasing policies for the delivery of housing must remain extremely flexible as delivery of the likely required large-scale sites will need large infrastructure inputs, alterations and complex Section 106 agreements, and these have historically been shown to take significant time to come forward. Therefore, it would only seem appropriate to phase large scale allocations rather than smaller ones which again meet the NPPF's aim for SMEs and small-medium sites that can typically be delivered quicker.

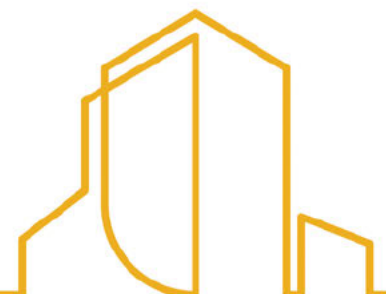
Question SS4 Do you agree with the suggested policy approach towards the spatial strategy principles, as set out in SS3 'Spatial strategy principles' above? If not please suggest how it could be amended?

We are generally agreeable to this approach, but final Policy wording needs to accept that it is inevitable that settlements will need to expand to accommodate the requisite level of development to meet the needs of the Borough over the plan period.

Question SS5 Do you agree with the suggested policy approach towards the settlement hierarchy, as set out in SS



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4 'Settlement hierarchy' above? If not please suggest how it could be amended?

Yes- this aligns with the Sustainability Appraisal.

Question SS 7 Do you think the new Local Plan should contain place-based policies for smaller settlements such as: Cuddington and Sandiway; Farndon; Helsby; Kelsall; Malpas; Tarporley; Tattenhall; and Tarvin?

Yes, place-based policies for the current Key Service Centre would be appropriate as these settlements currently accommodate approximately 1/6 of the residential development of the Borough over the current plan period, and therefore an element of place based policies should apply.

We note that Option B for the emerging Local Plan is to follow current Local Plan levels and distribution of development. However, this would appear to be incorrect when looking at the proportional increase in housing numbers as applied in the Issues and Options document. Accordingly, 4,000 homes as a minimum should be allocated to these smaller settlements in order that they remain on the same level of growth as the rest of the Borough, and don't become disadvantaged compared with other areas.

Question SS9 Have circumstances changed since the adoption of the Local Plan (Part One), that would now justify Green Belt release?

Yes, since 2015 the Government have significantly increased the housing requirement for Cheshire West and Chester and also relaxed Green Belt policy through the NPPF. Initially this included the development of previously developed land in the Green Belt as being appropriate, and more recently relaxation of Green Belt policy Nationally has included the definition of 'Grey Belt' land¹. NPPF paragraph 148 is clear that Local Authorities should give priority to previously developed land in the Green Belt, then Grey Belt land that is previously undeveloped, and then other Green Belt locations in allocating land in Local Plans, where Green Belt release is necessary.

It is considered that there are many previously developed sites and Grey Belt sites in the North Cheshire Green Belt that are in sustainable locations for new development, and merit consideration for allocation in the emerging Local Plan so as to meet the housing need over the emerging plan period. This is particularly in the context of the last Local Plan, which in 2015 was subject to a Green Belt Study that only considered Green Belt release immediately adjacent to the settlement boundary of Chester, and did not consider the rest of the Borough. Ultimately given the high housing need, lack of sites to accommodate the homes needed, lack of an up-date comprehensive assessment of the North Cheshire Green Belt and relaxation of Green Belt policy Nationally a holistic review of the Green Belt is needed to inform the emerging Local Plan so as to identify suitable sites for

¹ Defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a) (check unrestricted sprawl of large built up areas), (b) (prevent towns merging), or (d) (preserve the setting and special character of historic towns) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. These areas and assets comprise of: habitats sites and/or designated as Sites of Special Scientific Interest; land designated as Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.



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growth.

The proposed allocation of 11,000 homes in the Green Belt in Option B of the emerging Local Plan should not however pre-empt the required Green Belt review study and potential release of Green Belt land. The review must be the other way around and identify the sites / areas which no longer fulfil the purposes of Green Belt and be reallocated accordingly. Undertaking the Green Belt review first will then show the housing numbers which will need to be delivered appropriately elsewhere in the Borough. To allocate housing figures before understanding this position would be incorrect.

Question SS10 Are there any other considerations that we should take account of in relation to future Green Belt policy?

When undertaking Green Belt Assessments as part of this Local Plan process the Grey Belt potential of sites should be taken into account when considering candidate sites for releasing Green Belt land.

Question SS11 Please select the option which is the most appropriate spatial strategy for Cheshire West and Chester: a. Option A- Retain the Green Belt; b. Option B- Follow current Local Plan level and distribution of development; c. Option C- Sustainable transport corridors; and d. None of these.

In the Sustainability Appraisal (SA) the only area where option A scores highly is in respect of conserving and enhancing the historic environment. However, in implementing this option the density of development in existing urban locations, such as Chester where there are numerous historic assets, would need to increase. This option actually therefore has the potential to negatively impact this consideration in the SA. In addition, as set out above given the introduction of 'Grey Belt' land in the NPPF there should be a review of the Green Belt to identify land that is suitable for release given this change (and others) in National Policy. It is clear that in all other considerations set out in the SA that options B and C comprise of the most sustainable approaches for the emerging Local Plan, and that these options align with the Council's commitment to its declared Climate Emergency and the associated 'Cheshire West and Chester Climate Emergency Response Plan'.

Question SS12 Do you have any alternative spatial strategy options that you would like to suggest?

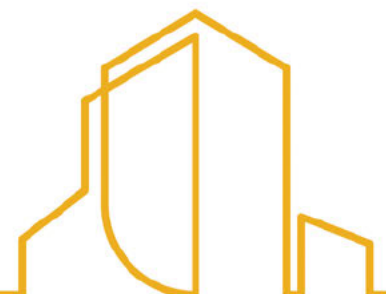
It is anticipated that as detailed assessments are undertaken, including housing needs assessment (to ascertain the scale of housing need in the Borough), review of local services and facilities in Key Services and rural settlements and a Green Belt Assessment that a hybrid of options B and C is likely to be the most appropriate approach to ensure that new development is sustainable in the emerging Local Plan.

Question SS14 Do you feel that Option A is an appropriate spatial strategy for the new Local Plan?

Whilst we agree with the approach that all key settlements should accommodate a level of development in the Local Plan Period this approach is not considered suitable for the reasons set out above, i.e. housing need, changing policy at a National level in respect of Green Belt protection and sustainable development principles including walkable neighbourhoods and travel patterns. Moreover positioning new development in settlements to avoid Green Belt is not considered to achieve sustainable development, for example in Cuddington and Sandiway new development will be positioned furthest from the train station, and certainly nor create walkable neighbourhoods with the extension of existing services and facilities. Therefore whilst this approach complies at



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a high level with Green Belt objectives, it does not align with other key sustainable development considerations.

Question SS16 Do you feel that Option B is an appropriate spatial strategy for the new Local Plan?

This is a more preferred approach to option A as it ensures new homes are located close to existing services and facilities and generally provides a more equal distribution of development across the Borough. In addition, the location of new development will not be restricted to outside of Green Belt locations simply due to the historical designation, which it is anticipated has largely served its function to focus regeneration on previously developed land in existing towns in the North of the Borough. Particularly where these locations may otherwise conflict with other principles of development.

If development across the Borough is to align with the current Local Plan, the settlement hierarchy is expected to remain similar to that in 2015. In this instance continuing to apply the same level of development to the key settlements would be appropriate. However given that 10 years have passed since this approach was adopted the level of services, facilities and public transport links in each of these settlements does need to be re-assessed in order to establish this.

It is important to recognise that Option B does not in fact follow the existing Local Plan distribution for the rural settlements. The proposed allocation of 3,000 homes would result in a proportional reduction in development in the rural area. Accordingly, the Spatial Distribution would need to reflect the table below to at least retain the proportionality of the existing plan in order to not disadvantage the Rural area in the new plan period.

Settlement	Existing Local Plan Housing Allocation	Option B should be Existing and increased by 1.74.
Cuddington and Sandiway	200	348
Farndon	200	348
Frodsham	250	435
Helsby	300	522
Kelsall	200	348
Malpas	200	348
Neston	200	348
Tarvin	200	348
Tattenhall	250	435
Tarporley	300	522
Total	2300	4002



Also, it is actually considered that more development may need to be allocated to the rural part of the Borough if the Green Belt review doesn't identify suitable large scale sites for release in the Green Belt to accommodate the 11,000 no. homes Option B suggests may be located in the Green Belt, for example should EP 01 in Ellesmere Port not come forward.

Question SS 17 If you do not feel that Option B is an appropriate spatial strategy option, are there any changes that you could suggest?

Option B clearly doesn't follow the past Local Plan distribution percentages for the Key Service Centres and in fact it restricts and reduces housing numbers in these key settlements in the rural area of the borough, which is an incorrect approach. Also, to suggest as part of this option that 11,000 no. homes in Green Belt without a full Green Belt Study to identify the appropriateness of areas and sites to accommodate this level of growth in the Green Belt versus other locations is highly questionable at this early stage in the Local Plan process.

Clearly the key evidence reports need preparing and a balanced distribution of employment and housing allocations should be taken from that evidence. Overall a release of Green Belt land should be accepted so as to achieve the employment and housing requirements over the plan period, but Option B needs to be further informed by the key evidence rather than this early suggested distribution being put forward without the evidence base to support it in principle/demonstrate that it is possible.

Question SS 18 Do you feel that Option C is an appropriate spatial strategy for the new Local Plan?

This approach is also a preferred approach to option A as it ensures new homes are located close to existing services and facilities and generally provides a more equal distribution of development across the Borough. In addition the location of new development is not restricted to outside of Green Belt locations simply due to the historical designation. Particularly where these location may otherwise conflict with other principles of development.

Consideration of the bus network is considered to be a key factor in applying this approach as the rail network in the borough is limited to the North, and focussing new development here is likely to come at the expense of the bus network. That is, if limited levels of new homes were provided in the south of the Borough and bus useage in this part of the Borough reduced as a result, services would also reduce and result in a spiral of decline for the bus service in the south of the Borough. To ensure this does not happen new homes need to also be provided along key bus routes.

In applying this approach account must also be had to the level of other key services and facilities in the rural settlements and the accessibility of these for new development. Developing walkable neighbourhoods is also key to encouraging sustainable and healthy communities, and ultimately reducing the need to travel by private car, and align with the Council's Climate Emergency Response Plan.

Importantly new housing of at least past Local Plan proportions needs to be allocated to the rural area notably identified Key Service Centres in order to maintain their transport status and overcome the declining bus service. The required new Local Plan Transport Assessment should clearly consider the level of housing required to support the Bus network in the rural area to maintain and improve its services in this important part of the Borough.



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Question SS19 If you do not feel that Option C is an appropriate spatial strategy option, are there any changes that you could suggest?

Ultimately to ensure a sustainable pattern of residential development over the plan period public transport availability must be taken into account alongside the availability of local services and facilities. It should not be considered in isolation.

Again, the required new Local Plan Transport Assessment should clearly consider the level of housing required to support the Bus network in the rural area to maintain and improve its services in this important part of the Borough.

Question SS21 What information should we take into account when assessing sites for allocation in the new Local Plan?

It is suggested the following factors be taken in to account when considering new allocations:

- Sustainability and Accessibility: with consideration including proximity to public transport, services, employment, and existing infrastructure;
- Environmental Constraints: with consideration including flood risk, biodiversity impact, heritage assets, landscape sensitivity, and climate resilience;
- Deliverability and Viability: with consideration including land availability, ownership, infrastructure requirements, and financial feasibility;
- Infrastructure Capacity: with consideration including ability of utilities, highways, schools, and health facilities to accommodate growth;
- Alignment with Policy Objectives: with consideration including consistency with national planning policy, housing needs, economic growth targets, and regeneration priorities;
- Community and Social Considerations: with consideration including potential for creating cohesive, mixed, and healthy communities with good design; and
- Site Suitability and Scale: with consideration including physical characteristics (size, topography, access) and compatibility with surrounding uses.

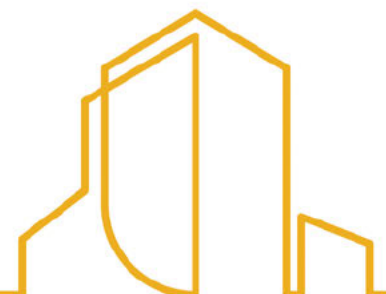
In considering the sites put forward in Tattenhall we do feel that there are no major constraints for development in principle when reviewing the sites against this summary list of factors.

Question SS27 Do you have any further comments about any of the potential growth areas identified around Ellesmere Port?

EP01 would appear to be largest potential allocation identified in the proposed Local Plan Issues and Options document. Clearly it is a release from Green Belt, and should therefore only be considered acceptable following a robust assessment of the Green Belt. If it is felt not suitable for release then obviously the housing and employment elements from that allocation would need to be found elsewhere in the Borough. Earmarking this



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emerging allocation for development without this assessment is considered premature, and potentially would result in more suitable sites elsewhere in the Borough not being considered (both Green Belt land, and none Green Belt designated land).

Also, this Site is likely to require large scale highway and service infrastructure to deliver it, as such a comprehensive delivery plan needs to be considered in detail and be used as a key driver for the release of this Site. This needs to be done early in the Local Plan process to ensure it does not hold up in delivery of much needed homes and employment floorspace in the Borough.

If it is found that this Site can only be delivered later in the plan period then either the land should not be allocated, or significant flexibility is required in policy terms for the housing and employment elements to be delivered elsewhere, should it not come forward.

Ultimately, once again this is why the allocation of a variety of sites (including small to medium sites) in the Local Plan is key to delivery of the Borough's housing needs in particular, hence the NPPF's support for such sites being allocated and SME developers being supported.

Question SS28 Are there any constraints, including infrastructure provision, that should be considered for Ellesmere Port when developing the new Local Plan?

As commented on SS 27, EP01 would appear to be largest potential allocation identified on the proposed Local Plan Issues and Options document. Clearly its release from Green Belt should only be considered if significant benefits can be derived from its release. Importantly this should be on a comprehensive basis not piecemeal, to ensure maximum regeneration benefits.

The Road network in particular would need to be reviewed and the required infrastructure upgrades delivered by the Sites land owners and/or developers via appropriate mechanisms, that is through Section 106 agreements. This would need to be triggered early in the release and development of the Site, not upon completion of the development when the impacts of development will have already occurred.

Again if the other large scale sites in Ellesmere Port can only be delivered late in the plan period then either they should not be allocated, or significant flexibility is required in policy terms for the housing and employment elements to be delivered elsewhere in the Borough in the event that they do not come forward in the plan period.

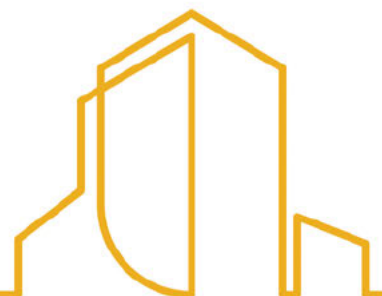
Question SS62 Which of the identified potential growth areas around Tattenhall do you consider to be the most suitable?

TAT02 is considered to be a suitable growth option for new housing in Tattenhall:

- this area of growth is located immediately to the east of an area of new housing developed under the current Local Plan period, and has been designed with through routes ready to link to parcels of land to the east of the village;
- the land to this part of the village is relatively free from development constraints and
- this area of growth is within walking distance of the village with all its services and facilities, including



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bus stops and so represents a sustainable area for growth;

- the parts shown on the plans linked to these representations are under the control of an active Developer who is willing to bring the sites forward now;
- the area of land off Shire Way (see Enclosure 1 to this letter) will provide an opportunity for approximately 30 - 60 no. new homes (potentially delivered in 2 phases) with sufficient land for public open space and bio-diversity net gain, and the opportunity to extend further if required to meet the housing need in the Village; and
- the area to the rear of Kingscroft (see Enclosure 2 to this letter) has the capacity for up to 9 no. homes in an infill location with development on all four sides, and so will not have any impact on the open countryside.

We fully support this area of growth, and believe it should be considered as a suitable area of growth under all of the options put forward by the Local Plan. Both the Sites of which Lexwood have an interest are within this area of growth, and are of a sufficient scale to make a difference to meeting the housing needs in the village without having any significant impact on local services and facilities. Moreover, supporting the allocations of these sites will enact the NPPF's support for small-medium size sites and SME developers.

The other areas of growth in Tattenhall are in the control of either large Developers or a single land owner, who as set out above is still yet to deliver the one remaining allocation in the current Local Plan (Land to the rear of 68-84 Castlefields).

Overall TAT02 is considered to be a wholly appropriate location for growth as it encompasses an area of land which includes small-medium sites that can be delivered during the plan period in accordance with the current Neighbourhood Plan policies (specifically Policy 1, which restricts new development to schemes of no more than 30 no. dwellings). The other areas of growth in the village are each in the control of larger Developers and Landowners, and so typically can be more complex to deliver, delaying delivery. By focussing growth in area TAT02 it is considered that the allocations in the village will provide competition in housing delivery, and varied housing choice for the local community. Moreover it will spread the responsibility of housing delivery during the plan period to larger and SME Developers.

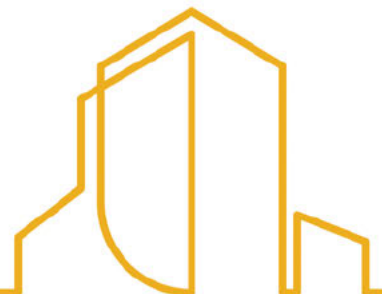
Question SS63 Do you have any further comments about any of the potential growth areas identified around Tattenhall?

We feel the existing allocation (Land to the rear of 68-84 Castlefields) adjacent to the land at Shire Way should be removed from the new local plan as it is our understanding that the majority landowner for the areas to the west and south of the Village (Bolesworth Estate) have expressed to the Parish Council an interest not to develop any land during this emerging plan period (please refer to Enclosure 3 to this letter, Notes of the informal meeting with Bolesworth Estate and Neighbouring Parish Councils dated 22nd May 2025).

This therefore brings in to question growth areas TAT04, TAT05 and TAT06, which are also owned by the same Landowner. The question over deliverability of these areas of growth is raised, as if the Landowner has no plans to develop parts of their estate that benefit from a housing allocation (see Enclosure 3, page 3 under 'Land at



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Rear of Castlefields'), the delivery of land that does not benefit from an allocation, and therefore needs active promotion followed by a planning application is clearly more onerous. These areas of growth are certainly therefore not expected to come forward early in the emerging Local Plan period.

Question SS64 Are there any constraints, including infrastructure provision, that should be considered for Tattenhall when developing the new Local Plan?

There are not considered to be any constraints to development in Tattenhall village, rather the other way around- a significant level of housing is needed to support the existing infrastructure in the village over the period. As set out in the Local Plan Issues and Options (Regulation 18) consultation document 'Key Issues' in the Transport and Accessibility Section (14):

'There is a picture of falling bus services and patronage and high levels of car ownership, meaning congestion, and improving access to public and community transport for those without a car remains an issue. However, we need to acknowledge that car travel will remain the preferred mode of transport in some areas of the borough.'

It is also noted that in the 'Place Background Paper- Tattenhall' that concern is raised about the local centre in the village, which has diminished in recent years with closures or changes of use. One way to reverse the spiral of decline of bus services and local shops, particularly in the rural southern areas of the Borough, is to ensure continued patronage of these services through building new homes, and thereby ensuring that there are sufficient people in the local community to support the bus services and businesses over the emerging Local Plan period.

In addition, the local Primary School hasn't been full in recent years and new households are needed to support the school and provide students over the emerging plan period.

The Doctors surgery is also considered to be outdated and new housing will provide Developer contributions to aid in providing new and improved facilities.

Overall, new development is needed to maintain and support existing local infrastructure, services and facilities. This approach should ensure that Government money to support these services and facilities is minimised.

Question GB1 Do you agree with the suggested policy approach towards Green Belt and countryside, as set out in GB1 'Green Belt and countryside' above? If not please suggest how it could be amended.

Until the policy approach is identified amendments to these policies are very uncertain.

Question GB2 Should there be a separate policy for countryside and Green Belt areas?

Yes, there should be separate policies for land that will continue to be designated Green Belt and Open Countryside in the emerging Local Plan given the different status and levels of protection that these areas are given in National Policy.

Question ID1 Do you agree with the suggested policy approach towards infrastructure and developer contributions, as set out above in ID1 'Infrastructure and developer contributions'? If not please suggest how it could be amended.

Developer contributions sought should be: necessary, directly related, and fairly and reasonably related in scale



and kind in accordance with the NPPF.

As set out in the Planning Practice Guidance 'Plan makers should consider the combined total impact of such requests so they do not undermine the deliverability of the plan'², i.e. combined planning contributions should not render the deliverability of allocated sites as unviable. Therefore as the Local Plan progresses, and a complete picture of contributions likely to be sought through emerging policies for new developments becomes clear, there should be a test of viability to ensure any contributions set out in policy will not render new development in the plan period to be unviable.

Question ID2 Should developer contributions only apply to major developments? How should 'major development' be defined?

We consider that 'major development' should be defined as schemes of 100-200 no. homes plus.

Question ID3 Do you agree that developers/operators should pay the full cost of infrastructure required to deliver their sites?

Again, we would reiterate, Developer contributions sought should not make new development unviable, and should be: necessary, directly related, and fairly and reasonably related in scale and kind in accordance with the NPPF. As the Local Plan progresses, and a complete picture of contributions likely to be sought for new developments becomes clear, there should be a test of viability to ensure any contributions set out in policy will not render new development in the plan period to be unviable.

Question HO1 Do you agree with the suggested policy approach towards mix and type and specialist housing in new developments, as set out in HO1 'Mix and type of housing in new developments and specialist housing' above? If not please suggest how it could be amended?

It is unclear if the Council can show failure by developers that suitable market schemes have not delivered required housing mixes suitable for the housing needs of the Borough during this current plan period.

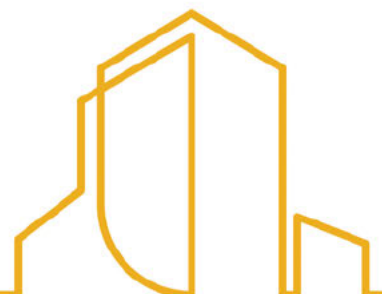
If policies are proposed relating to house type mix for the emerging plan period these should well evidenced and be flexible as every site invariably has different factors to consider when bringing it forward, including the local context, housing market, and housing need, which can vary across the Borough. Clearly any policy would need to be regularly reviewed as needs inevitably change too.

Also, significant flexibility should be given on smaller sites in order not to restrict SMEs bringing forward sites. Therefore housing mix policies should only apply to large scale sites.

Question HO2 Should the housing mix and type and specialist housing be delivered through a percentage policy approach that sets requirements for each category of housing?

If policies are proposed on Housing mix for the plan period these should be regularly reviewed, as needs change over time.

² See Planning Practice Guidance Paragraph: 003 Reference ID: 23b-003-20190901



Also significant flexibility should be given on smaller sites in order not to restrict SME's bring forward sites. Therefore housing mix policies should only apply to large scale sites, i.e. policies should only apply to sites of 100 no. plus units to allow SMEs flexibility.

Question HO4 Do you agree with the suggested policy approach towards delivering affordable housing, as set out in HO2 'Delivering affordable housing' above? If not please suggest how it could be amended?

Provisions should be included to consider the viability of the level of contributions sought, once established at the next stage of the Local Plan.

Affordable Housing percentages should reflect National Guidance and the Rural trigger level is considered too low and will likely lead to lower level of housing being delivered in the Rural area Plan period. The Council would need to show this is not the case,

Question HO5 Do you have any views on thresholds for affordable housing in relation to applying a lower threshold for designated rural areas and what approach could be taken to parts of the borough not subject to the designation? and that there is evidence to justify this deviation from National Policy.

Affordable Housing percentages should reflect National Guidance and the Rural trigger level is considered to low and will likely lead to lower level of housing being delivered in the Rural area Plan period. The Council would need to show this is not the case if they want to have different thresholds, and that there is evidence to justify this deviation from National Policy.

Question HO16 Should the policy approach towards rural exception sites continue to apply to all identified smaller settlements or just those in more remote areas of the borough?

This should continue to apply to all smaller settlements, otherwise the Policy could be too limiting

Question HO17 Should market housing still be allowed through the policy on rural exception schemes?

If required to make the affordable housing viable then market housing should be allowed. This continued approach also aligns with the NPPF.

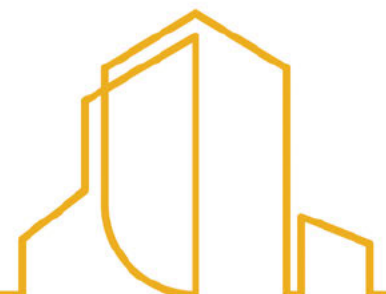
Summary and Conclusions

These representations have been made on behalf of Lexwood Developments, who have an interest in two sites in Tattenhall village that currently form part of the Land Availability Assessment (sites reference 1704 and 1674). It is considered that the sites put forward are suitable and available for delivery now, and certainly can deliver new homes in the early stages of the emerging Local Plan period, thereby assisting in delivering much needed homes in the borough to meet the step change in housing need identified by the Council for this emerging plan period. As set out in the NPPF, National Government support the delivery of small-medium sites and SME Developers, who often build out sites relatively quickly.

From review of the Issues and Options put forward in this Regulation 18 consultation we consider that more evidence base assessments are needed to be undertaken to form the policies and strategies of the Local Plan.



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Based on the level of assessment work undertaken to inform this consultation it is clear that further assessment is needed before housing units can be allocated to strategic areas of the Borough and this includes a robust assessment of the Green Belt given the step change in housing need and National Government's approach to Green Belt protection.

I trust the information set out in this letter will be taken into account when progressing the Local Plan. Please also accept this letter as a request to be kept informed as the Local Plan progress, including notifications to any further consultations. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,



Hayley Knight
Director, Hayley Knight Planning Limited
Telephone: [REDACTED]
E-mail: [REDACTED]

Enclosures:

Enclosure 1: Site location plan showing the land interest to the north of Burwardsley Road, Tattenhall (Land Availability Assessment site reference 1704).

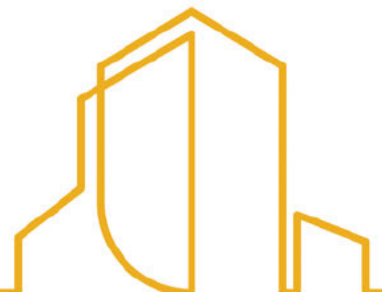
Enclosure 2: Site location plan showing the land interest at Kingscroft, Burwardsley Road, Tattenhall (Land Availability Assessment site reference 1674).

Enclosure 3: Notes of the informal meeting with Bolesworth Estate and Neighbouring Parish Councils, dated 22nd May 2025

Enclosure 4: Letter from the Parliamentary Under-Secretary of State for Housing and Local Government to the Leader of Cotswold District Council in respect of housing targets and local plans, dated 18th August 2025



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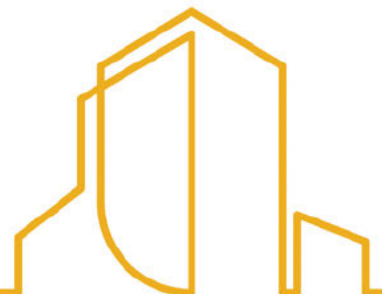
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Enclosure 1:

Site location plan showing the land interest to the north of Burwardsley Road, Tattenhall (Land Availability Assessment site reference 1704).



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Land off Shire Way Tattenhall - Proposed Allocation



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Enclosure 2:

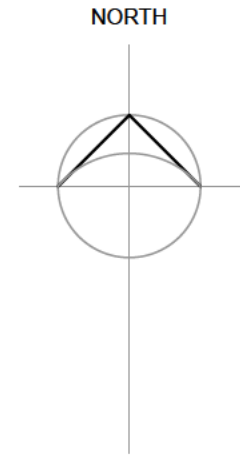
Site location plan showing the land interest at Kingscroft, Burwardsley Road, Tattenhall (Land Availability Assessment site reference 1674).



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 Any discrepancy whatsoever between any information contained on this drawing and any
 other document or drawing must be drawn to the attention of the Architect by the contractor
 before the work is executed.
 IF IN DOUBT ASK IMMEDIATELY.



PLOT SCHEDULE		
PLOT 01	70sqM	753sqft
PLOT 02	70sqM	753sqft
PLOT 03	125sqM	1345sqft
PLOT 04	125sqM	1345sqft
PLOT 05	160sqM	1722sqft
PLOT 06	160sqM	1722sqft
PLOT 07	200sqM	2152sqft
Garages	72sqM	775sqft
Totals	982sqM	10566sqft



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Land at Park Avenue Tattenhall - Proposed Housing Allocation



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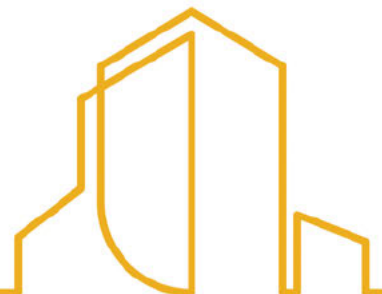
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Enclosure 3:

Notes of the informal meeting with Bolesworth Estate and Neighbouring Parish Councils, dated 22nd May 2025



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Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.

Barbour Institute.

Thursday 22nd May 2025

Present

Bolesworth Estate – Vicki Ball, Nina Barbour, Gaurav Batra, Frances Steer, Guy Vernon.

Broxton & District Parish Council – Carol Shadbolt.

Burwardsley Parish Council – Roger Carol, Peter Stockton.

Cheshire West & Chester Council (CW&C) – Mike Jones.

Tattenhall & District Parish Council – Jonny Kershaw, Ann Wright (Clerk).

Resident – Annette Macdonald.

Apologies: Nigel Johnson, Neil Matthews.

Notes of previous meetings

The notes of previous meeting held on the 18th September 2024 were agreed.

Flood Update

It was reported that the Estate recognises that it is in a position, as a large landowner, where it can look at wider flood mitigation role. As such they have employed a consultant to investigate water courses and flooding on the Estate's land which will continue over the summer.

It was noted that Annette Macdonald a resident of Tattenhall, is willing to assist having experienced of similar project on the Tatton Estate. It was reported that the Tatton Estate had experienced significant flooding issues which had impacted villages and crops. It was reported that Tatton Estate had worked on projects over a number of years starting with modest projects involving stakeholders and the community, as result larger projects have been developed leading to a grant of £1m.

A map was circulated (attached) showing the topography and potential for an extensive water management project. It was noted the map only looks at the Millbrook catchment area not the Keysbrook.

It was agreed to confirm the source of the Keysbrook.

It was reported Transition Tattenhall have volunteers who are currently undertaking water testing in the area, and that Cllr Jones had requested they test downstream of the sewerage treatment plant.

It was believed that the majority of properties in Burwardsley have septic tanks although it was thought there is a drain on land behind the Village Hall. Bolesworth Estate agreed to confirm if this is the case.

It was suggested that the Estate consider asking the consultant to identify sources of pollution as part of their investigation.

It was noted that flooding is still taking place on the A534. Cllr Jones confirmed he would forward the location of the flooding to Frances Steer.

Tree & Woodlands Management

It was reported the Estate monitors roadside trees and those in high-risk areas along public rights of way etc, the next full survey is due in 2026. In addition, after high winds and storms trees are reviewed by qualified people.

If residents see trees they believe might be dangerous, they should report them to the Estate.

Hedgerows

It was confirmed most of the hedgerows are the responsibility of tenants to maintain.

It was reported that there are still hedges which require cutting back on Harthill Road and on Burwardsley Road beyond Manor Farm.

Concern was raised about the condition of the trees in the woodland off School Lane in Burwardsley which is used by the outward-bound centre. The Estate confirmed that the surveys only cover rights of way and highways so this area may not have been surveyed and it is not feasible to survey all woodland. The Estate will assess the site following the meeting and act if there are health and safety concerns.

Woodland Management Plan

It was confirmed the Estate has developed a proactive woodland management plan which is a 10-year plan to improve the woodlands and their biodiversity. It was noted the some of the proposed works may seem severe however they will benefit the woodlands in the long term.

The Plan will be circulated for Councils to comment on.

It was asked what plans there are for the trees to the rear of Harthill. It was agreed the Estate would look into this if they are not covered by the Plan.

Development Update

Harthill School

It was confirmed the Estate is looking for a partner to bring forward this site which has been delayed due to the adverse economic environment for hospitality.

The Estate advised that it had received a communication from Natural England suggesting that the Sandstone Ridge designation as an Area of Outstanding Natural Beauty has been suspended due to government budgetary constraints.

Burwardsley Candle Factory / Cheshire Workshops

It was reported there has been some anti-social behaviour at Harthill and the Candle factory with the police attending both sites.

The Estate would like to create a small low-density development on the site of 8 to 10 homes but needs to look at the feasibility with CW&C and the local community.

It was emphasized that it is important that the public still has access to a car park and if anything, the car park needs to be bigger.

It was agreed the Estate would share the plan with Burwardsley Parish Council before having pre-application discussions with CW&C.

Concern was voiced about the Estate obtaining permission for the site then selling it to a developer who could then apply for something very different. It was confirmed the Estate wants to keep control of development and is very aware of how the wrong type of development would impact the Estate itself.

Portico Site

It was reported there had been a positive meeting with the Tattenhall and District Community Land Trust earlier in the year. However, the partner who was planning to develop the site has withdrawn and the Estate is looking for alternative solutions.

Beehive

It was noted that as part of the approval to formalise the property being a B&B CW&C had set a condition that the rear of the property cannot be used for commercial purposes as such the company due to take on the site has withdrawn. The Estate is seeking to have this restriction removed so that the site can again be used as a hospitality venue serving the village.

Land at Rear of Castlefields

The Estate has no plans currently to develop this land.

Flute Buildings

Plans developed for this site are no longer viable and need to be revisited.

Ridding Bank

The Estate is looking to get planning permission to replace this building.

It was agreed to share a sketch on the proposal with Burwardsley Parish Council.

Property Disposals & Holiday Lets

It was noted the Estate is selling Meshach, Manor View, Beeston View and Shadrach.

Darius Cottage, Camping Cottage and Park Lodge are being let as holiday cottages.

It was noted these cottages will generate a small amount of additional employment in the area for housekeepers as well as contributing to the local economy.

Amalgamation of Farms

It was confirmed the amalgamation of farms is a long-term goal which will not start until 2029 at the earliest. The creation of the large farms will make them more sustainable and large farm buildings will be in the less visually sensitive areas.

It was noted this will result in the freeing up of some agricultural buildings and farmhouses.

It was discussed the amalgamations may result in small plots of land becoming available which could be used as parking for those accessing the Sandstone Ridge.

Events

It was noted the Camping and Caravan Club are meeting at the Castle this weekend.

Together Again Festival 25-27 July 2025

It was noted the organisers of this event are very experienced and have already sold a large number of tickets. Currently the site is limited 29k attendees they have requested this is increased to 39k in 2026.

It was noted the event is family focused.

It was asked if local information can be provided with tickets, so visitors know about attractions and services in the local area.

It was confirmed that noise regulations are followed but sound can carry particularly in certain weather conditions.

Community Update

See presentation notes.

Other Matters

Nature Reserve & Brown Knowl

It was asked if the land near the Sandstone Inn could be considered as a nature reserve. It was confirmed the land is in a long-term tenancy agreement so this cannot be considered at this time.

Future Meetings

Thursday 18th September 2025 – 6.30pm

Thursday 22nd January 2026 – 6.30pm

Thursday 21st May 2026 – 6.30pm

Ann Wright
23/05/2025.



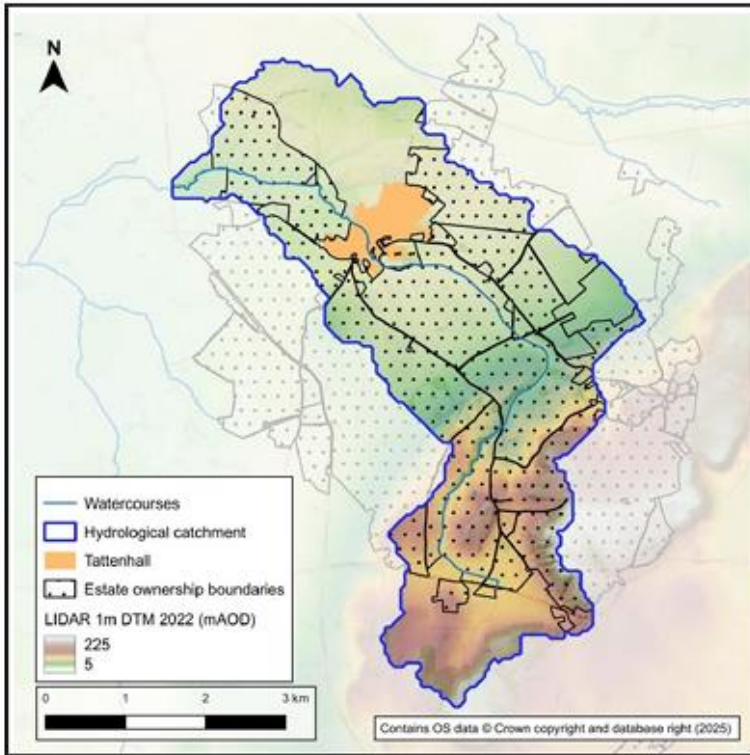
Bolesworth & Parish Councils meeting

22nd May 2025

Flood Mitigation

- Bolesworth have now engaged a Flooding and Hydrology Consultant to carry out a survey of the Estate water courses and topography. This will provide the framework to commence developing a water management and flooding strategy for the Estate. The initial report should be completed over the summer.
- Following the report, the Estate will engage further with the communities and statutory bodies to assess flood mitigation measures on the Estate focusing on known pinch points on highways and within Tattenhall.
- We have asked to meet Stuart Bateman from CWaC Highways to assess any ditching or drainage works which need to be completed over the summer to enable the Estate to liaise with Farm Tenants.

Overview of Catchment and Estate Ownership



Woodland / Tree Surveys

- The Estate assess Roadside Trees via an external contractor, with the next survey due in 2026. Where there are issues with trees between reports, we use Tree Surgeons to remove any trees considered a hazard.
- The Estate, with their Woodland Consultants, have developed a ten-year woodland management plan. This plan provides consent from the Forestry Commission to follow a plan of woodland thinning, felling and re-stocking of the woodland. A copy of the draft plan will be shared with the Parish Councils concerned. The local Parishes have to be consulted before the plan is adopted and we are happy to discuss further at the meeting if required.
- The Plan aims to enhance and manage the woodland across the Estate and hopes to improve tree health and biodiversity within woodlands. There are areas, especially where Ash Die back is prevalent, where clear felling and re-stocking with different varieties will be prioritised.
- Squirrel and Deer Control is an important element of the woodland plan to ensure any young plantations have a chance to establish.

Planning Update: Policy

The Estate submitted representations to Tattenhall's Neighbourhood Plan Review.

We are happy to discuss the content of our representations with the Parish Council at the appropriate time.

- Sandstone Ridge - we understand is no longer to be designated as a National Landscape.

Planning Update: Leisure

- Harthill
- Beehive re-marketed - tenancy didn't progress as planning didn't allow use of outdoors area for use by customers.

Planning Update: Residential projects under consideration

- Land to the rear of 68-84 Castlefields - on hold given Tattenhall's Neighbourhood Plan consultation.
- Barbour Square - both buildings still leased. Considering if either are returned to The Estate what role they could have.
- Cheshire Workshops - further breaking and entering anti-social behaviour Easter half term (police attended). The Estate looking to establish the principle of small-scale residential development on the site with CWaC in the coming months. Happy to share plans with Parish Council prior.
- Community Land Trust - met 16th January and agreed to see if Muir interested in their site & Portico. Muir unfortunately no longer interested and The Estate to engage other parties.
- Ridding Bank - preparing planning application to construct a replacement dwelling in the same location as existing, together with a new detached garage.

Property disposals

- The estate has a small selection of properties it has decided to dispose of as it is felt they are best suited to be owner occupied.
- Meshach – the sale of this property has been agreed.
- Manor View.
- Beeston View.
- Shadrach.

Events Update

Plans for 2025

- Clubfest: Camping & Caravanning Club event over May Bank Holiday 2025 (23rd – 27th).
- Bolesworth International taking place 27th June – 6th July. This year includes the addition of supercars and super trucks – lots of horsepower!
- Together Again Festival 25th – 27th July 2025.
- No dates or events confirmed for 2026 yet. We will update later in the year once confirmed.

Community Update

- 2025
 - Supporting the Tattenhall Park Primary Film & Art Project 2025.
 - Delighted to have supported the Tattenhall Beer Festival in May 2025.
 - Bolesworth Open Gardens was very successful this year raising over £5000 for the National Garden Scheme. Lots of local attendance and the plant stalls were a lovely addition.
 - Bolesworth is pleased to have agreed to sponsor the Village show again this year which will take place in September 2025.
- Continuing to support
 - Funding & support for Growing Children Project at Tattenhall allotments continues.
 - Continue to work with CWAC & Cheshire Easts PRow officers to address any issues on public footpaths across the estate.
 - Providing further funding to the Tattenhall Tornados (U11's girls netball) in 2025/26 as team is growing up!
- Towpath
 - Estate is keen to support this initiative, if it is what the community wants, however the 2025/26 Bolesworth community budget is already allocated to existing projects and donations.



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Enclosure 4:

Letter from the Parliamentary Under-Secretary of State for Housing and Local Government to the Leader of Cotswold District Council in respect of housing targets and local plans, dated 18th August 2025



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Ministry of Housing,
Communities &
Local Government

Baroness Taylor of Stevenage
*Parliamentary Under-Secretary of State for Housing
and Local Government*
2 Marsham Street
London
SW1P 4DF

Our reference: MC2025/21184

Cllr Mike Everny
Leader of Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

18th August 2025

Dear *Councillor Everny*

Thank you for your letter of 22 July on behalf of the Cotswold District Council to the Deputy Prime Minister, concerning housing targets and local plans. I have been asked to reply.

As I am sure you are aware, we are in the middle of one of the most acute housing crises in living memory. Home ownership is out of reach for too many, too few homes are built, and even fewer are genuinely affordable. Our housing shortage drives high rents and leaves some of the most vulnerable without access to a safe and secure home. The Government believes that we must build more homes, and in the places where people want to live and work, and that the best way to deliver is through a reformed planning system. Housing targets are an important tool to ensure housing is delivered in the right places.

In December 2024, the Government implemented a new standard method for assessing housing needs which aligns with the ambition for 1.5 million new homes over this parliament, and that better directs new homes to where they are most needed and least affordable.

The Government has always been clear these are ambitious targets. To identify the minimum number of homes expected to be planned for, the standard method uses a formula that incorporates a baseline of local housing stock, which is then adjusted upwards to reflect local affordability pressures. Areas where unaffordability is most acute see the largest adjustment.

A standard method is used by local authorities to inform the preparation of their local plans. Once local housing need has been assessed, authorities should then make an assessment of the number of new homes that can be provided in their area. This should be justified by evidence on land availability and constraints on development, such as National Landscapes, areas at risk of flooding, and any other relevant matters.

The new method strikes a balance between meeting the scale of need across the country and focusing additional growth on those places facing the biggest affordability pressures, by more than doubling the affordability multiplier applied in the method. It is based on a more objective assessment of need, supports a more strategic approach to housing, distributing growth across

wider city regions, not just to the largest urban authorities within our largest cities. Housing need across Mayoral Combined Authority areas will increase by over twenty percent compared to the current method.

Where housing delivery lags behind local need, it is right that local authorities take the steps necessary to increase housing delivery, including bringing forward new homes from outside the plan, where appropriate. However, the Government is clear that this is not a passport to poor quality housing, and it has added new safeguards to 'the presumption' to ensure this. While the lack of a five-year housing land supply is a strong indicator of housing need in an area not being sufficiently met, this does not mean that planning permission for housing will be automatically granted, and local planning authorities must consider a range of factors when determining planning applications.

All areas of the country must play their part in building the homes we need. The Government expects local authorities to explore all options to deliver the homes their communities need: maximising brownfield land, working with neighbouring authorities, and, where necessary, reviewing Green Belt. Each authority is expected to assess and plan how to meet its local housing needs over the plan period.

Each local plan is subject to a public examination in front of an independent Inspector, who plays an important role in examining plans impartially to ensure that they are legally compliant and sound. A sound plan should be consistent with national policy, be positively prepared, effective, and based on proportionate evidence. Plans should also take the views of local people into account.

Further detail on the operation of the revised method can be found in the Government Response December 2024, accessible via: www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/outcome/government-response-to-the-proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system-consultation#a-new-standard-method-for-assessing-housing-needs.

Further, contributions from developers play an important role in helping to deliver the infrastructure needed to support new homes. Local planning authorities can collect these contributions through the Community Infrastructure Levy (CIL) and section 106 planning obligations.

CIL, which has been charged by Cotswold District Council since June 2019, is a locally set charge on most new development in an area to help fund the infrastructure needed to address the cumulative impact of new development across the charging authority's area. Local planning authorities can also seek a section 106 planning obligation from a developer, as a requirement of planning permission, to mitigate the impact of a specific development. The planning obligation might for example, require a contribution towards a new or improved health facility or school, or transport improvement, needed due to the development.

As you know, the Government was elected on a manifesto that included a clear commitment to build 1.5 million new homes in this Parliament. To deliver on that objective, the revised National Planning Policy Framework (NPPF), published on 12 December 2024, introduced a new standard method for assessing local housing needs which better reflect housing pressures across the country, and that

uses a stronger affordability multiplier to focus additional growth on those places facing the biggest affordability challenges.

All parts of the country, including your area, are required to play their part, and decisions made locally should be about how to meet housing needs, not whether to do so at all.

Getting a local plan in place is the most effective protection against speculative development. Cotswold District Council last adopted a local plan in 2018, and the Government is aware you have been working on an update since 2020, with public consultations in 2022 and 2024. Where plans are not up to date, it is right that development can come forward outside of the plan. From the Government's point of view, the homes our country needs cannot be put on hold.

The concerns you raise in your letter regarding local constraints have been noted. ~~Still~~ Your area is not unique in facing challenges in bringing forward a local plan that meets the needs of the community. Local planning authorities throughout the country with similar pressures are nevertheless setting ambitious timetables to progress their local plans. The Government has provided £28 million in grant funding to support local plan progress, and your Council was recently awarded £227,962.50.

The Government therefore expects Cotswold District Council to quickly bring forward a plan that is capable of being found sound; one that uses the standard method to inform the preparation of the plan and takes account of the advice the Council has already received from the Planning Inspectorate.

Thank you again for taking the time to write on these important matters.

Yours sincerely,



BARONESS TAYLOR OF STEVENAGE
Parliamentary Under-Secretary of State for Housing and Local Government