

TATTENHALL AND DISTRICT NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – MAY 2026.

The Tattenhall and District Neighbourhood Plan was made by the Local Planning Authority Cheshire West and Chester on the 4th June 2014. The Qualifying Body, Tattenhall and District Parish Council now proposes to modify parts of the made Plan. Following an initial Regulation 14 consultation in March 2025, a further review of the Plan has now taken place to introduce site allocations to the modified plan. This new iteration was presented for Regulation 14 between the 23rd February and 13th April 2026 and for submission now.

The schedule below sets out each of the proposed material modifications to the made Plan alongside the original text. A clean version of the Neighbourhood Plan has been prepared and is submitted separately. The “clean” modified neighbourhood plan also contains other, non-material modifications to bring the new document fully up to date, including supporting text. It is not necessary for such modifications to be included in this Schedule.

- Proposed draft policies list:
- Policy 1 Housing Growth (modified)
 - Policy 2 Local Character (modified)
 - Policy 3 The Local Economy (modified)
 - Policy 4 Local Facilities (modified)
 - Policy 5 Transport and Communication (modified)
 - Policy 6 Landscape and Environment (retained)
 - Policy 7 Site Allocations (New)
 - Policy 8 Flood Management Land (New)

POLICY	EXISTING POLICY WORDING	PROPOSED POLICY WORDING (CHANGES IN RED/STRIKETHROUGH)
Policy 1 Housing Growth	To enable managed housing growth in the Parish: - Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030. - Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030. Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its	To enable managed housing growth in the Parish: Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030; Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030. Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its

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environmental value), the conversion of existing buildings or affordable housing-led ‘exceptions’ schemes. ‘Exceptions’ schemes will be allowed to contain an element of ‘enabling’ market housing, but no more than 30% in any individual scheme All housing proposals should: • Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity. • Respect and, where possible, enhance the natural, built and historic environment. • Maintain Tattenhall village’s strong and established sense of place.	environmental value), the conversion of existing buildings or affordable housing-led ‘exceptions’ schemes. ‘Exceptions’ schemes will be allowed to contain an element of ‘enabling’ market housing, but no more than 30% in any individual scheme A. The Neighbourhood Plan defines the settlement boundary at Tattenhall, as shown on the Policies Map for the purposes of applying the NPPF National Decision-Making Policy (NDMP) S3 on the presumption in favour of sustainable development. B. All Housing proposals of 10 or more dwellings should: - Provide a mix of types, tenures and sizes of homes, taking into account objectively identified housing needs and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity. (established through the Tattenhall Housing Needs Report December 2023 or subsequent update) and; - include the provision of on-site affordable housing in accordance with NDMP HO8. The affordable housing will be subject to a S106 Legal Agreement or planning condition ensuring that it remains an affordable dwelling for local people in perpetuity, where supported by up-to-date evidence. A short eligibility cascade shall also be included within the agreement. - Off-site affordable housing provision or cash payment in lieu shall only be permitted where exceptional circumstances are demonstrated to justify off-site or cash contributions, in accordance with NDMP HO8. Any off-site
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		or cash contributions sought should be used towards the provision of affordable housing in Tattenhall Neighbourhood Plan Area in the first instance, where there is an identified need.
Policy 2 Local Character	Development will be supported where it: • Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place • Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts • Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath. • Fully accords with the Tattenhall Village Design Statement • Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A) • Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation Development that does not meet these criteria will not be permitted.	A. Development will be supported where it: • Respects Safeguards or enhances the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place. • Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts. • Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath. • Fully accords with the Tattenhall Village Design Statement Tattenhall and District Design Code (2023) or any subsequent version • Respects local landscape quality ensuring that views and vistas identified in Appendix A are maintained wherever possible (see Appendix A) • Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation. Development that does not meet these criteria will not be permitted.

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In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in Building for Life. Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village. The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. 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.	In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in Building for Life. Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village. B. 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: • reflect the character principles set out in the Tattenhall and District Design Code (2023) as follows; • incorporate variation in layout, density, building type, materials and landscape structure; • be arranged through a coherent masterplan demonstrating how the overall site creates a legible and locally distinctive place; • avoid large-scale, homogeneous estate layouts, particularly on allocated sites under Policy 7. C. Development proposals should seek to safeguard and enhance trees, woodlands and hedgerows, including veteran and mature trees, in line with the relevant Cheshire and Warrington Local Nature Recovery Strategy priorities and actions (W2 and W3) including ensuring that retained trees are protected from damage during and after construction. The removal, or cutting back, of any mature, native trees that have a significant arboricultural value without an arboricultural report by a reputable company will (defined as category A or B in BS5837) shall be resisted unless supported by an assessment by a
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		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. 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. D. Development resulting in the loss or deterioration of irreplaceable habitats will only be supported in wholly exceptional circumstances, in line with national policy. E. 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. 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 Cheshire and Warrington Local Nature Recovery Strategy priorities and local habitat mapping in seeking to safeguard, restore and strengthen these habitats.
Policy 3 The Local Economy	The following types of employment development will be supported: • The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish.	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: • The conversion of existing buildings and the small-scale expansion of existing floorspace of employment premises across the Parish.

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	• Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets. • All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.	• Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets. • New commercial premises, where they accord with National Decision-Making Policy S3 B. All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety. 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. C. Outside of the defined local centre a sequential test for main town centre uses will be applied, to prevent its erosion and to maintain neighbouring amenity.
Policy 4 Local Facilities	Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.	A. 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 should 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. B. Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit or infrastructure that provide wider benefits beyond the application site, this will be supported.

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	Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed. The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.	C. Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed supported. D. The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. 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. E. 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 in Tattenhall or nearby.
Policy 5 Transport and Communications	Development should: Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.	A. Development should: 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 dangers safety impacts or severe residual cumulative impacts on the road network will not be permitted.

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	• Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible. • Make provision for high-speed broadband to serve it. Development of new, high- speed broadband infrastructure to serve the parish will be supported Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.	• Maximise opportunities to walk and, 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. • Make provision for 30 megabit per second high-speed broadband to serve it. B. High Speed Broadband – Development of new 30 megabit per second high-speed broadband infrastructure to serve the parish will be supported. C. 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 realm, and where they are designed to support accessibility to local services.
Policy 6 Landscape and Environment	The areas listed below are designated ‘Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated: a. SITES OF OPEN SPACE VALUE	A. The areas listed below are designated ‘Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated. a. SITES OF OPEN SPACE VALUE

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Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.

a1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane

a2 Land within Covert Rise with willow trees

a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community

a4 Land adjacent to the Spinney and Millbrook End

a5 Land enclosed within the curtilage of Rean Meadow

a6 Land, with trees on the corner of Smithfields and Harding Avenue

a7 Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue

a8 Land on right hand side of Park Avenue backing onto Rean Meadow

a9 Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)

a10 Land on High Street at entrance to Millbrook Park estate

a11 Land on High Street at entrance to Newall/ Breen Close

a12 Open spaces within Oaklands, Greenlands, Rookery Drive areas

a13 Land in front of, and to rear of, Grakle Croft properties.

a14 Land at entrance to, and along, Ravensholme Lane

a15 Land on Castlefields

Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.

- a1 - Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane
- a2 - Land within Covert Rise with willow trees
- a3 - Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community
- a4 - Land adjacent to the Spinney and Millbrook End
- a5 - Land enclosed within the curtilage of Rean Meadow
- a6 - Land, with trees on the corner of Smithfields and Harding Avenue
- a7 - Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue
- a8 - Land on right hand side of Park Avenue backing onto Rean Meadow
- a9 - Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)
- a10 - Land on High Street at entrance to Millbrook Park estate
- a11 - Land on High Street at entrance to Newall/ Breen Close
- a12 - Open spaces within Oaklands, Greenlands, Rookery Drive areas
- a13 - Land in front of, and to rear of, Grakle Croft properties.

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b. SITES OF SPORT, RECREATION AND AMENITY VALUE

These are sites valued for their open access for Sport, Recreation and Amenity. They are areas where residents can come together both informally and where community events are held

b1 Castlefields play area

b2 The Park playing field

b3 Sport Tattenhall playing fields (Recreation Club)

b4 Allotments on Rocky Lane and at Gatesheath

c. SITES OF NATURE CONSERVATION VALUE

There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.

c1 The Mill Brook Wildlife Corridor

c2 Jubilee Wood

c3 Glebe Meadow

c4 Barn Field (land behind flats at Ravensholme Court)

c5 Land bounded by Barn Field, Glebe Meadow and the Spinney

c6 The Spinney

c7 Mill Field

c8 Disused railway line between Chester Road and Frog Lane

c9 Wildflower meadow at the front of Tattenhall Hall.

c10 Allotment Pond, Rocky Lane

c.11 Land within curtilage of Tattenhall Marina

- a14 - Land at entrance to, and along, Ravensholme Lane
- a15 - Land on Castlefields

b. SITES OF SPORT, RECREATION AND AMENITY VALUE

These are sites valued for their open access for Sport, Recreation and Amenity. They are areas where residents can come together both informally and where community events are held.

- b1 - Castlefields play area
- b2 - The Park playing field
- b3 - Sport Tattenhall playing fields (Recreation Club)
- b4 - Allotments on Rocky Lane and at Gatesheath

c. SITES OF NATURE CONSERVATION VALUE

There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.

- c1 - The Mill Brook Wildlife Corridor
- c2 - Jubilee Wood
- c3 - Glebe Meadow
- c4 - Barn Field (land behind flats at Ravensholme Court)
- c5 - Land bounded by Barn Field, Glebe Meadow and the Spinney
- c6 - The Spinney
- c7 - Mill Field
- c8 - Disused railway line between Chester Road and Frog Lane

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	Appendix B contains a description of each of these areas. New development in the Parish should: • Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors • Respect local landscape character by reference to the Village Design Statement • Support the creation of a network of green- spaces for sport and outdoor recreation	• c9 - Wildflower meadow at the front of Tattenhall Hall. • c10 - Allotment Pond, Rocky Lane • c11 - Land within curtilage of Tattenhall Marina Appendix B contains a description of each of these areas. B. New development in the parish, except householder applications, should: • Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors • Respect local landscape character by reference to the Village Design Statement Tattenhall and District Design Code (2023) or subsequent edition. • Support the creation of a network of green -spaces for sport and outdoor recreation. • Contribute to the strengthening, expansion and connectivity of ecological networks across the parish, having regard to relevant Local Nature Recovery Strategy priorities and actions.
	NEW POLICIES	
Policy 7 Site Allocations		The Neighbourhood Plan allocates land to the north and south of Frog Lane, for a phased, high-quality, mixed use, residential led development of up to 600 dwellings, as shown on the Policies Map. Development proposals will be supported, provided they accord with the site-specific requirements set out below and with other relevant policies of the development plan.

		A. Phase 1 (Land to the south of Frog Lane) shall comprise a residential scheme of approximately 400 homes and include the following: i. The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and/or self/custom build plots, subject to site specific considerations. ii. Any bungalows shall be built to M4(3)(a) wheelchair adaptable standard with all other properties strongly encouraged to M4(2) accessible standard, unless this is demonstrated to be unviable. iii. The site shall be accessed from Frog Lane with the layout allowing for a potential secondary access from Rocky Lane to enable direct vehicular and active travel links between Frog Lane and Rocky Lane as appropriate. The access shall be of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities. iv. The creation of any road link from Frog Lane to Rocky Lane shall facilitate the redesignation of Rocky Lane to the north of the development site entrance to “quiet lane” status to limit vehicular movements to access only and enable safe walking and cycling along this stretch of road to access village amenities, subject to agreement and implementation by the Highways Authority. v. The scheme shall include up to 9.8ha of publicly accessible open space including play areas. vi. 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
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		new GP surgery (on or off-site) or financial contributions towards existing practices shall be secured via legal agreement.” vii. The scheme shall also include the off-site provision, in the vicinity of Barbour Square, of a multipurpose “green” car park (Sui Generis) and ancillary community event space, secured by legal agreement with an option to transfer ownership to the Parish Council or nominated community body. viii. The layout and landscape scheme delivers defensible boundaries between the site and the adjacent countryside at its western and southern boundaries to create a definitive settlement edge. 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. ix. The scheme shall be accompanied by a Heritage Statement which demonstrates compliance with NDMP HE4 (Securing the Conservation and Enhancement of Heritage Assets) relating to the Tattenhall Conservation Area and the Grade II listed building at Rose Corner. x. The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, Tattenhall Primary School, and existing and proposed healthcare facilities, using accessible routes that are fit for purpose. xi. The development shall enhance the existing public rights of way network by providing access to and enhancement of the former railway line as a strategic greenway and active travel corridor and creating a new circular walk around the south west of the village linking Frog Lane and Rocky Lane. xii. The development layout shall allow for the delivery of the habitat mitigation area consented as part of application 22/00194/FUL xiii. All mature trees and hedgerows within the site are retained unless their removal is necessary, and the minimum required to facilitate an
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		efficient development layout, 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. The existing tree belt along the boundaries shall be retained and reinforced. xiv. The scheme seeks to optimise opportunities to produce and use renewable energy on-site. xv. 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. xvi. Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation. xvii. The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required
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		with the identification and implementation of any required mitigation measures including a management plan. viii. 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. B. Phase 2. Land to the north of Frog Lane shall comprise a residential scheme of approximately 200 homes and include the following: i. The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and self/custom build plots. ii. The site will be accessed from both Frog Lane and Chester Road with the layout allowing for direct vehicular and pedestrian links between Chester Road and Frog Lane, and onward to Rocky Lane, of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities. iii. The layout and landscape scheme delivers strong defensible boundaries between the site and the adjacent countryside along the length of its western boundary to create a definitive settlement edge and provide connectivity to existing wildlife corridors. 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.
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		iv. The scheme shall include the provision of appropriate land to provide additional village burial ground space, to be secured by legal agreement and transferred to the Parish Council. v. The scheme shall also include provision of accessible public open spaces, reflecting local identified need, including allotments and a mix of formal and informal recreation spaces including sufficient land for playing pitches as required, secured by legal agreement with an option to transfer ownership to the Parish Council or a nominated local community body. vi. The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, Tattenhall Primary School, and existing and proposed healthcare facilities, using routes that are fit for purpose. vii. The development shall enhance the existing public rights of way network by: a. Providing access to and enhancement of the former railway line as a strategic greenway and active travel corridor. b. Creating new off-road walking and cycling links between Frog Lane and Chester Road. viii. 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
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		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. ix. The scheme seeks to optimise opportunities to produce and use renewable energy on-site. x. Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation. xi. 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. xii. 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.
Policy 8 Flood Management Land		The Neighbourhood Plan safeguards land off Burwardsley Road, as shown on the Policies Map for the delivery of a natural flood risk management scheme. A. Proposals to expand the existing Millbrook scheme through the creation of new bunds and river re-meandering to reduce flood risk to people, property, infrastructure and deliver multi-functional environmental benefits, including biodiversity net gain, landscape enhancement, and improved climate change resilience will be supported, subject to agreement with the Environment Agency.

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		B. The scheme shall be designed to respect the rural character and setting of Tattenhall and the surrounding countryside and should have regard to relevant Cheshire and Warrington Local Nature Recovery Strategy priorities, including the use of nature-based solutions to enhance watercourses, biodiversity and ecological connectivity. C. 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
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