

Tattenhall & District Neighbourhood Plan Review Consultation Statement May 2026

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The following accompany this Statement as separate documents.

Additional Appendix 1 Regulation 14 Responses 2025
Additional Appendix 2 Regulation 14 Responses 2026
Additional Appendix 3 Settlement Spatial Plan Survey Responses

1. Introduction

- 1.1. The original Tattenhall & District Neighbourhood Plan was made in 4 June 2014. Consultation was extensive prior to submission: public meetings were held at five locations, with additional outreach to local schools and businesses; attendees participated in discussions and completed questionnaires; a draft document was sent to all households in Parish for feedback on vision and objectives; draft neighbourhood plan copies were delivered to all Parish households and businesses, and were also available on the Parish Council website. At referendum 95.9% voted in support (51.86% of 1,822 eligible turnout), demonstrating a high level of awareness and support for the Neighbourhood Plan.
- 1.2. Tattenhall & District Parish Council agreed to review the Neighbourhood Plan on 4 March 2019.
- 1.3. The Review Committee was established with its first meeting 25th March 2019. Review Committee comprised a number of councillors, Business representatives and community members, along with the Parish Council Clerk.

- 1.4. Members of the community who were directly involved in the development of the Neighbourhood Plan Review either through their regular involvement with the Review Committee or taking part in individual focused policy area sessions were:
1. Adele Evans
 2. Andrew Hull (Tattenhall Wildlife Group & Sandstone Ridge Trust)
 3. Terri Hull (Tattenhall Wildlife Group)
 4. Caryl Roberts
 5. Ian Waddington
 6. Peter Weston
 7. Steve Densley
 8. Sheila Chapman (TPC & Tattenhall Community Land Trust)
 9. Anthony Leigh-Smith
 10. CW&C Cllr Mike Jones
 11. Carol Spencer
 12. Graham Spencer
 13. Carol Rouse (Bolesworth Estate)
 14. Tom Wallbank (Bolesworth Estate)
 15. Rebecca Robinson
 16. Lisa Fearn (Inspired Villages)
 17. Andy Freeman
 18. Stephen Hornby
 19. Daniel Stone (Centre for Sustainable Energy)
 20. Nick Benefield (Transition Tattenhall)
 21. Annette McDonald (Transition Tattenhall)
 22. Alex Radley (Transition Tattenhall)
 23. Peter Radley (Transition Tattenhall)
- 1.5. The Parish Council would like to take this opportunity to thank them for their valuable contributions.
- 1.6. Residents were invited to take part in the Neighbourhood Plan process both online and in person. This included meetings with Review Committee members, and events such as the informal and formal consultation. Advertising and letters were distributed, along with hard copies of the draft plan displayed to view in three key locations in the village. Review Committee meeting agendas and minutes may be viewed here:
<https://tattenhallpc.co.uk/the-parish-council/the-neighbourhood-plan/>
- 1.7. This consultation statement has, therefore, been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Tattenhall & District modified Neighbourhood Plan 2025 - 2045. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should: i. Contain details of the persons and bodies that were consulted about the proposed Modifications Project; ii. Explain how they were consulted; iii. Summarise the main issues and concerns raised by the persons consulted; and iv. Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2. Timeline of events

Date	Event	Purpose
25th March 2019	Initial Review Committee Meeting	The initial aim was to correct the plan to bring policies in compliance with recent Local Plan Policies while without making material changes to existing policies.
March 2019 – November 2024	Parish Council Meeting	The Neighbourhood Plan Review included as a standing item on the agenda for the committee, which meets twice a month in order to provide the public and council with updates to the project.
October 2019 – November 2024	Regular In person and on-line Review Committee Meetings including, Local Planning Officers, open public participation and social media posts.	Bringing together community and council representatives to review performance of the Plan against objectives, review 5 years of planning applications, develop policy ideas and shape evidence bases.
January 2021 – June 2023	Regular In person and on-line Review Committee Meetings including open public participation and external consultants.	Conversion of Tattenhall Design Statement to Design Code following National Model Design Code 2021.
March 2024 – November 2024	Review Committee various Meeting	Informal local consultation.
March 2025 – April 2025	Regulation 14 statutory consultation.	6-week statutory consultation period on the pre-submission plan.
July 2025	Parish Council Meeting	Following revised NPPF and Regulation 14 responses decides to allocate land for development in order to meet expected new housing requirements.
September 2025	Parish Council and consultants ONH Meeting	Adoption of Settlement Scenario Planning to identify land sites for development

October - November 2025	Public meeting, drop-in sessions and online survey.	To advise of potential sites land for development, invite comments and to take part in informal engagement.
October – December 2025	Planning and development management CW&C Meeting	To advise of progress in Plan review and receive advice.
6 - 12 November 2025	Letters sent to landowners	To confirm availability and request more information about potential sites for allocation.
November – December 2025	CW&C Transport Planners Meeting	To provide awareness and promotion of highways/transport constraints and opportunities of the preferred scenario and to receive Local Transport Plan update.
20 November – December 2025	Engagement with Landowners	To discuss detail of potential site allocation(s).
12 January 2026	Parish Council Meeting	To agree site allocation and policy intent.
9 February 2026	Parish Council Meeting	Pre-submission modified Neighbourhood Plan agreed.
5 March 2026	Public Community meeting	To provide targeted awareness and promotion of the Regulation 14 and how to respond.
23 February – 13 April 2026	Regulation 14 Consultation	6-week statutory consultation period on the pre-submission plan.
5 May 2026	Parish Council Meeting	To review responses received to Reg 14 and agree changes in order to prepare for submission version of the Neighbourhood Plan.

3. Early Engagement Process

- 3.1. Tattenhall & District Parish Council is committed to its role as the closest level of local government to residents. The Council takes every opportunity to speak with residents and considers their comments and concerns carefully when planning its activities.
- 3.2. Work began on reviewing the made Neighbourhood Plan in March 2019. Comprising of original members and some new members, the Review Committee formed a mix of councillors, officers, and local community representatives, all of whom had extensive relationships with the wider community and groups, along with a wealth of local

knowledge. The Committee met regularly, in person to report on information gathering over the year to November 2024. The inclusion of wide representation on the working group from the local community ensured that local opinion was followed during the review process. Throughout, all meetings have been open to the public, minutes of meetings and related documents have been available for public scrutiny on the Tattenhall Parish Council website. Drafts of the reviewed Neighbourhood Plan and Design Code have been available for public view throughout the review. In Summer 2024 an on-line survey of wider local opinion of both drafts was commenced and ran for 3 months. The survey was also published by leaflet drop to every household in the new Neighbourhood Area and at open drop-in sessions at the Village Summer Fete and at the Barbour Institute community centre. In addition to their representation on the Working Group, separate consultation was held with Transition Tattenhall, a Community Benefit Society which supports the changes necessary in respect of the likely impact of climate change. A summary of the results may be viewed here: <https://tattenhallpc.co.uk/wp-content/uploads/2024/11/Consulation-Results-November-2024.pdf>

3.3. Examples of publicity are in **Appendix 7**.

4. Outcomes 2025

4.1. Changes were made to policies following the survey in November 2024 in the belief that the modifications to Policies did not materially change the nature of existing Plan, not enough to require referendum. The pre-submission plan was prepared for Regulation 14 Statutory Consultation.

5. Pre-Submission Plan Publicity 2025

5.1. Emails were sent to Statutory consultees on the 21 January 2025 (See **Appendix 1**).

6. Pre-Submission Plan Feedback Report 2025

6.1. The responses may be viewed in the **Additional Appendix 1** Regulation 14 Responses 2025.

6.2. All of the responses were read, analysed, and summarised and set out as a report which is included as **Appendix 2**.

6.3. The Parish Council reviewed the responses and in the light of changes to the NPPF and impending substantial increase in housing requirement since the consultation started, a change in approach was agreed. Paragraph 14 of the NPPF requires a Neighbourhood Plan to have been made within 5yrs and land allocation to provide sufficient housing to meet the requirement. These criteria were not met and a decision was made to radically change the policies relating to housing supply. The inclusion of policies to allocate land for development was decided and a time scale target of 6 months was set to reach submission stage in order to restore a plan led system as soon as possible.

7. Further Engagement Process

7.1. The full Parish Council (the Qualifying body) took over the role of the Review Committee in order to streamline the process and meet the strict time constraints. All meetings and agendas were publicised and open to the public. The agendas and minutes of Parish Council Meetings may be viewed here: <https://tattenhallpc.co.uk/the-parish-council/agendas/>

7.2. In September 2025 a strategy of Settlement Scenario Planning was decided. With the assistance of consultants, ONH, a number of scenarios were considered which covered options for a range of housing numbers between 500 and 1500. Consideration was given to benefits and 3 workable scenarios were chosen to present to residents.

7.3. The potential sites were presented at public meeting and drop-in session after being widely publicised in public houses, village website, parish council website, social media

and the parish noticeboard. Examples of the publicity and the slide presentation are in **Appendix 3**.

- 7.4. The publicity was followed by an on-line survey before a preferred scenario was chosen. A summary of the results may be found here: <http://tattenhallpc.co.uk/wp-content/uploads/2026/01/Tattenhall-Community-Engagement-Dec25.pdf>
- 7.5. The parish meeting (23rd October), the drop-in session (25th October) and the two-week survey carried out between 23rd October and the 5th November, generated over 190 responses, was discussed. The results showed strong opposition to Scenarios 1, which distributed piecemeal growth across the parish and Scenario 3, which promoted a high level of growth (c1,500 homes), while Scenario 2 attracted 50% support. The responses may be viewed in the **Additional Appendix 3** which accompanies the statement.
- 7.6. Landowners were identified and invited to engage in the land allocation process. A sample letter and the list of landowners contacted is in **Appendix 4**.
- 7.7. All but one parcel of land in the preferred scenario belonged to a single landowner. The landowner of the other parcel did not respond to the invitation to participate in the allocation process. Following a series of meetings, agreement was reached between the landowner and the Parish council for a modified scenario which broadly matched the preferred scenario with a number of additional benefits. In parallel, strategic planning and transport departments of CWaC were consulted. Notes of the meetings are available here: <https://tattenhallpc.co.uk/the-parish-council/the-neighbourhood-plan/>
- 7.8. The proposed changes including land allocation and extension of flood defences, were presented and a public meeting in March 2026 prior to the pre-submission draft of the plan. The presentation document may be viewed here: <http://tattenhallpc.co.uk/wp-content/uploads/2026/03/Pre-submission-meeting-v3.pdf>
- 7.9. Following approval of the modifications to the plan by the Parish Council, consultees were invited to respond to the Regulation 14 Consultation of modified Tattenhall & District Neighbourhood Plan from the 23 February to 13 April 2026. The consultation was advertised locally and a public meeting was held.
- 7.10. List of publications and publicity to ensure wider awareness of the Regulation 14 consultation was sent out as follows:
- 7.11. Emails were sent to Statutory consultees by CWaC (list **Appendix 1**).
- 7.12. The Regulation 14 poster was placed in a number of sites, including:
 - Parish Council Noticeboard
 - The Letters, The Bear and The Sportsman's Arm public houses
 - Tattenhall Online
 - Parish Council website
 - Social media
- 7.13. Paper copies of the pre-submission plan were placed at St Albans Church and Tattenhall Library, Tattenhall Park School, Chester Road, Tattenhall. Notice and examples of publicity in **Appendix 5**.
- 7.14. The responses may be viewed in the **Additional Appendix 2** Regulation 14 Responses 2026.
- 7.15. Following the period of consultation, all of the responses were read, analysed, and summarised and set out as a report which is included as **Appendix 6**. All the changes suggested in the analysis were agreed at Parish Council 5 May 2026 and incorporated into the modified Neighbourhood Plan.

Appendix 1 Statutory Consultees

Contact Organisation	Representing (if applicable)
Natural England	Natural England
Vodafone and O2	Vodafone and O2
United Utilities	United Utilities
Cheshire Racial Equality Council	Cheshire Racial Equality Council
Jodrell Bank Observatory	Jodrell Bank Observatory
Cadw	Cadw
Network Rail	Network Rail
Office for Nuclear Regulation	Office for Nuclear Regulation
Sport England (North West Region)	Sport England (North West Region)
Cheshire West Integrated Care	Cheshire West Integrated Care
The Coal Authority	The Coal Authority
Cheshire Brine Subsidence Compensation Board	Cheshire Brine Subsidence Compensation Board
NHS England	NHS England
Environment Agency	Environment Agency
Natural Resources Wales	Natural Resources Wales
Historic England	Historic England
NHS Property Services	NHS Property Services
Avison Young (representing National Grid)	National Grid plc
Fisher German	CLH Pipeline System Ltd
EE	EE
Three	Three
Cheshire Brine Subsidence Compensation Board	Cheshire Brine Subsidence Compensation Board
United Utilities	United Utilities
Health & Safety Executive	Health & Safety Executive
Asteer Planning	Canal & River Trust
Cheshire Police Constabulary	Cheshire Police Constabulary
Cheshire Police Constabulary	Cheshire Police Constabulary
Severn Trent Water	Severn Trent Water
Cheshire Gardens Trust	Cheshire Gardens Trust
National Highways	National Highways
Homes England	Homes England
Welsh Water	Welsh Water

Homes England	Homes England
Office for Nuclear Regulation	Office for Nuclear Regulation
United Utilities	United Utilities
Defence Infrastructure Organisation	Defence Infrastructure Organisation
Fisher German LLP	Exolum Pipeline System Ltd
Marine Management Organisation	Marine Management Organisation
The Mersey Forest	The Mersey Forest
Avison Young (representing National Gas Transmission)	National Gas Transmission
Avison Young (representing National Grid)	National Grid Electricity Transmission
Environment Agency	Environment Agency
Avison Young (representing National Grid)	National Grid plc
Cheshire West & Chester Council	Cheshire West & Chester Council
Broxton & District Parish Council	Broxton & District Parish Council
Hargrave & Huxley Parish Council	Hargrave & Huxley Parish Council
Handley & District Parish Council	Handley & District Parish Council
Beeston Parish Council	Beeston Parish Council
Burwardsley Parish Council	Burwardsley Parish Council
Bolesworth Estate	Bolesworth Estate
Tattenhall & District Parish Council	Tattenhall & District Parish Council

Appendix 2 Outcomes of Regulation 14 Consultation June 2025

TATTENHALL NEIGHBOURHOOD PLAN REVIEW

REGULATION 14 ANALYSIS NOTE OF STATUTORY BODY REPRESENTATIONS

JUNE 2025

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the modified Tattenhall Neighbourhood Plan (TNP) during its 'Regulation 14' consultation period ran between 12th March -28th April 2025. This note concludes by recommending main modifications to the SNP so that it may be submitted to the local planning authority, Cheshire West and Chester (CWaC), to arrange for its examination and referendum.

2. Representations

2.1 Representations have been received from:

- Natural England (no specific comments)
- Historic England (no specific comments)
- Cheshire West and Chester Council.
- NHS Property Services Ltd on behalf of Cheshire and Merseyside Integrated Care Board (ICB)
- Mersey Forest
- HK Planning for Lexwood Developments
- Pegasus Group on behalf of the Bolesworth Estate.
- Litchfields on behalf of Taylor Wimpey.
- Gladman Homes

2.2 The other statutory consultees, as provided by Cheshire West and Chester Borough Council, were consulted but none have made representations.

3. Analysis

3.1 The representations include suggested modifications to the policies and supporting text of the document. This note focuses only on those of greater substance as all those referencing editorial updates can be addressed by the group in finalising the document.

3.2 Cheshire West and Chester Comments

SECTION	COMMENT	RESPONSE
General comments	After studying the text of the revised plan, it appears that the authors have chosen not to take account of the archaeological recommendations from the previous 2013 plan. The focus of the plan is a matter for the authors and if they have decided not to consider the historic environment in any detail that is their choice. The previous comments are attached at Appendix 1 for information.	Noted.
Policy 1: Housing Growth	The housing figures / requirements proposed in the Plan refer to the current CWaC Local Plan. These figures do not take account of the recent amendments made to standard method and the impact on the local housing need figure. As a result of these changes the Council cannot demonstrate a five-year housing land supply and the plan policies considered the most important for determining planning applications are considered out of date. A new Local Plan for CWaC is currently being prepared and this will include new housing figures.	TNP is aware of the current position and will respond to the Regulation 18 consultation in due course with their comments on the emerging Local Plan. It is further noted that whilst the NP will be examined against the current Local Plan, the TNP is fully aware of the current housing requirement for CWaC and to illustrate the NP is being positively prepared the following are noted: 1) The modified Neighbourhood Plan is not seeking to extend the Made Plan period beyond its original 2030 date so cannot be said to restrict development in relation to any emerging Local Plan. 2) <u>Against the current Local Plan target in STRAT8 of 250 there have been 269 completions and 61 committed; this represents an overdelivery of 80. This figure roughly equates to the new standard method figure for Tattenhall, applied to 2030 of 14 per</u>

		annum applied from March 2025, (70 over the next 5 years.) This is notwithstanding that policy 1 also allows for further development within the SPB. As such, it could be argued that the modified TNP engages §14 NPPF through this policy, enabling a considered approach to be taken to longer term future growth beyond this time through the Local Plan, whilst providing a degree of protection against speculative development in the short term. The SG should speak to officers at CWaC to confirm if policy 1 in its current proposed form would engage §14. Whilst the authority has not specifically referenced the proposed change in policy wording to remove the word “adjacent” in reference to the settlement boundary, engagement with CWaC should also consider whether the reinstatement of this word understand if this would strength the case for engaging §14. Point 1 - policy wording could be updated by SG for clarity to read: Proposals involving up to and not exceeding 30 homes on any one site will be allowed within the settlement boundary of Tattenhall, to meet the housing requirements established in the CWaC Local Plan and to avoid losing the village character of the area, with it being made up of smaller areas with different types of housing.
	In point 1, the policy refers to “Proposals involving up to and not exceeding 30 homes on any one site will be allowed....”. What is the aim of this policy? Is it to ensure that large housing schemes which are all of one character are avoided, to avoid losing the village character of the area, with it being made up of smaller areas with different types of housing? Could the wording of the policy be amended to avoid this? If the aim is to ensure that each smaller scheme has a different character, this could be clearly set out in the policy and explanation.	

	Point 2 refers to providing a mix of homes taking into account objectively identified housing needs. Is this a mix of types, tenures and sizes? Where should the objectively identified housing needs be taken from? This could refer to Tattenhall Housing Needs Report December 2023 or any subsequent updates. Point 3 refers to providing an element of affordable housing, but point 8 refers to 100% affordable housing on rural exceptions sites. Under what circumstances would an element of affordable housing be acceptable rather than 100%? Tattenhall is not in the Section 157 rural area where lower thresholds for affordable housing would apply as set out in the NPPF. However, point 4 seeks to set a lower threshold, but the previous reference to the Local Plan in point 3 may undermine/contradict this. We would suggest removing the reference to the Local Plan in point 3 and explain why the lower threshold in your policy is required (e.g. due to a high level of need). The overlap and potential conflict between the different parts of this policy needs to be resolved.	The SG should update the explanation of the policy in the plan to demonstrate this. for example, does the DC reflect the smaller clusters of different housing types for example. Do recent developments also reflect this? Point 2 – policy wording could be updated by SG for clarity to refer to a mix of types, tenures and sizes and to refer to the Tattenhall Housing Needs Report. Suggested updated wording: Provide a mix of types, tenures and sizes of homes taking into account objectively identified housing needs, (established through the Tattenhall Housing Needs Report December 2023 or subsequent update) and: Point 3 - The SG could remove the reference to the Local Plan to now read: Include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity. The Local Plan policy STRAT8 defines Tattenhall as a key service areas rather than a rural area. As such CWaC have confirmed that it is not a designated S157 location and thus the higher figure of 10 not 3 in relation to the threshold for affordable housing the local Plan policy STRAT9, is correct and in-line with the NPPF. The policy wording will therefore need updating as follows: Housing proposals of 3 10 or more dwellings must.....
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	Point 4 refers to off-site contributions going towards provision of affordable housing in Tattenhall Neighbourhood Plan area 'in the first instance' – how would this be implemented? Under what circumstances could it be used in another area? Point 6 identifies that the reuse or replacement of existing buildings will be permitted outside the settlement boundary. Policy STRAT 9 in the Local Plan refers to replacement buildings. However, for reuse of buildings STRAT 9 specifically refers to the reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction. If policy 1 is going to cover this issue, it should add the additional details in line with STRAT 9. If this is not done, it would not be in general conformity with the strategic policy. The current policy wording would support re-use of temporary buildings, partly demolished buildings or large modern barns for alternative uses for example.	Point 4. The intention here is to try and ensure that where off site contributions are collected by CWaC resulting from development in Tattenhall, that wherever possible that “planning gain” is able to benefit the local community by being deployed locally for on-site affordable schemes and try and prevent the community not being able to address and increase affordable housing provision locally through the monies being used to delivery affordable housing schemes in locations remote to Tattenhall if there is remain a local need. It is suggested that the word “must” may be substituted for the word “should” with the explanatory text setting out this position. Given an off-site contribution would be secured through S106 agreement, the text may wish to suggest that that is how the policy would be implemented, through a legal agreement which for example may state that the funds should be used for local delivery unless no schemes are brought forward within a particular length of time whereby the funds could be redeployed to other schemes. Point 6 - policy wording could be updated by SG to ensure conformity with the strategic policy. Suggested updated wording: The reuse or replacement of existing buildings particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
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Policy 2: Local Character	Criterion 3 states that development will be supported where it “does not erode the important, predominantly undeveloped gap between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath”. This is a change from the current version of the Neighbourhood Plan as the word ‘unacceptably’ has been removed. The removal of this word makes the criterion more restrictive and this means that the Neighbourhood Plan appears not to be positively prepared or to be supportive of development. The wording as currently proposed could also prevent rural exception sites and other development that is supported in the Local Plan and by other parts of the Tattenhall Neighbourhood Plan. The current Design Code is compliant with the 2023 NPPF, however, there has since been the updated 2024 NPPF. There have been changes in the 2024 NPPF surrounding design. In the new NPPF, there is a stronger emphasis on using the National Model Design Code for preparing local design standards and Local Authorities are encouraged to produce a clear design guide that reflects local preferences and involve community engagement. Criterion 5 refers to development that respects local landscape quality. How would this be assessed? The Local Plan refers to protecting and wherever possible, enhancing landscape character and local distinctiveness. Criterion 5 also refers to maintaining views and vistas where possible. It should be made clear that this just applies to the important views and vistas identified in appendix A, not all views/vistas. Appendix A refers to respecting or enhancing views/vistas not maintaining them – this should be consistent. Criterion 7 is restrictive and appears to have the aim to prevent new outdoor advertisements. This could have a negative impact on local businesses. Policy DM 17 in the Local Plan (Part Two) supports applications for advertisement consent, but refers to the need for the size, position, materials, colour scheme and means of illumination to respect the general character of the locality. Is that sufficient, or are there specific requirements for advertisements for the Tattenhall area?	Criterion 3 suggest remove the word “unacceptably” to ensure plan is considered to be positively prepared and consistent with Policy 3 which allows for development outside of the SPB (adjacent) Noted. SG could provide supporting text to the Plan to confirm that the Design Code has been prepared with community input to the process. SG to adjust wording of Appendix A to align with policy wording. It is noted that whilst this element of the policy is unchanged from the Made NP and therefore not subject to re-examination, the policy wording could be updated for clarity to state: Respects local landscape quality ensuring that <i>the</i> views and vistas <i>identified in Appendix A</i> are maintained wherever possible (See Appendix A) Whilst clause 7 is also not proposed to be changed in the modified NP, it is accepted that since its adoption in the Local Plan (Part Two) has introduced policy DM17 and thus this criterion in the policy has been achieved through that policy and could therefore be deleted.
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	Criterion 8 would be difficult to assess. How would it be determined whether an arboricultural report is from a ‘reputable company’? How would it be established whether a tree had ‘significant amenity value’ or was an ‘important tree’? Criterion 9 refers to retaining and protecting mature trees. What about mature trees that are damaged or dying and this is shown in an arboricultural report? What about mature non-native trees such as leylandii?	Criterion 8 could be clarified by the introduction of definitions for these terms in the supporting text to the policy wording. e.g if a “reputable company” is one where the appointed inspector is a member of the Arboricultural Association or has a specific qualification. Criterion 9 could be reviewed and expanded by SG to cover the comments raised.
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Policy 3: The Local Economy	Criterion 1 refers to conversion of existing buildings – would this apply to any existing buildings and proposals for any employment or retail development? If so, this wouldn’t be in conformity with policy ECON 2 in the Local Plan or the retail hierarchy as it could involve out of centre buildings. Employment or retail development of existing buildings would not necessarily be suitable and could cause problems in terms of neighbouring amenity. Additional details should be added to clarify what would be supported. What is meant by small-scale expansion? Does this relate to the size of the existing business? Small-scale expansion of a large site could be very significant. Criterion 2 refers to small-scale new build development – does this relate to housing development or other types of development? How does this relate to policy 1? There seems to be some overlap and potential	The only proposed change to policy 3 is the addition of wording relating to the Tattenhall and District Design Code. However, it is noted that since the adoption of the TNP Local Plan Policy ECON2 has been introduced to the development plan and therefore whilst the wording of criterion 1 is not proposed to change, to conform to basic conditions, clarification should be given to Criterion 1– suggest a tighter definition of the types of employment uses which would be supported through this policy. Criterion 2. The SG could also seek to define “small -scale” in the supporting text, noting that this relates to floorspace for employment uses,
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	conflicts. What would small-scale mean in terms of number of residential units or floorspace? Criterion 3 relates to employment development, but the introductory sentence refers to employment and retail. Does criterion 3 cover both?	not residential units. Again whilst criterion 2 is not proposed to change from the made plan, there is an inconsistency that this policy would allow for employment development adjacent to the settlement boundary but not residential. Criterion 3 – SG should update Introductory sentence to clarify that the policy relates to employment.
Policy 5: Transport and Communication	Section 1 and 5 of this policy could with each other as section 1 seems to aim to reduce or mitigate traffic or congestion, while increasing parking provision could also result in increases in traffic and congestion. Section 1 states that development that would negatively impact highway safety and congestion will not be permitted. Most developments will have some impact on congestion – would a very minor impact still be unacceptable? The policy could be amended to refer to having a significant negative impact on congestion.	Section 1 uses the words “unacceptable highway dangers and congestion” - the word “unacceptable” should be defined in the supporting text for clarification. Both Section 1 and Section 5 are already part of the made plan and therefore felt to be compatible however, the supporting text could provide further explanation why these sections are not in conflict with each other.
Policy 6: Landscape and Environment	Would the requirements set out in this policy relate to any type of development proposals? As currently worded it would include any type of development, including house extensions etc.	SG to consider amending policy wording to confirm the type of development which is subject to this policy. It may considered that the policy should apply to new dwellings or employment locations but exclude householder extensions.
Plan Delivery and Implementation	It should be made clear within this section that several of the listed actions for the parish council are outside the planning process and are beyond the land use planning scope of the neighbourhood plan, but can be progressed separately by the parish council.	SG to update text for clarity if they so wish.
Appendix A – Views and Vistas	The map doesn't seem to completely match the descriptions of the views and vistas – for example view 7 is shown in two different directions on the map – does the view include everything in between those two points?	It is noted that this element of the Plan is not being modified and therefore is considered acceptable in its current format, unless the group wish to revisit the policy descriptions.

Appendix B – Local Green Spaces	Is there any additional information that can be added to show why the proposed Local Green Spaces are demonstrably special to the local community and hold a particular local significance, as required by the National Planning Policy Framework? This could include its beauty, historic significance, recreational value, tranquillity or richness of wildlife. I appreciate that information has already been provided, but if there is anything else that can be added this will help to convince the examiner	It is noted that this element of the Plan is not being modified and as such there is no need to 'convince' an examiner of any LGS as it is a made policy.
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3.3 NHS Property Services Ltd on behalf of Cheshire and Merseyside Integrated Care Board (ICB) responded in support of the plan. The NHS supports the neighbourhood plan's vision and alignment with sustainability, community wellbeing, and quality of life. They note Healthcare services in and around Tattenhall are already operating at capacity. As Tattenhall grows as a Key Service Centre, specific planning obligations and mitigation strategies are requested to address healthcare needs linked to new housing and recommend stronger integration of healthcare infrastructure requirements in the neighbourhood plan, ongoing engagement with NHS partners to assess, plan, and deliver adequate facilities and consideration of primary and community care expansion as a high priority for infrastructure funding.

Specific comments are as follows:

We support the modification of Policy 4 (Local Facilities) that creates more certainty that proposals for development will take account of their cumulative impact on local infrastructure and this is in accordance with policies STRAT 11 & SOC 5 of the adopted Local Plan. We recommend that this policy is expanded to include a reference to the need for healthcare infrastructure to mitigate the impacts of development.

In terms of health infrastructure as a starting point, we suggest the following process:

- *Assess the level and type of demand generated by the proposal.*
- *Work with the ICB to understand the capacity of existing healthcare infrastructure and the likely impact of the proposals on healthcare infrastructure capacity in the locality.*
- *Identify appropriate options to increase capacity to accommodate the additional service requirements and the associated capital costs of delivery.*
- *Identify the appropriate form of developer contributions.*

For major development (10 dwellings or more) applicants will need to engage with C&M ICB to determine the most appropriate means of meeting the relevant healthcare needs arising from a new development and we strongly encourage this to be at the pre-application stage to ensure that appropriate mitigation can be factored into the design and viability of the scheme

SG to consider updating the policy wording to incorporate the above comments as an additional clause in the policy.

3.4 The Mersey Forest comments welcome the Tattenhall Neighbourhood Plan and encourages stronger alignment with The Mersey Forest Plan, which aims to increase tree cover across Cheshire and Merseyside, improve biodiversity, tackle climate change, and support community

wellbeing. They strongly support the environmental goals of the Tattenhall Neighbourhood Plan and invites the Parish Council to incorporate The Mersey Forest Plan into its strategy, emphasising the benefits of aligning policies on tree planting, climate adaptation, and biodiversity with wider regional and national environmental objectives.

Specific Comments are as follows:

Request for the Neighbourhood Plan to explicitly reference The Mersey Forest Plan as a strategic partner document. To reinforce the shared vision of achieving 15% tree cover by 2050 (and ideally 30% long-term).

Noting that Tattenhall falls within the “Cheshire Plain West” zone and the area is suitable for woodland creation with low sensitivity constraints. Targeted tree planting can combat urban heat, support shade in open spaces, farms, and watercourses.

Offer of technical expertise to support flood mitigation, biodiversity, and catchment management. NPPF paragraph 152 recognises Community Forest Plans as material planning considerations.

Encouragement to include tree and habitat aspirations in the Neighbourhood Plan to unlock Section 106/CIL contributions and enhance local biodiversity and recreation. Support offered via funding initiatives such as Trees for Climate and the Northern Forest programme.

SG may wish to consider an addition to supporting text signposting development proposals to consider the Mersey Forest Plan in their design proposals as they pertain to tree canopy cover and tree planting as part of landscaping schemes and in support of enhanced local biodiversity.

3.5 The representations from HK Planning for Lexwood Developments, Pegasus Group on behalf of the Bolesworth Estate, Litchfields on behalf of Taylor Wimpey and Gladman, who are promoting Land west of Tattenhall Road have been reviewed individually but for the purpose of this review are provided a collective response as many of their comments are very similar. The SG has copies of each representation in full and as such these should be added to the Consultation Statement at the submission stage and published.

A number of points relate to inconsistencies which have been addressed through the comments provided in response to the CWaC submission. In addition a drafting error has been noted in Policy 4 resulting in repetition which will need to be corrected by the SG.

All of the land interests seek reinstatement of wording allowing development on adjacent sites to the SPB and more flexibility in delivery mechanisms for affordable housing. In summary:

Policy 1 – objection to the proposed policy wording on the basis that it is considered restrictive and would inhibit housing delivery in Tattenhall stating that the NP should align with emerging borough-wide housing needs and national planning policy. As such they feel it is premature to limit housing to within the current settlement boundary. They note the revised NPPF (Dec 2024) and updated housing need assessments suggest significant uplift (1,914 homes/year across the Borough), stating that Tattenhall is identified as a Key Service Centre and remains a sustainable, accessible location with capacity for growth and with scope for only around 50 additional homes within the settlement boundary flexibility to allow developments adjoining the settlement boundary should be included within the policy until a full Local Plan and SPB review is completed.

Response : This is a modified Neighbourhood Plan to 2030 and will be judged against the current Local Plan. There is no need for the NP to promote growth beyond 2030 as it is not proposed that the revised neighbourhood plan extended its validity to cover the period to 2040. Given it is to cover the period to 2030, then the policy can be argued to not restrict sustainable growth over the next 5 years (see Policy 1 response to the CWaC representation) given the over delivery against STRAT8 and the potential for further development within the current SPB. It is accepted that the neighbourhood plan review reflects a short term position to engage §14 until 2030 to enable the LPA to work constructively with communities and land interests to prepare the appropriate spatial growth strategy for the parish and wider CWaC area through the emerging the local plan for the period to at least 2040. It is recommended that the supporting text to the

neighbourhood plan sets out this position as does the modification statement to address this matter and explain this that this is a modification of an existing neighbourhood plan and as such the plan runs only to 2030.

Policy 1 – affordable housing. There is objection to policy 1 bullet 4, which requires affordable housing need on rural exception sites to be demonstrated "by or in collaboration with the Parish Council" noting that housing associations and providers hold real-time data on local need via housing registers. There was also concern raised around the use of just S106 agreements, rather than planning conditions to secure the affordable housing in perpetuity stating that this may prevent access to Homes England funding and preclude 100% affordable schemes. Whilst this has not been raised as a concern by the LPA, the SG should revert back to CWaC to confirm any unintended consequence of this adjusted policy wording, particularly as the parish may be keen to see rural exception sites come forward.

Response: this policy wording is entirely consistent with Local Plan policy DM24 and the policy wording does not preclude the LPA from obtaining information from sources wider than the parish council, such as RPs, through use of the words "in collaboration" to ensure they have a complete picture of the local need.

Policy 2 - Some of the responses also indicated that the modified TNP should not be seeking to maintain the gaps between settlements which they feel is a matter for strategic policy, with the gaps in place it may restrict growth by preventing development sites being promoted as they are within the currently defined gaps.

Response: this policy is already contained within the made Neighbourhood Plan. It is recommended as per the response to the LPA that the policy reverts to its original "made" version to reinstate the word unacceptably. If this is accepted by the SG then the comment is a moot point as the policy working would not be re-examined as it would remain unchanged and consistent with the basic condition of being positively prepared.

4. Conclusions & Recommendations

4.1 Subject to further engagement with CWaC to confirm the ability to use Policy 1 to engage §14 and with some amendments as detailed above to ensure the plan can demonstrate it has been positively prepared, it is considered that it can proceed to the Regulation 15 submission stage without further consultation.

5. Next steps

The group will need to update the supporting text where appropriate to reflect both the statutory consultee responses and community responses.

The group will need to then consider if it is comfortable with the proposed policy wording changes and discuss with ONH the updating of the submission version of the TNP.

The group will then need to finalise their Consultation Statement.

Once the submission version of the TNP Plan is ready, ONH will also prepare the completed Basic Conditions Statement and the Parish Council will need to approve its submission version of the Plan to send to Cheshire West and Chester Council for the Regulation 15 and 16 process.

Future Tattenhall



We need to hear your views!

Tattenhall Neighbourhood Plan is seeking your views on potential growth options for the village in order to decide on site allocations to include within the modified Neighbourhood Plan.

We encourage you to take part in a survey between
Thursday 23rd October to Wednesday 5th November.

Why are we considering site allocations?

There is pressure locally to build more houses and Tattenhall has become a focus for developers, as we know from recent planning applications.

Modifying the Neighbourhood Plan to include new housing sites enables the community to influence where and what is built. This is why it's so important we hear your views.



Tattenhall & District
Parish Council

Why are we considering site allocations?

The Parish Council is looking to progress the Neighbourhood Plan to the statutory consultation stage, known as Regulation 14, later this year. Whilst we consulted on the modified Neighbourhood Plan earlier in the year, the new government pro-growth agenda to drive forward housing development has caused us to rethink the content of the Plan.

With a much publicised target of 1.5m homes across England over the next four years, the housing land supply for the Cheshire West and Chester area being less than the required 5 years and with the Local Plan considered out of date, we are now looking to introduce site allocations to the Neighbourhood Plan to remove the current presumption in favour of development and to manage future growth of the parish.

We have taken this decision because, with allocating land for development, the modified neighbourhood plan will be able to have a greater influence over future growth. As we are all aware there have been, and will continue to be, speculative planning applications coming forward until such time as appropriate planning policy for the area is in place. With the emerging Local Plan still at least two years away from being adopted, the only way we can influence this is through the modified Neighbourhood Plan. As such, it has a job to do in seeking to safeguard the parish from inappropriate development and ensuring the right level of growth in the right places.

The Parish Council has some hard decisions to make and would like those decisions to be informed by and supported by, the community. We therefore hope that you respond to this in the spirit in which it is intended; to be realistic about the fact that we will have to accept more growth within the parish. The scenarios before you are indicative only and designed to start this conversation. There may be specific locations which you think belong in different scenarios or growth options which you think may or may not be more plausible than those presented. We need your help to validate and refine the options in order to enable the Parish Council to consider which sites may reasonably be included in the draft modified neighbourhood plan and what supporting infrastructure they need to accompany them. We know development is coming, but we need to ensure it serves us as well as it can.

Thank you for taking the time to engage with this process, your input will be used to ensure whatever choices are made in terms of site allocations with the neighbourhood plan, that the Parish Council are confident that they will be supported locally.

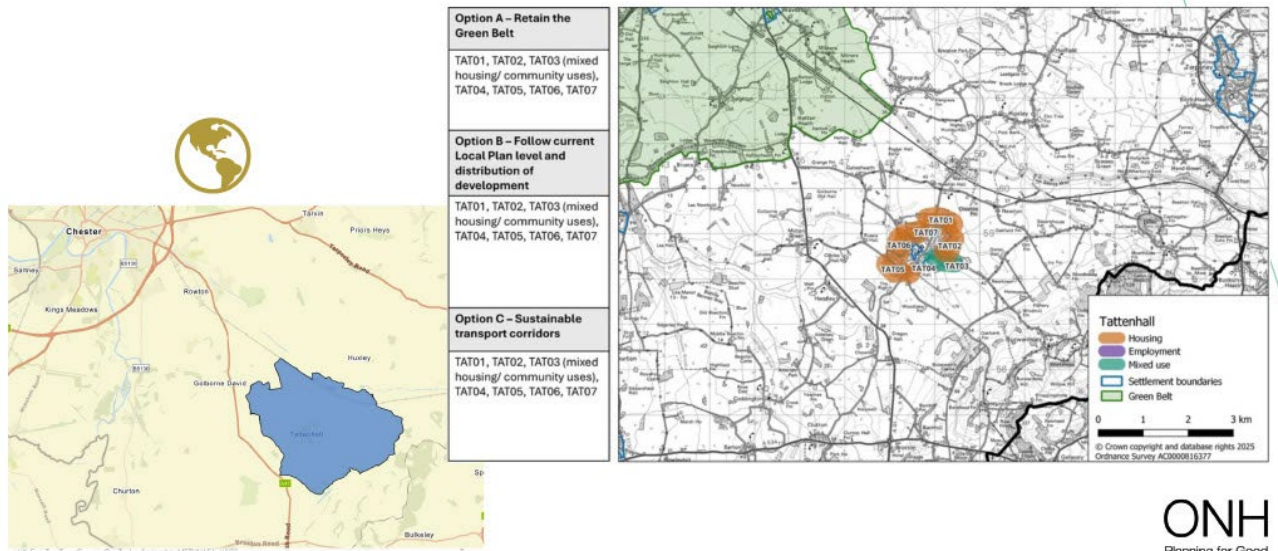
How can you take part?

You must attend one of our drop in sessions or visit: <https://tattenhallpc.co.uk> to read the information pack first. Ready to complete the survey? Use the QR Code to go straight to the questions.

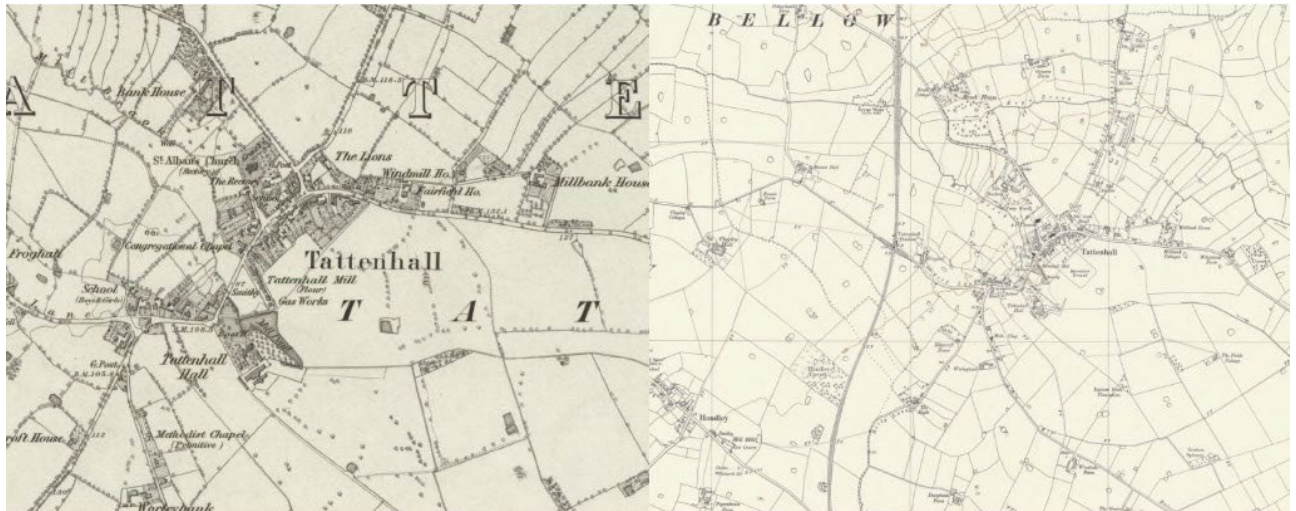


CONTEXT OVERVIEW

Geographical context –



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INSIGHTS: VILLAGE EVOLUTION

1882 - 1954

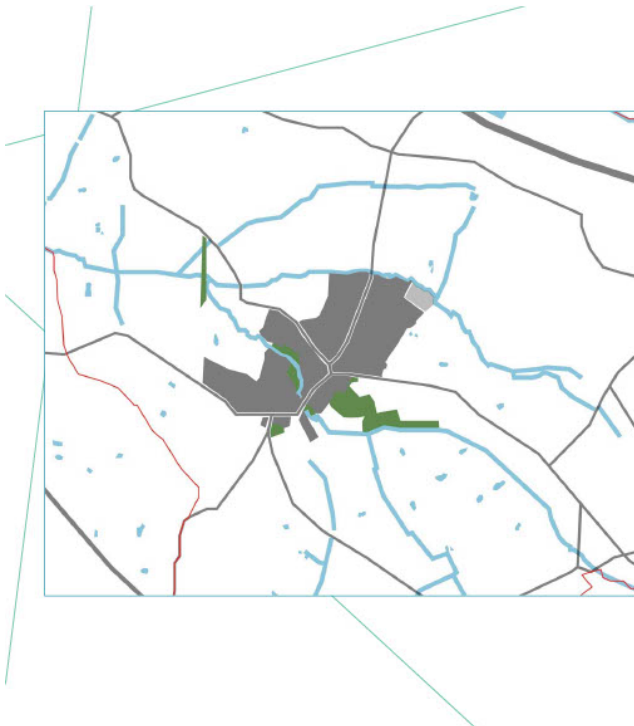
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INSIGHTS: VILLAGE EVOLUTION

1970S TO TODAY

ONH
Planning for Good



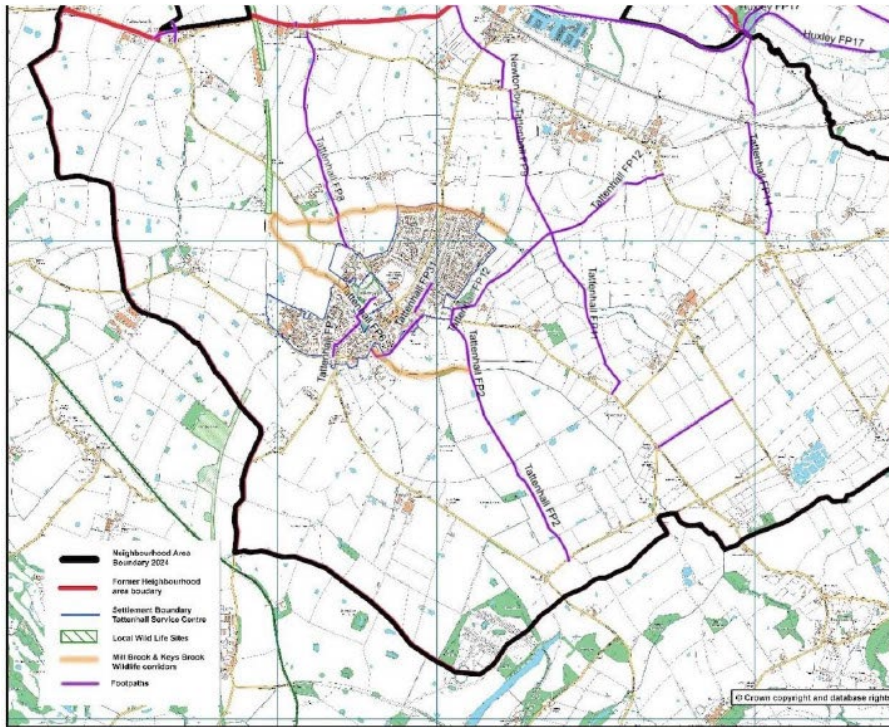
INSIGHTS: WATER

The network of watercourses act as natural barriers to continuous development to the east and as a natural edge to development to the west.

In the long term there is a risk of creating a fragmented pattern of potentially developable land, due to these linear flood corridors.

Watercourses can provide a basis for structuring development through the provision of new GI corridors, natural edges to growth and natural flood management.

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INSIGHTS: NATURE

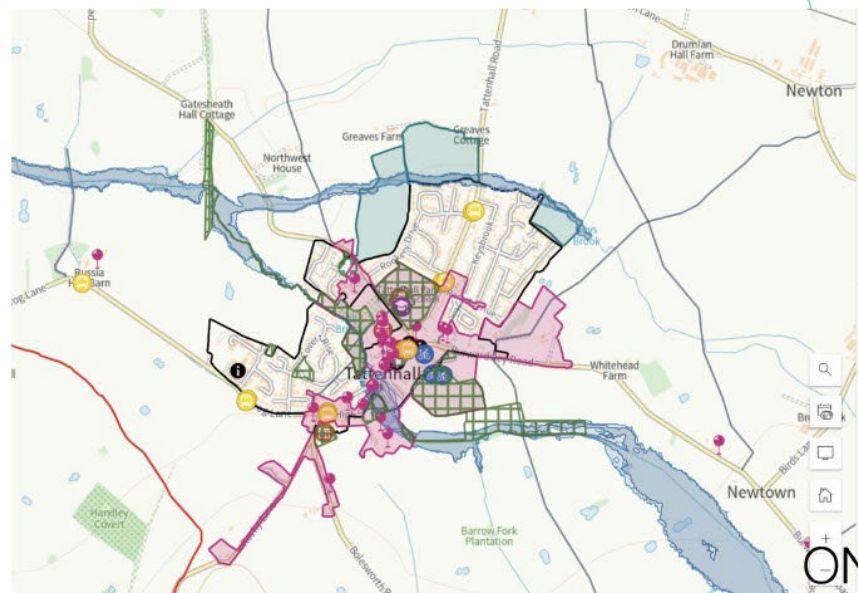
Tattenhall Wildlife corridors and footpaths (image courtesy of TNP)

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INSIGHTS: FUNCTIONALITY



Tattenhall context –



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SCENARIO BUILDING

- Look to 2050 to test the sustainable limits of the village
- Informed by LAA sites, permissions and applications
- Identify infrastructure capacity thresholds, e.g. education, health, GI, roads, climate to avoid “getting caught between two stools” – indicates that growth between 700 – 1500 homes not plausible
- TNP development strategy, and TPC’s position on the CWaC Local Plan, will be based on (and evidenced by) this understanding of environmental and infrastructure capacity, and essential settlement character
- It will identify any key dependencies and discount strategy options, where relying on them is considered implausible



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SCENARIO #1: A BIGGER VILLAGE



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SCENARIO #1: A BIGGER VILLAGE

Vision:

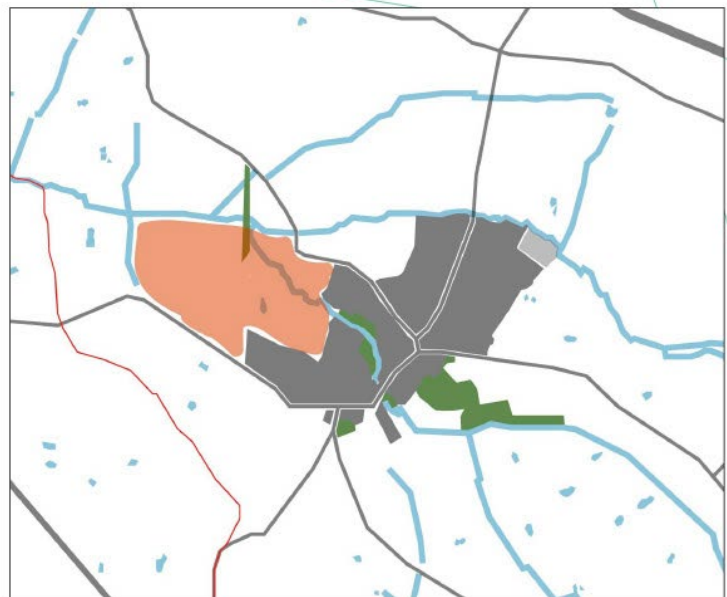
The village has grown within the limitations of its infrastructure and improved its resilience to flooding. Its roads, community facilities and open spaces are busier, and the school is at capacity. The housing schemes have been generally small in scale and scattered around the village edges within walking distance of the centre, so the essential character of the village has not changed.

KEY FEATURES & OBSERVATIONS

- Approx 600 homes.
- School capacity can accommodate growth.
- Traffic effects distributed around the village
- Development does not extend beyond natural boundary of the brook to the north and each scheme manages its own flood risk issues.
- Maintains gap to Newton-by-Tattenhall.
- Some heritage effects around southern historic core
- Piecemeal development means likely insufficient funding from each site to fund more than open space/walking routes/recreation to serve the development sites.

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SCENARIO #2: A NEW WESTERN HALF OF THE VILLAGE



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SCENARIO #2: A NEW WESTERN HALF OF THE VILLAGE

Vision:

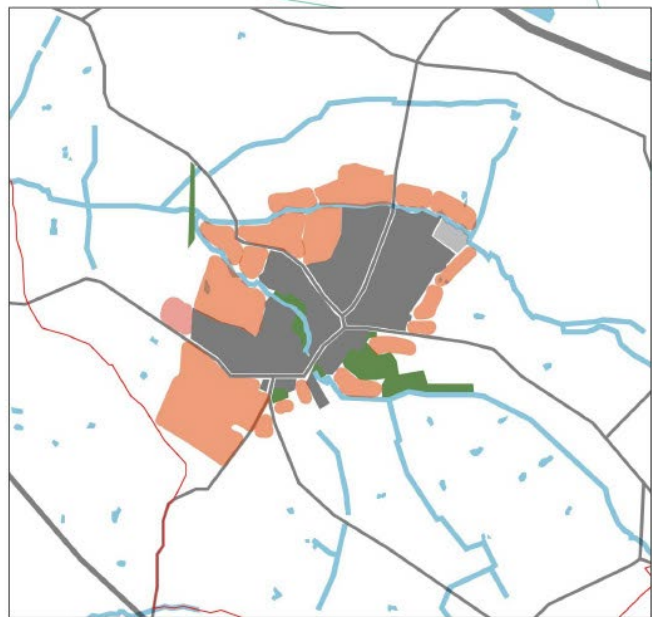
The village has grown westwards from Frog Lane to Chester Road along a new link road. Its roads, community facilities and open spaces are much busier, and the school is now at capacity. The new homes have improved its resilience to flooding and have stitched in well with everyone living within walking distance of the centre.

KEY FEATURES & OBSERVATIONS

- Approx. 700 homes
- Closer to A41 and opportunity for Frog Lane to Chester Lane link road so less traffic through the village
- All within 800m of bus route and potential to create walking/cycle routes to school
- Setting of heritage asset at Russia Hall in western corner
- Opportunity to widen and link local green spaces along Golborne brook corridor and to manage flood risk on the land.
- School capacity can accommodate growth but new sport and recreation facilities would be required.

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SCENARIO #3: A TRANSFORMED, BETTER- CONNECTED VILLAGE



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Planning for Good

SCENARIO #3: A TRANSFORMED, BETTER-CONNECTED VILLAGE

Vision:

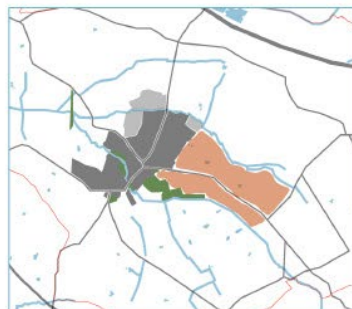
The village has doubled in size and is now connected to the A41 with upgraded roads and junctions and higher quality bus services for commuting and schools. It has grown in most directions, with its roads, shops, community facilities and open spaces much busier. It has a new primary school and GP surgery and there has had to be major investment in flood risk management and green infrastructure. Inevitably, its character has changed but the historic centre remains a special place.

KEY FEATURES & OBSERVATIONS

- At least 1,500 homes
- New Primary School and new GP surgery and additional commercial/services for population.
- Significant new highways works required to facilitate access to A41 plus new link road required from Chester Road to Frog Lane.
- Opportunity to create a green and blue buffer corridor around the whole of the village with additional walking and wheeling routes.
- Possible to deliver comprehensive flood management works?
- Doubt about viability - likely too little to meet the range of high infrastructure costs.

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DISCOUNTED SCENARIOS



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TATTENHALL SETTLEMENT SPATIAL PLAN

SEPTEMBER 2025

ONH
Planning for Good



Image sport and leisure Tattenhall

SESSION AGENDA

session goals

scenario planning

next steps

working assumptions

context overview

insights

the scenarios

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SESSION GOALS



to validate the Tattenhall scenarios as logical, distinct and plausible



to identify the principal individual and cumulative positive and adverse effects of housing development in each scenario on the existing infrastructure capacity (social, green, transport, employment etc)



to identify evidence needs to test those effects - what do we have and what is missing?



to inform an action plan for refining and evidencing the scenarios so that they can be presented to site promoters and infrastructure providers to validate and used as the basis for site allocations within the TNP

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SCENARIO PLANNING



a way of thinking about the long term future of Tattenhall



not about predicting the future but looking at the different ways the village may evolve to inform a choice about which path to take



scenarios framed as distinct and plausible stories to help make better decisions - usually difficult decisions requiring trade-offs



scenarios enable complex issues - the relationship between settlement growth and capacity and distribution of infrastructure - to be mapped and compared



valuable where a settlement needs to plan for growth by blending different growth options (low to high) with different spatial options



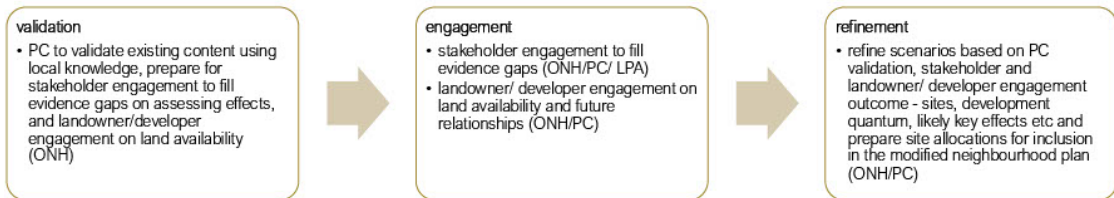
avoids the limitations of the normal, reductive site assessment process that leads to choosing the fewest number of the least worst housing sites to meet a target



enables a richer understanding of when and where step changes in supporting infrastructure need to be planned for as an integral issue, not an afterthought

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NEXT STEPS



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WORKING ASSUMPTIONS

- Identifying factors to 2050
- Temporarily remove planning policy constraints but acknowledge their influence on future site assessment and policy making
- National planning policy remains as is and forthcoming system changes are implemented
- A focus on housing-led settlement growth - no need to address employment land implications at this scale.

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CONTEXT OVERVIEW



Live speculative applications more to come?



New sites being actively promoted



CWaC Local Plan



Geographical context

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CONTEXT OVERVIEW



Live speculative applications, more to come..

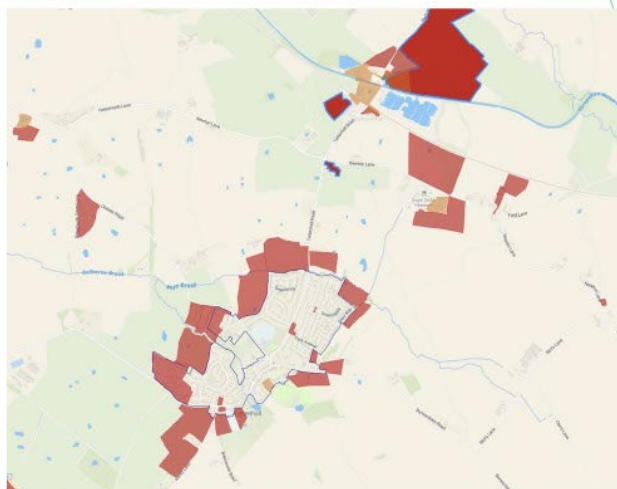


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CONTEXT OVERVIEW



New sites being actively promoted
c1,000 new homes

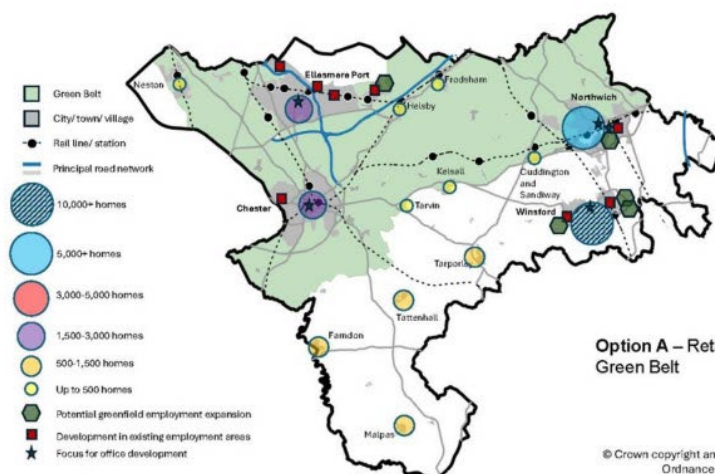


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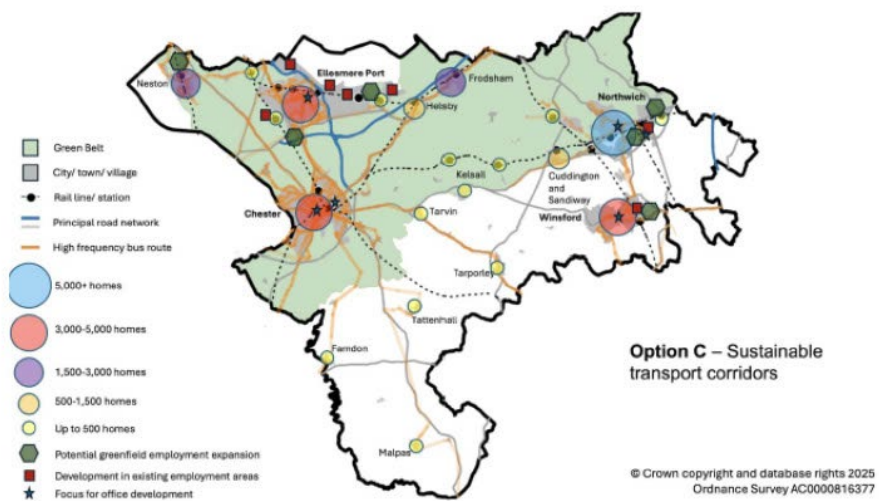
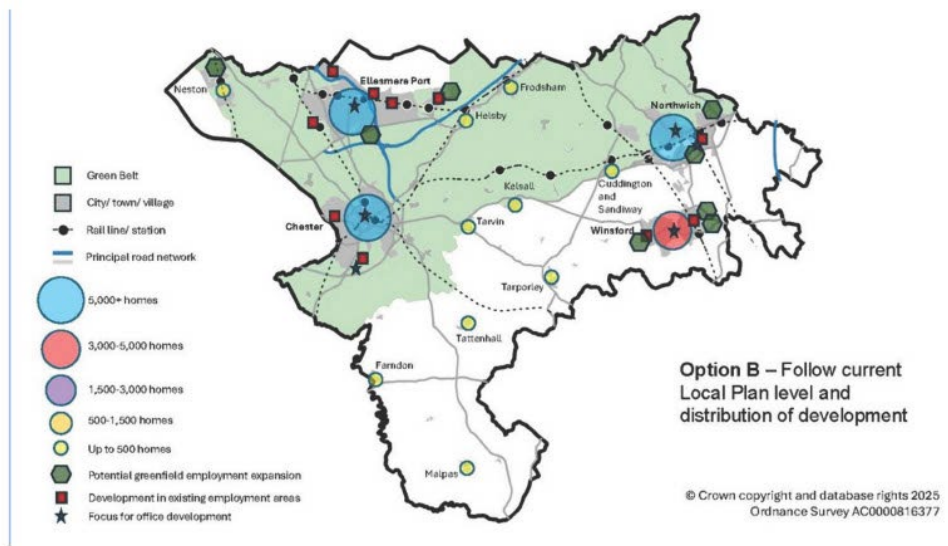
CONTEXT OVERVIEW



Emerging Local Plan
Option A
Retain Green Belt
Option B
Current Local Plan pattern
Option C
Sustainable Transport
corridors



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CONTEXT OVERVIEW



CWaC Local Plan

Cheshire West and Chester Local Development Scheme under the Planning and Compulsory Purchase Act

Details	Date
Regulation 18 Issues and Options	Summer 2025
Regulation 19 Publication / Pre-Submission Plan	Autumn 2026
Submission	December 2026
Examination	Spring / Summer 2027
Adoption	Summer / Autumn 2027

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Planning for Good

Appendix 4 List of Landowners contacted for sites allocation

Letter

TATTENHALL & DISTRICT PARISH COUNCIL



Clerk: Mrs A Wright [REDACTED]
Tel: [REDACTED] Email: clerk@tattenhallpc.co.uk

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir or Madam,

RE: Tattenhall Neighbourhood Plan Site Allocations

Following the Regulation 14 earlier in the year, you may have seen local publicity that the Parish Council is now looking to include site allocations with the modified Tattenhall Neighbourhood Plan and we are currently carrying out an informal community engagement exercise to seek to understand local preferences to different scales and locations of future growth. We are also carrying out a technical assessment of high-level growth options, so we have a clearer picture of constraints and opportunities.

Our thanks to you if you have already engaged with this process and completed the survey, in which case you do not need to respond to this letter as well.

Once the outputs of community engagement have been reviewed and we have a better idea of where development may be supported by the community through the Neighbourhood Plan, we would like to contact landowners of potential sites directly to start a dialogue around what plans you have in mind for the land, including for provision of infrastructure and how the land can connect with the existing village, and whether you would be willing to work together with neighbouring landowners in order to create a cohesive design of new development across the area.

In the meantime, we want to contact all landowners of land parcels identified within the growth scenarios, see attached, to confirm whether they wish their land to be considered for inclusion and not just assume that you have seen or taken part in the engagement exercise. We would like to find out whether your land is available for development, and on what timeline you expect it to be available.

If your land may be available for development we would be grateful if you would provide your contact details or those of your agent/promoter so that we can get in touch over the coming few weeks as we look to progress the modified plan to the Regulation 14 stage. If you have any other comments at this stage please do let us know.

The Council is aware that many local residents have significant concerns that infrastructure provision is being outpaced by the level of development currently. These are issues that we feel are best addressed by working constructively with local landowners to plan for how growth might happen..

Due to the current Local Plan and 5-year housing land supply position at Cheshire West and Chester, we are looking to progress the Neighbourhood Plan as soon as possible, to engage §14 NPPF and to ensure that Tattenhall is able to manage growth where it can, rather than being subject to continued piecemeal speculative development. We would therefore be grateful if you were able to respond to this initial letter as soon as possible and by Friday 21st November 2025 at the latest, to help us in preparing for the Regulation 14 consultation.

Parish Website: tattenhallpc.co.uk

All sites

No.	INSPIRE I D	Land reg.	Owner	Location
1	18887135		Bolesworth Estate	Land south of Frog Lane
2	18886440		Bolesworth Estate	Land north of Gifford Lea/west of Covert Rise
3	18886440		Bolesworth Estate	Land north of Gifford Lea/west of Covert Rise
4	18886440		Bolesworth Estate	Land south of Chester Road, Tattenhall
5	18912205 18935733		Taylor Wimpey	Land to rear of Adari, Chester Road, rear of Rookery Drive and south of Keys Brook,
6	55532406		Gladman	Land west of Tattenhall Road,
7	19078900		Bolesworth Estate	Drumlan Hall Farm, Newton Lane, Newton By Tattenhall
8	19078900		Bolesworth Estate	Land to rear of 68-84 Castlefields
9	18967993		Bolesworth Estate	Land north of Burwardsley Road,
11	18953011		Bolesworth Estate	Land north of Burwardsley Road
12	18938119 18970041 18933275		Bolesworth Estate	Land south of Burwardsley Road
13	18938119 18970041 18933275		Bolesworth Estate	Land off Field Lane, Burwardsley Road
14	18933275	Not registered	Bolesworth Estate	Land south of High Street
15	54244775	Not registered	Likely Bolesworth Estate	Land off Rocky Lane, Bolesworth Road

No.	INSPIRE I D	Land reg.	Owner	Location
16	48411796	CH539222	[REDACTED]	Land at Chester Road,
17	18889139	Not registered		Land off Rocky Lane, Bolesworth Road
18	56681287	CH564196	Bolesworth Estate	Frog Hall Farm, Frog Lane
19	18877487	CH564196	Bolesworth Estate	Frog Hall Farm, Frog Lane
20	60333036	CH678012	[REDACTED] [REDACTED]	Land on the north side of Chester Road
21	18903108	CH303323	[REDACTED] [REDACTED]	2 Brook Hall Cottages, Chester Road
22	18955449	CH349313	[REDACTED] [REDACTED]	Millhouse, Burwardsley Road
23	18933275	Not registered	Bolesworth Estate	
24	18852065	CH550973	Bolesworth Estate	New Russia Hall, Chester Road
25	18820634	CH349201	[REDACTED] [REDACTED]	Russia Hall, Frog Lane



The Neighbourhood Planning (General) Regulations (2012) Notification of Regulation 14 Public Consultation

Tattenhall and District Parish Council (the designated body) has now reached the pre-submission stage of the modified Tattenhall and District Neighbourhood Plan and we are pleased to make the document available for consultation from :

Monday 23rd February to Monday 13th April 2026.

Details of the Pre-Submission modified Tattenhall and District Neighbourhood Plan can be viewed on our web site at:

<https://tattenhallpc.co.uk/the-parish-council/the-neighbourhood-plan/> alternatively, a paper copy can be viewed at :

St Albans Church, Tattenhall or
Tattenhall Library, Tattenhall Park School, Chester Road, Tattenhall.

We invite you to make comments or raise any queries on the modified Tattenhall and District Neighbourhood Plan. Please do so by email to reg14@tattenhallpc.co.uk or by post to:

Tattenhall & District Parish Council 62 Well Street
Malpas Cheshire SY14 8QH

by the deadline of Monday 13th April 2026

Any comments made after that deadline may not be considered by TPC. Anyone submitting comments on the TNP must provide an email or postal address and contact name. TPC will keep this information confidential. However, it must forward information to Cheshire West and Chester Council in due course for the sole purpose of notifying all those that have submitted comments that it has received a final version of the plan for examination.



Tattenhall & District Parish Council
18 March · 🌐

...

Make sure you have your say on the pre-submission (draft) Neighbourhood Plan.
You have until the 13th April 2026 to take part in the Reg 14 consultation.... See more



See insights and ads

Boost post



Tattenhall & District Parish Council
5 March · 🌐

...

Don't forget to join us later today...



Tattenhall & District Parish Council
Neighbourhood Plan Regulation 14
Consultation Meeting
Thursday 5th March 2026
Main Hall Barbour Institute - 7.30pm



Join us at this important meeting where we
will explain the changes made to the
Neighbourhood Plan which are now open to
Regulation 14 consultation.

For more information contact the Clerk to Tattenhall & District
Ann Wright, 62 Well Street, Malpas, Cheshire, SY14 6QH
01948 861 035 clerk@tattenhallcc.co.uk



Tattenhall & District Parish Council
3 April · 🌐

...

Make sure you take part in the Reg. 14 consultation on the Neighbourhood Plan which closes on
Monday 13th April 2026.
You can find the Plan and other information visit... See more



The Neighbourhood Planning (General) Regulations (2012)
Notification of Regulation 14 Public Consultation

Tattenhall and District Parish Council (the designated body) has now reached the pre-submission stage of the Neighbourhood Plan and District Neighbourhood Plan and we are pleased to invite the community to take part in the consultation.

Meeting: 5th March 2026 - Monday 13th April 2026

Details of the pre-submission consultation Tattenhall and District Neighbourhood Plan are available on the website <https://www.tattenhallcc.co.uk>

Alternatively, a paper copy can be viewed at:
St Mary's Church, Tattenhall
Tattenhall Library, Tattenhall Post Office, Church Road, Tattenhall

We invite you to make comments on any aspects of the Neighbourhood Plan and District Neighbourhood Plan. Please do so by the deadline of Monday 13th April 2026.

Any comments made after this deadline may not be considered by the Council. Comments submitted on the 13th April 2026 will be considered on a case-by-case basis. We will keep the consultation confidential. However, if you have submitted a comment to the Clerk to Tattenhall & District, you will be asked to provide a contact details for the Clerk to Tattenhall & District.

See insights and ads

Boost post



Tattenhall & District Parish Council
25 March · 🌐

It is really important that as many people as possible respond to the Reg. 14 consultation on the pre-submission or draft neighbourhood plan.
The closing date for comments... [See more](#)

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Notification of Regulation 14 Public Consultation**

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alternatively, a paper copy can be viewed at:
St Albans Church, Tattenhall
or
Tattenhall Library, Tattenhall Park School, Chester Road, Tattenhall.

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Tattenhall Parish Council
62 Wall Street,
Malpas
Cheshire SY14 8QH

by the deadline of Monday 12th April 2024

Any comments made after that deadline may not be considered by TIPC. Anyone submitting comments on the TNP must provide an email or postal address and contact name. TIPC will keep this information confidential, however, it must forward information to Cheshire West and Chester Council in due course for the sole purpose of notifying all those that have submitted comments that it has received a final version of the plan for examination.

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Edwards Gill
That is correct the PC where saying that without the neighbourhood plan the developers and the local authority might push for much more

Duncan Barnackough
Edwards Gill CWAC's housing target was circa 1100 homes (it over-delivered in previous years against target), govt increased L.. See more

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View more replies

Tattenhall & District Parish Council
12 April · 🌐

Just 24 hours left to submit your comments on the Neighbourhood Plan Regulation 14 consultation - don't miss out on having your say!!

**The Neighbourhood Planning (General) Regulations (2012)
Notification of Regulation 14 Public Consultation**

Tattenhall and District Parish Council (the designated body) has now reached the pre-submission stage of the modified Tattenhall and District Neighbourhood Plan and we are pleased to make the document available for consultation from:

Monday 23rd February to Monday 13th April 2024

Details of the Pre-Submission modified Tattenhall and District Neighbourhood Plan can be viewed on our web site at:
<https://tattenhall.co.uk/ttneighbourhoodplan>

alternatively, a paper copy can be viewed at:
St Albans Church, Tattenhall
or
Tattenhall Library, Tattenhall Park School, Chester Road, Tattenhall.

We invite you to make comments or raise any queries on the modified Tattenhall and District Neighbourhood Plan. Please do so by email to reg14@tattenhall.co.uk or by post to:
Tattenhall Parish Council
62 Wall Street,
Malpas
Cheshire SY14 8QH

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Don't forget to join us later today...



Tattenhall & District Parish Council

Neighbourhood Plan Regulation 14

Consultation Meeting

Thursday 5th March 2026

Main Hall Barbour Institute - 7.30pm



The Neighbourhood Planning (General) Regulations (2012)
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We invite you to make comments or raise any queries on the modified Tattenhall and District Neighbourhood Plan. Please do so by email to clerk@tattenhallpc.co.uk or by post to:

Tattenhall & District Parish Council
62 Well Street
Malpas
Cheshire SY14 8QH

by the deadline of **Monday 13th April 2026**

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Join us at this important meeting where we will explain the changes made to the Neighbourhood Plan which are now open to Regulation 14 consultation.

For more information contact the Clerk to Tattenhall & District
Ann Wright, 62 Well Street, Malpas, Cheshire, SY14 8QH
01948 861 035 clerk@tattenhallpc.co.uk



The Regulation 14 Consultation on the pre-submission (draft) Neighbourhood Plan is still taking place closing on Monday 13th April 2026.
To find the Plan and other info... See more



See insights and ads



There's still time to take part in the Reg 14 consultation on the pre-submission draft Neighbourhood Plan which closes on the 13th April 2026.
To find the Plan and ot... See more



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There's still time to take part in the Reg 14 consultation on the pre-submission draft Neighbourhood Plan which closes on the 13th April 2026.

To find the Plan and ot... See more



Boost post



There is just 1 week left to comment on the pre-submission (draft) Neighbourhood Plan, the consultation closes on Monday 13th April 2026.

You can find the Plan and oth... See more

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Appendix 6 Outcomes of Regulation 14 Consultation April 2026

TATTENHALL NEIGHBOURHOOD PLAN

REGULATION 14 ANALYSIS NOTE OF STATUTORY BODY AND COMMUNITY REPRESENTATIONS

APRIL 2026

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Tattenhall Central Neighbourhood Plan (TNP) during its 'Regulation 14' consultation period which ran from the 23rd February to 13th April 2026. It concludes by recommending main modifications to the TNP so that it may be submitted to the local planning authority Cheshire West and Chester Council (CWaC) to arrange for its final consultation, examination and referendum.

2. Representations

2.1 Representations have been received from:

- The Coal Authority
- National Highways
- Natural England
- Network Rail
- Welsh Water (Foul Drainage)
- Historic England
- The Mersey Forest
- NHS Property Services
- Pegasus on behalf of The Bolesworth Estate (Land Interest)
- Gladman Developments Limited (Land Interest)
- Inspired Villages (Land Interest)
- Lexwood Developments (Land Interest)
- Litchfield's on behalf of Taylor Wimpey (Land Interest)
- United Utilities (Water/Wastewater for the North West)
- Cheshire West and Chester Council (Combined Response)
- Cheshire West and Chester Council (LNRS Specific Response)

2.2 The other statutory consultees were consulted but none have made representations.

2.3 The Coal Authority, National Highways and Network Rail were in support of the Neighbourhood Plan and its contents and raised no specific issues. Welsh Water, Historic England and the Mersey Forest offered guidance but made no specific comments or issues with the Neighbourhood Plan.

3. Analysis

3.1 The representations include suggested modifications to the policies and supporting text of the document. This note focuses only on those of greater substance as all those referencing editorial updates can be addressed by the group in finalising the document.

3.2 Land Interests

Pegasus on behalf of Bolesworth Estate have expressed strong support for the Plan. They have suggested a number of minor changes to the wording and mapping mostly related to Policy 7, which have been accommodated where possible taking into account changes requested by other consultees. As per the response from Inspired Villages (see below) the boundary of Policy 7 will need to be reviewed.

Johnson Mowatt on behalf of Gladman were broadly supportive of the TNP seeking to allocate sites for housing and had no specific comments to make on the policy wording, but raised concern over the housing number, site choice and conformity with the emerging Local Plan process.

Inspired Villages broadly supports the TNP and the principle of development at Frog Lane but raises concern that the current allocation conflicts with an existing permission which includes ecological mitigation land currently within the curtilage of Policy 7 They recommend amendments to the site boundary, access arrangements, and policy wording to ensure the scheme is deliverable, protects the retirement village and its residents, and allows for inclusion of specialist older persons' accommodation. They suggest either altering the designation boundary or identifying through the policy that this consent is already in place and ensuring future development safeguards this land.

The NP will need to review the current site boundary and proposed access with Bolesworth, to make an amendment where necessary.

Lexwood Developments supports the preparation of the Neighbourhood Plan, but does not agree with the conclusions reached regarding soundness and deliverability. Lexwood Developments object to the Plan on the basis that it lacks flexibility and contingency, and is therefore unlikely to deliver the required housing, particularly in the early years, resulting in a potential shortfall. They also raise concerns that the Plan does not provide for small and medium-sized sites or a robust and up-to-date evidence base.

In relation to the requirement for small sites, whilst national policy (NPPF paragraphs 73–74) encourages the provision of at least 10% of housing on sites of less than one hectare, this requirement is directed at plan-making at the Local Planning Authority level. Neighbourhood Plans are not required to allocate small sites where they are bringing forward a clear, deliverable spatial strategy, and there is no requirement for each individual Neighbourhood Plan to meet the 10% threshold. The Plan is based on an indicative housing requirement provided by the Local Planning Authority, and has been prepared in accordance with current guidance. It will not become out-of-date on adoption of the emerging Local Plan; rather, it will continue to form part of the development plan unless and until it is reviewed. The approach taken does not prejudice the emerging Local Plan process.

Furthermore, a planning application has now been submitted for a substantial proportion of the allocation, which demonstrates that the site is available, achievable, and actively progressing, and therefore deliverable. The policy framework has been intentionally structured to ensure that development is plan-led, coordinated and infrastructure-supported, rather than piecemeal. This is consistent with national policy objectives.

Litchfields on behalf of Taylor Wimpey do not support the NP and raises a number of concerns: Failure to identify a clear, justified housing requirement, relying instead on an uncertain and unexplained indicative figure of 500–600 dwellings, which they argue is too low and not aligned with emerging Local Plan evidence or national policy.

The emerging Local Plan Regulation 18 consultation in July 2025 suggested options ranging from 500 up to 1500 for Tattenhall as an identified Local Service Centre, which was used as the starting

point for the Settlement Spatial Plan work undertaken by the Parish Council. This has demonstrated that the higher figure is unlikely to be considered sustainable and would more than double the size of the village.

CWaC, advised the Parish Council in December 2025 that an indicative housing number would be provided to the local parishes in January 2026 but further advised in January 2026 that they were no longer able to provide this figure. In discussion with them, for the purposes of the Regulation 14, they were asked to confirm if a figure of 500- 600, would be acceptable as an indicative housing number for Tattenhall, to be reviewed prior to submission. This figure was agreed by CWaC (the correspondence will be submitted as part of the consultation statement.)

As a guide, if the PPG standard method calculation were instead used to prepare an indicative housing number this would return a figure of 253 over the next 20 years for Tattenhall. It would therefore be incorrect to state the figure of 500- 600 is too low as there is currently no evidence to support this claim.

The suggestion that the Plan is intended to frustrate development is not accepted. The purpose of the Neighbourhood Plan is to restore a genuinely plan-led approach to development, providing a clear framework for the location, scale and form of growth, rather than relying on speculative or uncoordinated proposals. It is further noted that contrary to the comments made, CWaC is not progressing to a Regulation 19 this year and will be preparing the Local Plan under the new 30 month programme. As such, this presents a further period of uncertainty unless the TNP steps in to restore the plan led system for the parish.

Litchfields also raise concerns about the site selection process, including limited engagement with landowners, noting:

“Taylor Wimpey has at no stage been approached by the Parish Council to engage closely with the Parish or feed into the site selection and identification process described in the draft modified TDNP.”

A copy of the letter sent to Taylor Wimpey as part of the landowner engagement is included within the Consultation Statement alongside the response provided by Litchfields on behalf of Taylor Wimpey to the informal engagement survey.

Litchfields also state that the SEA is inadequate and legally flawed, particularly because it fails to properly assess reasonable alternatives and does not undertake sufficient site-specific assessment to justify the chosen allocation. The approach to reasonable alternatives reflects a proportionate, scenario-led methodology, which is appropriate for a Neighbourhood Plan. The SEA does not require detailed site-by-site assessment of all potential alternatives; rather, it requires a clear and reasoned comparison of realistic options. This has been undertaken through the assessment of growth scenarios, with more detailed consideration given to the preferred option. The suggestion that all potential sites must be subject to detailed individual assessment is not supported by national guidance. The SEA Regulations require the consideration of reasonable alternatives, not an exhaustive assessment of every site. The approach taken is therefore considered proportionate and consistent with this level of plan-making.

(It is also noted that the site selection process appropriately took into account community views as a material consideration, consistent with the neighbourhood planning process which culminates in a referendum. While sites must be assessed against planning and environmental criteria, it is also reasonable and necessary to consider whether proposed allocations are capable of securing community support and deliverability in practice.)

Finally, concerns around viability and deliverability are raised. The landowner for the proposed allocation has confirmed as part of their Response to the Regulation 14 that the proposals are indeed both viable and deliverable.

A number of changes to other policies have been suggested, reviewed and amendments made where necessary.

- 3.3 United Utilities highlight the importance of safeguarding water and wastewater infrastructure and ensuring early engagement with developers to understand site constraints. In relation to specific policies, they recommend the inclusion of additional wording to address water efficiency and the location of sites within water catchment areas. It recommends the inclusion of additional wording within Policy 7 to address water efficiency in residential development. The following wording is suggested:

“All new residential developments must achieve, as a minimum, the optional requirement set through Building Regulations Requirement G2: Water Efficiency or any future updates”

They also recommend additional wording in relation to non-residential development:

“All major non-residential development shall incorporate water efficiency measures so that predicted per capita consumption does not exceed the levels set out in the applicable BREEAM ‘Excellent’ standard.”

The proposed wording for Policy 7 could be updated to include appropriate reference (see response to Natural England, below)

They further note that the site is located within water catchment land and recommend inclusion of wording within the policy (likely alongside criteria relating to site constraints or environmental considerations) as follows:

“The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required with the identification and implementation of any required mitigation measures including a management plan.”

They also recommend additional wording for Policy 8, noting that this land is also located within water catchment land and recommend inclusion of similar wording within the policy:

“The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required with the identification and implementation of any required mitigation measures including a management plan.”

The NP may wish to consider incorporating this additional wording.

- 3.4 NHS Property Services support the overall approach of the Neighbourhood Plan, particularly the inclusion of policies requiring consideration of infrastructure impacts arising from new development. They recommend amendments to Policy 7 and supporting text to provide greater flexibility in how healthcare infrastructure contributions can be delivered.

They note that Policy 7 currently safeguards land for a new GP surgery and includes provision for financial contributions. They recommend amending the wording of criterion vi) to allow for contributions towards existing healthcare facilities where a new facility is not delivered. The following amended wording is suggested:

“The scheme shall safeguard land on-site for the provision of a new GP surgery (Class E (e)) to be agreed with the local GP surgery and Integrated Care Board. Should the safeguarded land no longer be required within an agreed period, it shall revert to use as public open space to serve

the development. Any financial contribution towards a new GP surgery (on or off-site) or financial contributions towards existing practices shall be secured via legal agreement.”

They also recommend amendments to the supporting text to reflect the same flexibility in healthcare provision. The following additional wording is suggested in paragraph 3.72:

3.72 The site-specific requirements seek to ensure that development is supported by appropriate physical and social infrastructure to benefit the community. This includes:...

• provision for healthcare facilities, which could include a new healthcare facility (on or off site) or contributions towards existing practices.

The NP may wish to consider incorporating this additional wording.

- 3.5 Natural England provided a combined response to the Regulation 14 consultation and the CWaC HRA and Marine Plan Screening Opinion. In respect of the Regulation 14, Policy 7: Site Allocations, Natural England would welcome additional policy wording to ensure the protection of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid Special Area of Conservation (SAC) from development.

The land allocated to the north and south of Frog Lane falls within a Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ) for River Dee (England) SSSI, including the internationally designated sites in underpins, suggesting a hydrological link to the site. The specific policy requirements should reflect findings of the HRA and Strategic Environmental Assessment (SEA) reports. We advise that key considerations are likely to include the need for a Construction Environmental Management Plan (CEMP) during the construction phase, along with appropriate management of surface water and wastewater drainage

In respect of the SEA, Section 3. Assessment of Final Policies & Reasonable Alternatives, they note: *The land allocated to the north and south of Frog Lane falls within a SSSI IRZ for River Dee (England) SSSI. We note that the IRZ has been identified in section 4 (assessment of growth scenarios) of the report. As outlined above, we would expect this to be assessed due to the potential impacts from drainage to the site. It is also important to highlight that the notified features of the SSSI may differ from those of the SAC, meaning the HRA may not fully cover the SSSI assessment, and we expect this to be considered in the SEA. Further information on the SSSI and its designation can be found on Designated Sites View.*

Noted. The draft SEA will be reviewed. It is suggested that in order to incorporate the comments made by both Natural England and United Utilities, additional policy wording in Policy 7 is suggested as follows:

Development proposals should:

- Engage at an early stage with relevant infrastructure providers, including water and wastewater providers, to ensure site constraints and capacity are appropriately addressed;*
- Incorporate water efficiency measures, including, where feasible and viable, achieving the optional Building Regulations standard for water efficiency (or any successor standard), and for major non-residential development, measures consistent with BREEAM ‘Excellent’; and*
- Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction management measures to maintain or improve water quality and flow regimes*

3.6 Cheshire West and Chester Council has provided a detailed response which is set out in the table below.

Section/ Policy	Issue	Comments
Cheshire West and Chester Council - Combined response to the Tattenhall Neighbourhood Plan Reg 14 Consultation		
General Comments	Throughout the Plan, there is a reliance on draft NPPF 2025 Consultation National Decision Making Policies (NDMPs) which are currently not in place and may be subject to change. Cheshire West and Chester Council – Transport Team comment: We would welcome reference to the Borough's Local Transport Plan (LTP4) within the Neighbourhood Plan. Adopted in December 2025, LTP4 sets a vision and priorities for transport across the borough, including objectives for decarbonisation, fairness, economy, health and place. The Neighbourhood Plan should encourage development proposals to demonstrate alignment with the objectives and targets of LTP4 including reducing reliance on private car travel where possible, encouraging a shift to zero-emission vehicles, and improving safe, direct sustainable transport connections for local journeys.	The plan has deliberately been 'future proofed' by making reference to the draft 2025 NPPF due to the expected timing of its submission. NP to consider the inclusion of suggested wording in supporting text of Policy 5
Policy 1: Housing Growth	The policy has reliance on the draft national policy through reference to National Decision-Making Policy (NDMP) S3 and NDMP HO8. These policies are currently under consultation and have not yet been confirmed. Section A refers to the settlement boundary being defined for the purposes of applying NDMP S3 on the presumption in favour of sustainable development. Would the settlement	The plan has deliberately been 'future proofed' by making reference to the draft 2025 NPPF due to the expected timing of its submission. In the context of Policy 1, the settlement boundary applies for this purpose as NDMP S3 sets out how the NPPF is applied within and outside of settlement boundaries.

Section/ Policy	Issue	Comments
	boundary only apply for this purpose, or would it also be used for other decision making purposes? The policy currently refers to requirements for housing proposals of 10 or more dwellings, for example in relation to mix and type and affordable housing. Does this mean that on sites below 10 dwellings this would not be required? The Local Plan (Part One) Policy SOC 1 requires affordable homes on all new residential development that in the rural area have a capacity for three or more dwellings or comprise and area of 0.1 hectares or more. Cheshire West and Chester Council – Strategic Housing Team comment: Strategic Housing have one comment regarding the Tattenhall Neighbourhood Plan regarding Policy One, Bii “The affordable housing will be subject to a S106 Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity”. The commentary in paragraph 3.9 explains that s.106 Agreements should prioritise applicants for Affordable Housing with a Local Connection to the Parish for Discounted Market Sale and Affordable Rented accommodation where the Housing Needs Survey identifies a shortfall in provision. The 2023 Housing Needs Survey identified a modest need (12 units) for affordable housing, particularly 1-bedroom homes. Given there are c.6000 applicants on the Housing Register, only very minimal prioritisation of Parish residents is considered justified. A short eligibility cascade (for example 1 week for Affordable Rent and 4 weeks for Intermediate Affordable Housing) is the only option that could be supported to explain how this prioritisation could be implemented.	That is correct, no such requirement is required for non-major development. We direct CWaC to their response to the Regulation 14 (2025) where a threshold of 3 has been sought. It was noted “Tattenhall is not in a Section 157 rural area where lower thresholds for affordable housing would apply as set out in the NPPF”. As such SOC1 does not apply. Duly noted. Noted. It is suggested that this eligibility cascade would be welcomed for affordable rental and shared ownership properties to meet the justification requirement for the policy. In respect of Discounted Market Sale CBC website eligibility criteria states that: <i>Many discounted market sale affordable homes are also covered by specific local connection criteria. You must be able to provide evidence of a strong local connection either by residence, employment or immediate family connections to the area where the <u>discounted market sale affordable home</u> is located. For rural properties this is usually a connection to the parish and for urban areas the ward. Please note, attendance of household members at a local school is not considered as a local connection.</i> On that basis the local connection criteria is considered appropriate and justified for this type of affordable property.

Section/ Policy	Issue	Comments
		<i>NP may wish to add to Policy 1 Bii: where supported by up to date evidence. A short eligibility cascade shall also be included within the agreement.</i>
Policy 2: Local Character	In policy 2 A), what is meant by ‘does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath’? How would this be assessed? Would a small development in the gap be acceptable? How would a development ‘respect local landscape quality’? Could it still be developed? Policy 2 A) and B) refers to the Design Code (2022), but the version of the Code included in the consultation is from 2023. This comment also applies to other relevant sections of the neighbourhood plan. Policy 2 B) states that developments of over 30 homes should comprise smaller areas with different types of housing setting, as set out in the Design Code. The Design Code describes different character areas but doesn’t set out how smaller areas within developments should differ. This should be explained in more detail so it is clear exactly what is expected and how it would be achieved. It isn’t clear how this would work on the site allocations for a total of up to 600 dwellings, as set out in Policy 7.	This would be a matter of planning judgement for the decision maker. <i>NP wording to be updated to note Design Code is 2023</i> <i>Suggest updating the policy wording as follows:</i> <i>Where development exceeds 30 dwellings, proposals must be designed as a series of smaller character areas (typically 30–100 dwellings each) which together reflect the overarching character area within which the site is located. These areas should:</i> <i>reflect the character principles set out in the Tattenhall and District Design Code (2023);</i> <i>incorporate variation in layout, density, building type, materials and landscape structure;</i> <i>be arranged through a coherent masterplan demonstrating how the overall site creates a legible and locally distinctive place;</i> <i>avoid large-scale, homogeneous estate layouts, particularly on allocated sites under Policy 7.</i>

Section/ Policy	Issue	Comments
	Policy 2 C) would be difficult to assess. How would it be determined whether an arboricultural report is from a 'reputable company'? How would it be established whether a tree had 'significant amenity value' or was an 'important tree'? Would Policy 2 C) and D) this aim to prevent any development that would result in loss of any healthy, mature trees with amenity value or any ancient, veteran and mature native trees, hedgerows, ponds and woodland? If so, this could prevent housing development and therefore may not meet the requirements in the basic conditions.	<i>Suggest updating policy wording C) to read:</i> <i>The removal, or cutting back, of any mature, native trees that have significant arboricultural value (defined as category A or B in BS5837) shall be resisted unless supported by an assessment by a qualified arboriculturist to evidence the condition of the tree and the justification for its removal or management or where it can be demonstrated that the benefits of development clearly outweigh the harm and appropriate mitigation or compensation is secured.</i> <i>New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal. Where there is a loss of trees they must be replaced with native species at the ratio of 2 for 1 unless an alternative approach is justified and agreed.</i> <i>Suggest removing Clause D as now covered by NPPF and avoids concern over basic conditions. :</i>
Policy 3: The Local Economy	Policy 3 A), criterion 1 refers to the conversion of existing buildings – would this apply to any existing buildings and proposals for any employment or retail development? If so, this could result in unsustainable development or retail development outside retail centres. Employment or retail development of existing buildings would not necessarily be suitable and could cause problems in terms of neighbouring amenity. Criterion 2 also supports new commercial premises, which may not necessarily be suitable. Additional details should be added to clarify what would be supported.	<i>Policy 3 B) clearly states sequential test will be applied outside of the local centre. Suggest updating policy wording to 3 A) as follows to clarify:</i> <i>A) The following types of employment development will be supported, provided that they are of an appropriate scale and location and do not result in unacceptable impacts on neighbouring amenity, highways, the character of the area or the surrounding landscape and demonstrate accordance with the Tattenhall and District Design Code (2023) or any updated version:</i>

Section/ Policy	Issue	Comments
	What is meant by small-scale? Does this relate to the size of the existing business? Small-scale expansion of a large site could be very significant.	• <i>The conversion of existing buildings and the small-scale expansion of existing floorspace of employment premises across the Parish.</i> • <i>New commercial premises, where they accord with National Decision-Making Policy S3</i> <i>For the purposes of this policy, 'small-scale' expansion refers to development that is proportionate to the size and function of the existing business and does not result in a significant increase in the overall scale, intensity or impact of the use.</i>
Policy 4: Local Facilities	Would policy 4 A) apply to all proposals? For example, would this include house extensions or applications for advertisement consent? What is meant by demonstrating how impacts will be addressed? If there was an increasing need for a service for facility like a doctor's surgery, how could that be addressed by an individual development? A) also refers to new utility services being seen as a positive benefit. Would this still be a benefit if the new utilities (such as water supply) were provided as part of a housing scheme and just served that site? Criterion C refers to demonstrating that reasonable efforts have been made. What would be considered 'reasonable efforts'?	<i>Suggest updating policy wording A) to read:</i> <i>Proposals for major development will be required, where proportionate to their scale and nature, to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed or mitigated. Account must also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where appropriate, mitigation may include on-site provision, financial contributions, or other measures secured through planning obligations.</i> <i>Where new development proposals bring new utility services or infrastructure that provide wider benefits beyond the application site, this will be supported.</i> <i>Suggest the addition of policy wording C) to read:</i>

Section/ Policy	Issue	Comments
	Cheshire West and Chester Council – Strategic Waste Team comment: The Tattenhall Household Waste Recycling Centre (HWRC) is within the boundary and not specifically mentioned in any of the documentation. However, under Policy 4 (Facilities) principles are outlined that suggest that local facilities should be protected to serve local communities. The Tattenhall HWRC is an important service serving communities much further afield than the Tattenhall Neighbourhood and enables the Council to provide a portfolio of HWRCs across the borough that meet the Waste and Resource Action Programme (WRAP) and National Assessment of Civic Amenity Sites (NCAS) guidance for HWRC provision (Whilst recognising that the size of the HWRC is too small to provide a full HWRC offer, compared to the largest HWRC sites located in the main conurbations of Winsford and Chester). Alternative provision for rural communities would have to be provided should this site ever be developed.	<i>For the purposes of this policy, 'reasonable efforts' should include proportionate and robust marketing of the premises for a minimum period of 12 months at a realistic price, evidence of lack of demand, and consideration of alternative community or commercial uses compatible with the location.</i> <i>Suggest the addition of a new Clause e) to read:</i> <i>D) The loss of strategic community infrastructure serving a wider catchment, including the Tattenhall Household Waste Recycling Centre, will be resisted unless suitable alternative provision of equivalent or improved accessibility and capacity is secured.</i>
Policy 5: Transport and Communication	Policy 5 A) and C) contradict each other. A) seeks to reduce or mitigate traffic or congestion, whilst C) seeks to increase parking provision which could increase traffic and congestion. Policy 5 A) states that development should include measures to mitigate fully any impacts. Most developments will have some impact on congestion – would a minor remaining impact still be unacceptable?	<i>Additional policy wording could be added to C to address this potential contradiction:</i> <i>Car Parking in Tattenhall Village Centre. Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle, where they are proportionate to identified need and do not result in unacceptable impacts on traffic congestion, highway safety or the quality of the public</i>

Section/ Policy	Issue	Comments
	Cheshire West and Chester Council – Transport Team comment: Policy 5A: We support the current policy wording, but would welcome further clarification of the importance of assessment of movement across all modes, not only vehicle traffic. In line with the updated NPPF, references to “realistic levels of traffic” should adopt a vision-led approach that tests a range of plausible transport futures, including mode shift scenarios, rather than relying solely on trend-based forecasting. The policy’s reference to walking and cycling could be strengthened by explicitly referencing key statistic active-travel corridors mentioned elsewhere in the Plan. The former railway line toward Chowley and the Shropshire Union Canal towpath should be recognised her as key greenway opportunities and important wildlife corridors in their own right, in addition to later references in relation to site mitigation. More broadly, the wording should refer to upgrading and enhancing infrastructure provision and quality, rather than just “maximising opportunities”.	<i>realm, and where they are designed to support accessibility to local services.</i> <i>Clause A could be updated to address the comments made by the Transport Team as follows:</i> <i>Development should:</i> <i>Identify the realistic level of traffic and movement it is likely to generate across all modes, including walking, cycling and public transport. It must assess the potential impact of this on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to appropriately mitigate any significant adverse impacts. Development that would give rise to unacceptable highway safety impacts or severe residual cumulative impacts on the road network will not be permitted.</i> <i>Maximise opportunities to walk, cycle and use public transport, including between Tattenhall, Newton by Tattenhall and Gatesheath, including the linking, upgrading and enhancement of existing public rights of way, and key routes such as the former railway line toward Chowley and the Shropshire Union Canal towpath, as well as supporting public transport where possible.</i>
Policy 6: Landscape and the Environment	Some of the proposed Local Green Spaces (LGS) have relatively short descriptions in Appendix B. Additional evidence should be provided to show how all the proposed LGS meet the requirements in the regulations and guidance.	<i>More detailed descriptions of LGSs can be provided by the PC should they deem it necessary, however these LGSs are already designated in the made Neighbourhood Plan and are not proposed to be modified. As such they are not considered to be subject to re-examination.</i>

Section/ Policy	Issue	Comments
	Would the requirements set out in Policy 6 A) on protection and enhancement of wildlife value, respecting local landscape character and supporting the creation of a network of green spaces relate to any type of development proposals? As currently worded it would include any type of development, including housing extensions etc. Cheshire West and Chester Council – Landscape Team comment: The document should make reference to good design practice, and methods to safeguard landscape and townscape character and local distinctiveness, in the form of guidance notes, i.e. inclusion of Landscape and Visual Impact Assessments/Appraisals and Townscape Appraisals for all future change proposals.	<i>This policy was not proposed to be modified, however, a minor modification could be accommodated with the insertion of the words “except householder applications”</i> <i>Duly noted. However, this wording is not considered necessary within an LGS policy.</i>
Policy 7: Site Allocations	Does Policy 7 refer to two separate site allocations, or is it one allocation which is split into two parts? Would it be acceptable if the two parts were developed separately? Generally, the policy includes several very specific requirements that do not necessarily fit with the requirements set out in the Local Plan.	<i>The site allocation exists in two phases.</i> <i>For clarity, the supporting text could be updated to note:</i> <i>“The two parcels form a single comprehensive allocation. Development may come forward in phases, but proposals should demonstrate how they contribute to the coordinated delivery of the wider site, including infrastructure, access and green infrastructure”</i> <i>“Individual phases will be supported where they do not prejudice the delivery of the wider allocation and demonstrate how they align with a comprehensive approach to the site as a whole.”</i> The specificity of the wording demonstrates the detailed dialogue between the landowner and the NP, reflected in their response to the Regulation 14, as well as community expectations of the community benefits which will need to be delivered alongside development. Whilst minor amendments, as set out below can of course be accommodated, there is no reason for the policy to provide less clarity.

Section/ Policy	Issue	Comments
	7 A) v) refers to ‘up to 9.8ha of publicly accessible open space’ – which makes it sound as though a lower amount would also be acceptable. Should this be a minimum of 9.8ha? How has this figure been developed. 7 viii) refers to delivering ‘defensible boundaries between the site and the adjacent countryside’. What does this mean? High fences may be a defensible boundary, but wouldn’t fit with the character of the rural area. More information should be provided. 7 xii) refers to all mature trees and hedgerows being retained on site ‘unless their removal is necessary’ – which seems to conflict with the requirements in Policy 2. 7 xiv) refers to the need to ensure that adjacent watercourses and their catchments are protected. How would that be assessed and achieved? The comments above also relate to relevant sections of policy 7 B). Part of the site includes a sand and gravel mineral safeguarding area. The proposals will need to comply with policy M 2 in the	This figure has been developed with the landowner as part of the indicative masterplan. This is the likely maximum figure, so a lower amount may be acceptable. <i>Suggest amend Policy to add clarity as follows:</i> <i>“This may include landscape buffers, tree planting, green corridors, or other natural features that provide a clear transition between built development and open countryside, consistent with rural character.”</i> Suggest additional policy wording as follows to resolve the conflict: <i>“unless their removal is clearly justified through an arboricultural assessment and represents the minimum necessary to achieve a suitable and sustainable layout, in accordance with Policy 2”</i> See proposed updated policy wording in response to this and Natural England comments (see 3.5 above). <i>Policy 7b will also need to be updated accordingly with this wording.</i> <i>This was identified in the SEA and as there is an existing Local Plan policy which deals with this, it is not felt necessary to restate</i>

Section/ Policy	Issue	Comments
	Local Plan (Part Two) and the policy should explain how this will be achieved. Cheshire West and Chester Council – Transport Team comment: Policy 7A(x) should explicitly reference access to healthcare. Walking and cycling connectivity should link not only to schools and the village centre but also to existing and proposed GP provision. Policies 7A(xi) and 7B(viii) should refer to both access and enhancement of the former railway line. This recognises its function as a strategic greenway, a potential spine route for future active travel investment, and an ecological corridor requiring careful design and upgrades. The Neighbourhood Plan should consider strengthening the contribution which transport can make to achieving your aspirations for the Tattenhall's village centre's place function. This includes the role of traffic calming, reduced vehicle dominance and speed restraint, particularly important if a new street between Chester Road and Frog Lane is brought forward. The village centre should be planned as a people-focused hub that prioritises safety, walking, cycling and public realm quality, and this should be explicitly referenced as part of mitigation for development.	<i>in the NP policy, although it could be added to the supporting text as an informative note in the supporting text.</i> <i>NP may wish to consider updating the policy wording to take account of this comment as follows:</i> <i>walk and cycle... to Tattenhall village centre, Tattenhall Primary School, and existing and proposed healthcare facilities</i> <i>provide access to and enhancement of the former railway line as a strategic greenway and active travel corridor</i> <i>Suggest adding wording to supporting text:</i> <i>Development proposals should support the role of Tattenhall village centre as a people-focused hub. This includes measures to reduce vehicle dominance, improve safety, and enhance walking, cycling and public realm quality. Traffic management, calming measures and street design should contribute positively to the function and character of the village centre."</i>
Policy 8: Flood Management Land	How and why has the land off Burwardsley Road been chosen for the delivery of a natural flood risk management scheme? Have the landowners been consulted? Who would be responsible for bringing the scheme forward?	The land has been proposed by the landowner and they have drawn up the outline scheme to expand upon the existing flood risk management scheme already in this location. The landowner will bring the scheme forward at the appropriate time working with key stakeholders including the Environment Agency.
Policies Map	It would be helpful if the policies map on page 28 had a more detailed base map, as it is difficult to tell exactly where the parish boundary and other boundaries / sites are in relation to existing development etc.	ONH to review.

Section/ Policy	Issue	Comments
	On the policies map (page 28) and inset map (page 29) is the 'Policy 1 housing growth' boundary the settlement boundary? If it is the proposed settlement boundary, why does it exclude the dwellings on Edgecroft? The boundaries Local Green Spaces are difficult to make out on the policies map / inset map and more detailed maps should be provided. The views and vistas are numbered in Appendix A and should also be numbered on the policies map / inset map.	<i>Noted. Whilst Edgecroft was previously outside of the settlement boundary it should now be included. ONH to update mapping</i> The Policies Map is a PDF version of the digital, GIS-based map, the shape files for which will be supplied to the LPA to incorporate into its interactive Policies Map. That version, the link for which is included within the NP just above the PDF version of the Policies Map, allows for the map to be zoomed in and out and shows the precise site boundaries of the features requested above. It is therefore considered that interactive mapping provides the appropriate level of detail. Once the NP is made and the mapping layers uploaded to the LPA interactive mapping, the link in the NP will be updated to reflect this. In order to isolate layers as necessary please click the bar above each layer on the legend to switch on and off. <i>The labels from the interactive mapping can be switched on to show the numbers on the PDF version of the map.</i>
Appendix A – Views and Vistas	Cheshire West and Chester Council – Landscape team comment: It would be beneficial to include the viewpoint images within the document. Likewise, it would be good to include images of the Local Green Spaces as per Appendix B.	<i>This can be addressed should the PC wish to provide photographs to be dropped into the Appendix. It is noted however, that as a modified plan, these views and vistas are already established and as such not subject to further examination. The Policies Map is interactive and as such the reader can zoom in to consider the detailed location of the viewpoints</i>

Section/ Policy	Issue	Comments
Appendix B – Local Green Spaces	Detailed maps showing the boundaries of the Local Green Spaces should be provided in this appendix.	The Policies Map is interactive and as such the reader can zoom in to consider the detailed boundaries of the Local Green Spaces. All of which are established and therefore are not subject to further examination.
Draft SEA Report	It is still unclear why the topics of landscape and climate change, energy and air quality have been scoped out, when it is likely that the new Policy 7 and allocations will impact on those topic areas. On page 9 of the SEA report it states that all allocations would contribute to similar traffic conditions. However, the O'Neill Homer presentation from 23 October 2025 sets out key differences between the growth scenarios in terms of transport for example with scenario 1 resulting in "traffic effects distributed around the village", scenario 2 being "closer to the A41 and opportunity for Frog Lane to Chester Lane link road so less traffic through the village" and for scenario 3 "significant new highways works required to facilitate access to A41 plus new link road required from Chester Road to Frog Lane". As such, the options would have different impacts on air quality and they would also have different impacts on landscape due to the different locations of development. Chapter 4 provides an assessment of the growth scenarios, but doesn't provide maps or detailed descriptions of each growth scenario – so it is very difficult to identify whether the assessment is accurate. Details of the scenarios should be provided within the SEA report. The assessment on page 27 identifies that land affected by flood risk and mineral safeguarding designations is expected to	It is acknowledged that in looking at the reasonable alternatives, there may be some differences between the scenarios, however the reason these have been screened out is we were not able to conclude that these effects are significant enough to be measurable or have significance relative to each other. For example there is no AQMA in Tattenhall and whilst development in the preferred location is plausibly likely to result in less traffic being generated through the village than other options, taking a proportionate approach, the emissions levels are not clearly discernible between them to readily measurable. In respect of landscape, again taking a proportionate approach, the NP area falls within the same character areas. There are no international, national or local landscape designations across any of the sites. An LVIA would not be considered proportionate for a NP although it is noted that one has been prepared for the outline stage of phase 1 of policy 7 (Application 26_00486) <i>These were provided separately as part of the evidence base but noted and will be Appended to the final version of the SEA.</i> Whilst this is covered by the Minerals and Waste Plan, without duplication, the policy could signpost to this:

Section/ Policy	Issue	Comments
	remain undeveloped and safeguarded accordingly. However, this isn't specified in Policy 7 in the neighbourhood plan.	<i>Development proposals affecting Mineral Safeguarding Areas should have regard to the policies of the Cheshire West and Chester Minerals and Waste Local Plan, including the need to assess and, where appropriate, safeguard mineral resources.</i>
Design Code	We are currently working on a new borough-wide design code. We will share the design code with Neighbourhood Plan groups as soon as we can. Cheshire West and Chester Council – Strategic Waste Team comment: The only mention of waste/recycling is in the sustainability section of the design code where the point is made that waste storage should be submitted with all planning applications for new or significantly extended buildings, or where a change of use is required. I would suggest this adequately covers the services requirements for assessing domestic/household developments, but the Waste Commissioning Team would not review commercial developments – ideally all waste and recycling containers should be stored out of site, especially in sensitive areas near listed developments. Cheshire West and Chester Council – Transport Team: We support the approach to parking set out in your Design Code, including emphasis on locating parking out of sight. Side-and-rear-court parking helps avoid vehicle-dominated streets. The Neighbourhood Plan should also reference the emerging Boroughwide Design Code, due to be published later this year, which will give further guidance on street design, sustainable movement and support for LTP4's vision for people-centred streets.	Noted. <i>Noted.</i> <i>Noted. See comments above, but LTP4 adopted December 2025 has been referenced in the supporting text.</i>
Cheshire West and Chester LNRS Comments on the Tattenhall Neighbourhood Plan		

Section/ Policy	Issue	Comments
Landscape Character	Policy 2C: Ancient and Veteran Trees are considered Irreplaceable Habitat, therefore removal of this. To take account of the LNRS, the use of Woodland, Hedgerows and Trees Priority W2 could be highlighted here, which is “2. A network of well-connected, well managed and restored ancient woodlands and plantation on ancient woodland sites (PAWS), veteran trees, orchards and exceptional trees”. The actions relating to this priority in the LNRS document includes W2.3 “Improve protection of and safeguard all veteran and exceptional mature trees”. An additional action from Priority W3 that will need to be mentioned , which is W3.6 “ Prevent damage to retained trees”. Policy (2D.) Although, this does follow the Irreplaceable habitats policy in the current NPPF, such as NPPF policy 193 ©, stating “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists;”, there needs to be mention of Priority W2 from the LNRS to highlight the need to safeguard and retention of ancient woodland, ancient and veteran trees but when it comes to Ponds, hedgerows and any other natural feature, development needs to be supported where they have taken this into account within the design of the development as per policy 193(D) of the current NPPF. The revised NPPF is currently out for consultation and may be revised.	Policy 2 can be amended to include proportionate reference to LNRS priorities, strengthen wording on irreplaceable habitats and clarify expectations around habitat enhancement and ecological networks, while avoiding duplication of national and Local Plan policy, in line with basic conditions. Policy 2C could be updated with the addition of the following <i>Development proposals should seek to safeguard and enhance trees, woodlands and hedgerows, including veteran and mature trees, in line with relevant Cheshire and Warrington Local Nature Recovery Strategy priorities and actions, and ensure that retained trees are protected from damage during and after construction.</i> Policy 2D was removed (see above) but could be replace with: Development resulting in the loss or deterioration of irreplaceable habitats will only be supported in wholly exceptional circumstances, in line with national policy. Development should be designed to take account of other natural features, including ponds and hedgerows, ensuring their retention and incorporation into the layout wherever possible.

Section/ Policy	Issue	Comments
	Policy (2E). Again, no mention of proper habitat enhancement measures that could enable the ecological network to be connected through the parish. Please check the Local Habitat Map for the appropriate habitat actions that developers could use as part of their BNG to expand the ecological network past the Local Wildlife Sites boundaries. Mapped actions and unmapped actions that are deemed appropriate to the LWS habitat should be supported and encouraged to ensure better ecological condition. However, we understand that this relates to the Local Plan policies, as mentioned in the plan, but to strengthen the argument and to support the strengthening of the biodiversity duty on Town and Parish councils, mention of the need to enhance the natural environment through LNRS priorities and actions needs to be demonstrated. Although, we do support the mention of Bat boxes, hedgehog highways and swift bricks, this does not enhance the natural environment, only partially mitigates against the removal of a habitat. As per policy 193 (D), development should be supported whereby “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.” Please take account of the LNRS Priorities and actions for this policy.	Proposals should also have regard to relevant Cheshire and Warrington Local Nature Recovery Strategy priorities in seeking to safeguard, restore and strengthen these habitats. Policy 2E could be updated to include the following additional wording: <i>Development should, where appropriate, deliver meaningful habitat creation and enhancement measures that contribute to biodiversity net gain and the strengthening of ecological networks across the parish, having regard to relevant Local Nature Recovery Strategy priorities and local habitat mapping.</i> <i>It is also suggested the following supporting text could be added to Policy 2:</i> <i>“The Cheshire and Warrington Local Nature Recovery Strategy (LNRS) provides a strategic framework for the protection, enhancement and recovery of nature across the area. The policies of this Neighbourhood Plan have regard to the LNRS and, where relevant, should be read alongside it. Development proposals will be expected to demonstrate how they contribute to the delivery of LNRS priorities and locally identified habitat actions, particularly in relation to strengthening ecological networks, protecting irreplaceable habitats and securing measurable biodiversity net gain.</i> <i>This Plan does not duplicate LNRS policies or actions but signposts applicants to them as a material consideration in the design and delivery of development proposals.”</i>

Section/ Policy	Issue	Comments
Transport and Communicati on	I support the mention of the need for green car parks as per 3.36, but potential Nature-based solution actions could be mentioned to support this need. Policy (5A/B)- We do support access to green and blue corridors but an appropriate action from the LNRS might need to be mentioned here to encourage responsible recreation. WA3.3 “Reduce the impact of public access on feeding and nesting birds”, Despite being related to an estuarine priority, this is important across the whole watercourse as the Shropshire Union Canal is a key wildlife corridor. There is no mention of habitat creation or enhancement along the green/ blue corridors, which could encourage more use of these areas.	The supporting text to 3.36 and 3.37 could benefit from insertion of the following at the end of each: 3.36 Such spaces should also seek to incorporate nature-based solutions, including native planting, habitat creation and sustainable drainage features, to contribute to biodiversity and improve environmental performance. 3.37 These routes also form part of the parish’s green and blue infrastructure network, including the Shropshire Union Canal, and development should seek to enhance their biodiversity value where appropriate, while ensuring that increased access is managed sensitively to avoid adverse impacts on wildlife.
Landscape and the Environment	Policy 6a- Please refer to the LNRS document for appropriate priorities and actions relating to how the ecological network could become better, bigger, more and more joined up. At present, there is no support for this policy from an LNRS perspective as there is no action mentioned to support the improvement of the ecological network.	6A could benefit from the inclusion of an additional bullet: <i>Contribute to the strengthening, expansion and connectivity of ecological networks across the parish, having regard to relevant Local Nature Recovery Strategy priorities and actions.</i>
Policy 7: Site Allocations	The LNRS can only be used to support better placemaking, that best serves people, the area and nature in its entirety. 7 viii) refers to delivering ‘defensible boundaries between the site and the adjacent countryside’. What does this mean? Please reference the CWAC design guide for appropriate boundaries and the LNRS Appendix 7 on the Cheshire LNP website here. “Hedges not fences” would be deemed appropriate and in keeping with Landscape character area.	Noted. The definition of defensible boundary has been addressed (see CWaC response above)
Policy 8: Flood Management Land	Policy 8A.) We support the expansion of this scheme, but there is no mention of how this supports the LNRS. Watercourse priorities and actions alongside Nature-Based solutions priorities and actions must be referred to here.	Policy 8 can be amended to include proportionate reference to LNRS priorities and nature-based solutions. The NP confirms that the scheme is supported by the relevant landowner and this is their preferred location.

Section/ Policy	Issue	Comments
	Also, supporting the LLFA's comments, landowners consent must be required before putting land forward. Also, please check the Local Habitat Map here to explore other possible options for a natural flood management area through the Nature-based solutions layer.	8B could have the following addition: <i>and should have regard to relevant Local Nature Recovery Strategy priorities, including the use of nature-based solutions to enhance watercourses, biodiversity and ecological connectivity.</i>

Local community representations.

3.8 Responses were received from both individual members of the community.

3.8 Community responses were received via email. These have been collated and are provided in full at Appendix A.

3.9 The responses raise a range of common themes which can be summarised into the following:

- Scale of housing growth and overall quantum of development
- Site selection and distribution of development
- Traffic, highway safety and congestion
- Infrastructure capacity
- Impact on village character, landscape and heritage
- Environmental impacts
- Delivery and timing of infrastructure alongside development
- Concerns regarding the evidence base, consultation process and plan-making approach
- Support for a plan-led approach to manage development
- Suggestions for policy amendments and clarifications

3.11. The Neighbourhood Plan has been prepared to positively plan for growth in line with national policy, ensuring that development is delivered in a coordinated and infrastructure-led manner. Without a plan-led approach, development is more likely to come forward on a speculative and uncoordinated basis.

3.12 The Parish Council meeting in March was seeking to stress that without restoring a plan led system for the parish, it will indeed be open to a further period of speculative development. Identified sites with Tattenhall, as shown in the Settlement Spatial Plan work, indeed show in excess of land available for 1,500+ homes. As such, the figure of 1,500 is based on the CWaC Land Availability Assessment and Local Plan Regulation 18 Options Paper (July 2025) which indicated these as plausible options

3.13 The Neighbourhood Plan does not make development contingent on the provision of a GP surgery by any landowner; it seeks to ensure that appropriate healthcare infrastructure is delivered alongside growth through the planning process. The reference to Barbour Square relates to separate discussions with the NHS and is not linked to or dependent on the site allocation. The Plan does not create a housing monopoly, and the NPPF requirement for small sites applies at Local Plan level; the allocation reflects a deliverable, plan-led approach to managing growth and infrastructure provision.

3.14 Any land which will be within the settlement boundary may be considered as part of any future development scheme depending upon the constraints of the land. Please note the new NPPF will also allow for housing and other development outside of settlement boundaries, so redrawing the settlement boundary to exclude certain parcels of land will not introduce a constraint on future development.

3.15 The Neighbourhood Plan recognises that community responses to the Neighbourhood Plan reflect a range of strongly held views, with both support and objection expressed in broadly equal measure. This reflects the complex and challenging context in which the Plan has been prepared, particularly in responding to significant housing requirements and balancing growth with the protection of the village's character and infrastructure.

The Neighbourhood Plan has sought to take account of these differing perspectives by promoting a coordinated, plan-led approach to development, informed by evidence, consultation and engagement with stakeholders. While it has not been possible to accommodate all views, the Plan represents a balanced and proportionate strategy to manage growth in the best interests of the community as a whole.

4. Conclusions & Recommendations

4.1 The representations are generally supportive of the TNP and, with some modifications as detailed above, it is considered that it can proceed to the Regulation 15 submission stage without further consultations.

5. Next steps

5.1 The Parish Council has requested the proposed changes to the modified Neighbourhood Plan be set out in a draft submission version, ready for review and approval by a meeting of the Full Council in May. At this meeting it is proposed to give delegated authority to the Clerk to make any further required changes prior to submission, following a review meeting with CWaC. This is on the basis that any such changes are not considered substantive and change the nature of the plan. If any substantive changes are required, this will necessitate a resubmission of the Plan to Full Council for further review.

5.2 Once all amendments/updates have been made then ONH will update the Policies Map and supporting documentation as necessary.

5.3 The group will then need to finalise their Consultation Statement with support from ONH.

5.4 ONH will prepare the Basic Conditions Statement to accompany the submission version of the Plan.

5.5 Once the submission version of the plan is finalised, this will be sent, with supporting documentation to CWaC for the Regulation 15/16 stages.

Appendix 7 Examples of publicity Summer 2024

Tattenhall & District Neighbourhood Plan Review – Consultation Summer 2024

The following consultation has now closed.

Tattenhall & District Neighbourhood Plan Review & Design Code Consultation

A detailed review of the Tattenhall & District Neighbourhood Plan has taken place. The Plan was finalised (made) in 2014.

As part of this review a new Design Code has also been produced.

We want to know your views on both documents which can be found at <https://tattenhallpc.co.uk/the-parish-council/the-neighbourhood-plan> along with a short survey.

The Parish Council is holding a Drop In session on Saturday 5th October from 10am - 4pm at the Barbour Institute, where you can get more information from Councillors and complete the survey.

No changes are being proposed to the Plan's objectives:

1. To deliver a housing growth strategy tailored to the needs and context of Tattenhall.
To promote sensitive, sustainable development of good design which protects and enriches the landscape and built setting.
2. To sustain and improve excellent local facilities for existing and new residents.
3. To strengthen and support economic activity.
4. To seek on-going improvements to transport, to utility infrastructure and to digital connectivity.
5. To prioritise local distinctiveness in every element of change and growth.
6. To protect greenspace, the landscape and support nature conservation.
7. To involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.



Only minor changes are being proposed to the Plan and are for the following reasons:

- To update national and local policies referenced in the Plan, some of which have been replaced by new policies and documents.
- To conform with the CW&C Local Plan which was not in place when the Neighbourhood Plan was written. All neighbourhood plans have to be in general conformity with the Local Authority's Local Plan.
- To clarify and strengthen policy wording for example replacing words *should* with **must**.
- To remove repetition both within the Plan itself and in Local or National planning documents.
- To replace references to the Village Design Statement with the new Design Code document.

Designated Area

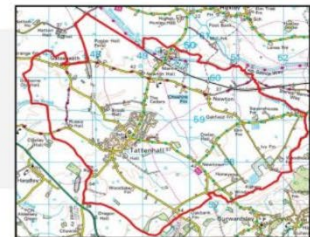
As a part of the Review the designated area (the area the Plan covers) has been amended to reflect the Parish Council's boundary.

Policy 1

This policy continues to manage housing growth in the Plan area by **supporting development of up to 30 homes only with or adjacent to the settlement boundary.**

We are proposing to amend Policy 1 to include the following:
'Proposals which have capacity of three or more dwellings or comprise an area of 0.1 hectares or more, **must include at least 30% affordable housing** and comply with Local Plan (part One) SOC1.

For more information about the Neighbourhood Plan Review or to make any comments on the proposed changes please contact the Clerk to the Parish Council, Ann Wright, by email clerk@tattenhallpcc.co.uk or by post to Tattenhall & District Parish Council, 62 Well Street, Malpas, SY14 8QH.



Tattenhall & District Neighbourhood Plan—Design Code 2023

As part of the Neighbourhood Plan Review a Design Code has been produced which will replace the existing Village Design Statement which was produced in 2009. The Design Code will be adopted as planning policy once the revised Neighbourhood Plan is made.

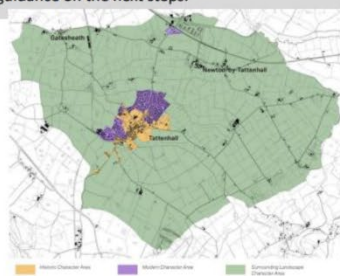


Tattenhall & District Design Code:

1. The Design Code is divided into 5 Sections:

- **Introduction**—Provides the background, purpose and process, study area and design code document structure.
- **Place Assessment**—Outlines an appreciation of physical influences which will be used to help inform the design codes.
- **Local Character**—focussed understanding of Tattenhall's built and natural landscape character is provided by undertaking a photographic survey to analyse key characteristics.
- **Design Codes**— design codes to be applied to future housing developments in the Neighbourhood Plan area are established.
- **Next Steps**—Provides guidance on the next steps.

The Code identifies **3 Character Areas**
Historic, Modern
Surrounding Landscape.



The Design Code document identifies various codes or policies regarding sustainability, views, building design, parking, gardens and boundary treatments plus privacy, space and surveillance which apply to the 3 different character areas.

Code Theme	Code Reference	Historic Character Area	Modern Character Area	Surrounding Landscape Character Area
Sustainability and Climate Change	1A - Sustainability and Energy	X	X	X
Views and the Settlement Edge	2A - Views from the Village and Hamlets	X	X	X
	2B - Views to the Village and Hamlets			X
	2C - Views to Local Landmarks	X		
	2D - Edge of Settlement	X	X	X
	2E - Geological Features	X	X	X
	2F - Geographical Features	X	X	X
Building Design	3A - Height and Scale	X	X	X
	3B - Density	X	X	X
	3C - Materials and Detailing	X	X	X
Parking, Gardens, Boundary Treatments and Landscaping	4A - On-Street Parking	X	X	X
	4B - Front of Dwelling Parking	X	X	X
	4C - Side of Dwelling Parking	X	X	X
	4D - Garage Parking	X	X	X
	4E - Car Parks	X		X
	4F - Back Gardens	X	X	X
	4G - Boundary Treatments	X	X	X
	4H - Landscaping	X	X	X
Privacy, Space and Natural Surveillance	5A - Privacy and Space Between Buildings	X	X	X
	5B - Natural Surveillance	X	X	X
Commercial Development	6A - Commercial Development	X	X	X

Visit <https://tattenhallpc.co.uk/the-parish-council/the-neighbourhood-plan> to have your say on proposed changes to the Neighbourhood Plan or contact the Clerk for a paper copy of modifications and the survey.

A detailed review of the Tattenhall & District Neighbourhood Plan has been taking place. The Plan which was finalised (made) in 2014 was expected to be reviewed every 5 years, however this is the first time it has been reviewed.

The above 'flier' outlines the changes we are proposing and why. Full details of the proposed changes can be found in the section titled **Neighbourhood Plan Consultation Documents** below which includes a table all changes made and the reason why.

