

TATTENHALL NEIGHBOURHOOD PLAN REVIEW

SITE OPTIONS ASSESSMENT SCHEDULE (SCENARIOS 1 - 3)

Site Number	Site Name	HELAA Number	Site Area (Ha)	Potential Housing Capacity (No.) assumes 70% developable at 35pdh	Outline Scheme/App?	Conservation Area Setting?	Listed Building Setting?	Walking Distance to Village Centre?	Walking Distance to Bus Stop?	Green Infrastructure/Biodiversity Value?	SSSI Impact Risk Zone?	LNRS?	Flood Zone 2/3	ALC	Direct Road Access?	Observations
Scenario 1																
3	Land north of Gifford Lea/west of Covert Rise	0058	5.2	127.4	N	Y	N	Y	Y	N	Y	Y	N	Y	N	Accessible to the village but with no direct road access; conservation setting and minerals/ALC constraints would require careful design and access strategy.
4	Land south of Chester Road, Tattenhall	1798	1.4	34.3	N	N	N	Y	Y	N	Y	Y	N	Y	Y	Small, accessible site with direct road access and no heritage or flood constraints identified; suitable as a modest edge-of-settlement option.
5	Land to rear of Adari, Chester Road, rear of Rookery Drive and south of Keys Brook,	0059	6.7	164.15	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y	Accessible larger site but affected by conservation setting and Flood Zone 2/3 associated with Keys Brook; developable area and drainage would need careful mitigation.
9	Land north of Burwardsley Road,	1704	1.2	29.4	N	Y	N	N	Y	N	Y	Y	N	Y	Y	Small site with road access and no flood constraint, but less well related to the village centre and within the conservation area setting.
11	Land north of Burwardsley Road	0055	1.2	29.4	N	Y	N	Y	Y	N	Y	Y	N	Y	Y	Small, accessible site with direct road access; conservation setting and agricultural/minerals constraints would need to be addressed.
12	Land south of Burwardsley Road	1649	1.2	29.4	N	Y	N	Y	Y	N	Y	Y	N	Y	Y	Small, accessible site with direct road access and no flood constraint; conservation setting and landscape edge treatment would be key considerations.
13	Land off Field Lane, Burwardsley Road	1942(1649)	1.1	26.95	N	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Small accessible site in the conservation and listed building setting; any development would need a sensitive heritage-led design response.
14	Land south of High Street	0057	0.8	19.6	N	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Very small, accessible site close to the village centre but within the conservation and listed building setting; heritage impact likely to be the main constraint.
15	Land off Rocky Lane, Bolesworth Road	1941(1649)	1.3	31.85	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Small accessible site with direct road access but higher green infrastructure value and listed building/conservation setting constraints; sensitive layout required.
16	Land at Chester Road,	0061	2.5	61.25	N	N	N	Y	Y	N	Y	Y	N	Y	Y	Accessible site with direct road access and no flood or heritage constraints identified in this scenario; potential for modest delivery subject to detailed design.
Total approx housing delivery			22.6	553.7												

Scenario 2																
3 (larger)	Land north of Gifford Lea/west of Covert Rise	0058	15.8	200	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Large western expansion option with access and infrastructure potential, but includes flood and green infrastructure constraints requiring strategic masterplanning.
16	Land at Chester Road,	0065	1	24.5	N	Y	N	Y	Y	N	Y	Y	N	Y	Y	Small infill/windfall opportunity on Chester Road with good accessibility; conservation setting noted but constraints appear limited.
19	Frog Hall Farm, Frog Lane	Not in LAA	3.6	30	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	Frog Lane site has access potential and GI value but is affected by flood risk and weaker bus accessibility; mitigation and drainage would be essential.
24	New Russia Hall, Chester Road	Not in LAA	25.8	450	N	N	N	N	Y	N	Y	Y	N	Y	Y	Very large site with direct road access and bus proximity, but more detached from the village centre; significant infrastructure, landscape and phasing implications.
25	Russia Hall, Frog Lane	Not in LAA	2.1	51.45	N	N	Y	N	Y	N	Y	N	N	Y	Y	Constrained by proximity to a listed building despite road access; likely unsuitable for anything beyond very limited, sensitive development.
Total approx housing delivery			48.3	755.95												
Scenario 3																
1	Land south of Frog Lane	0056	9.6	235.2	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Large southern site with outline interest and good accessibility, but within conservation/listed building setting; would require comprehensive heritage and landscape mitigation.
2	Land north of Gifford Lea/west of Covert Rise	Not in LAA	2.2	53.9	Y	Y	N	N	Y	N	Y	Y	N	Y	Y	Small parcel with outline interest but weaker relationship to the village centre; likely only suitable if integrated with adjoining land.
3	Land north of Gifford Lea/west of Covert Rise	0058	5.2	127.4	N	Y	N	Y	Y	N	Y	Y	N	Y	N	Accessible site but no direct road access and within conservation setting; delivery depends on access and integration with adjoining land.
4	Land south of Chester Road, Tattenhall	1798	1.4	34.3	N	N	N	Y	Y	N	Y	Y	N	Y	Y	Small accessible site with direct road access and limited constraints; suitable for modest development subject to detailed design.
5	Land to rear of Adari, Chester Road, rear of Rookery Drive and south of Keys Brook,	0059	6.7	164.15	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y	Larger accessible site with outline interest but affected by conservation setting and flood risk; developable area and drainage strategy would be key.
6	Land west of Tattenhall Road,	1829	6.3	154.35	Y	N	N	Y	Y	N	Y	Y	Y	Y	Y	Larger site with outline interest and direct access, but affected by Flood Zone 2/3; sequential layout and SuDS would be required.
7	Drumlan Hall Farm, Newton Lane, Newton By Tattenhall	1576	2.3	56.35	N	N	N	Y	Y	N	Y	Y	N	Y	Y	Newton Lane site has direct access and no flood or heritage constraints identified, but would need careful consideration of settlement relationship and cumulative growth.
9	Land north of Burwardsley Road,	1704	1.2	29.4	N	Y	N	N	Y	N	Y	Y	N	Y	Y	Small site with road access but less well related to the village centre and within conservation setting; limited suitability as a standalone option.
11	Land north of Burwardsley Road	0055	1.2	29.4	N	Y	N	Y	Y	N	Y	Y	N	Y	Y	Small, accessible site with direct road access; conservation setting and agricultural/minerals constraints would need to be addressed.

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