

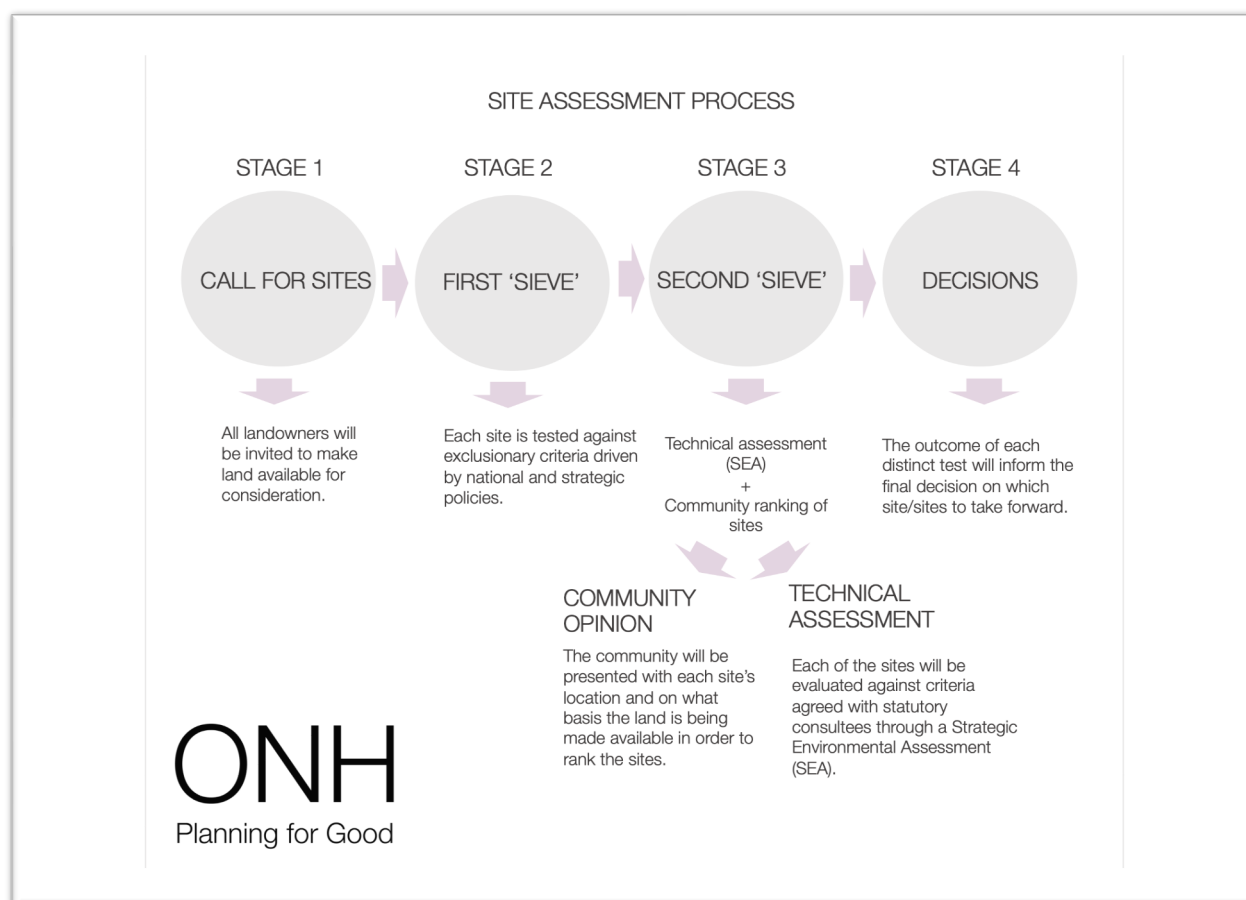
TATTENHALL & DISTRICT MODIFIED NEIGHBOURHOOD PLAN

MAY 2026

SITE SELECTION SUMMARY.

Introduction

1. This note forms part of the evidence base for the Tattenhall & District Modified Neighbourhood Plan (TNP2) and summarises the process adopted by the Parish Council in assessing and selecting sites for allocation in the TNP2 and its integration with the parallel Strategic Environmental Assessment (SEA) process (see schematic below).



2. Site Assessment

- 2.1 The assessment process began at Stage 2 in September 2025 using the Stage 1 2025 HELAA output from CWaC (figure 1) together with other sites identified through a desk-based study as well as current application/pre-application sites, to form seven growth scenarios for the parish, captured during the initial preparation of a Settlement Spatial Plan (SSP) for Tattenhall Parish. These growth scenarios considered different scales of growth (low – high) and in different locations and combinations of locations.

- 2.2 Unlike a simple “call for sites” exercise, this scenario-led approach, using a Settlement Spatial Plan to explore alternative spatial patterns of growth, rather than just assessing sites in isolation, enabled a better understand the long-term growth opportunities as well as constraints, for the parish, and to understand where its sustainable limits of development are. Scenarios (and the sites within them) were discounted at this stage where they were:

Clearly unsuitable in principle

Physically disconnected from the settlement

Contrary to strategic policy constraints

Not realistically available or achievable

Could not provide the infrastructure required from the development.

- 2.3 Following an initial workshop, the project group reduced the seven scenarios down to three which were set out in a [slide deck](#) prepared for community engagement. This was carried out in late October/early November 2025, using a survey, public meeting and drop-in day to invite local residents (‘voters at the referendum’) to express a preference on the scenarios to give a steer as to where potentially to allocate. Although not a scientific exercise this informal engagement activity was considered important in understanding where a majority of community opinion might lie based on the site information published.
- 2.4 Whilst broad scenarios rather than individual sites were defined through the community engagement at this stage, the project team used the three remaining scenarios to identify all individual sites within them, as set out in Appendix A and B to provide an early assessment of options and to identify land interests with Land Registry. These are numbered 1 – 24 and where relevant their equivalent HELAA reference is given. Please note that some sites in Appendix A – Site Options Assessment, were identified in more than one scenario and the capacity of each site at this stage was a high-level calculation assuming a net developable area of 70% of the site at 35dph to provide an indicative number without detailed assessment at this stage. This process was intended only to identify the likely constraints of each location.
- 2.5 Please note site 8 was omitted before this stage. This is HELAA site 0052 and is already consented and there is no site 10; this was a mapping omission.
- 2.6 As a result of this SSP process there was no need for a new ‘call for sites’ (Stage 1) as the information was considered sufficiently up to date and comprehensive in its coverage.
- 2.7 The Parish Council then invited the land interests of all of the identified sites to submit details of available land and any site development ideas or proposals, in order to further inform the process. Details of the letter sent to all land interests is included in the Consultation Statement.
- 2.8 The three scenarios were then subject to technical assessment through the SEA following the conclusion of the combined screening and scoping consultation.

2.9 The outputs of community engagement, resulted in 192 preferences being expressed, which was considered a strong enough response to give the Parish Council the confidence to use the outcome to inform its site selection decision. In measuring this outcome using the first preference expressed in each response, Scenario 2 was considered the clear favourite, with the Scenario 1 ranking second and Scenario 3 third. Scenario 2 was favoured primarily due to its location, giving direct access to the A41 without driving through the village and the opportunity to create a route connecting Frog Lane with Chester Road to further reduce traffic through the village centre.

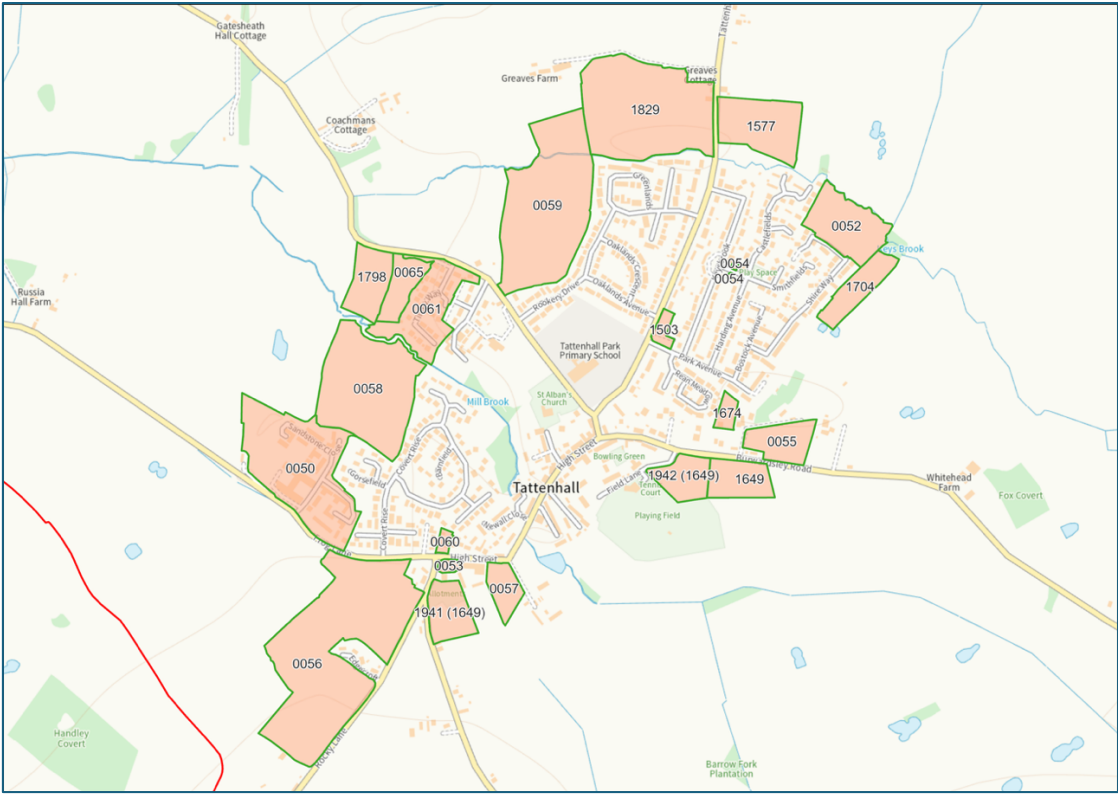


Figure 1: Plan A CWAC HELAA SITES (2025)

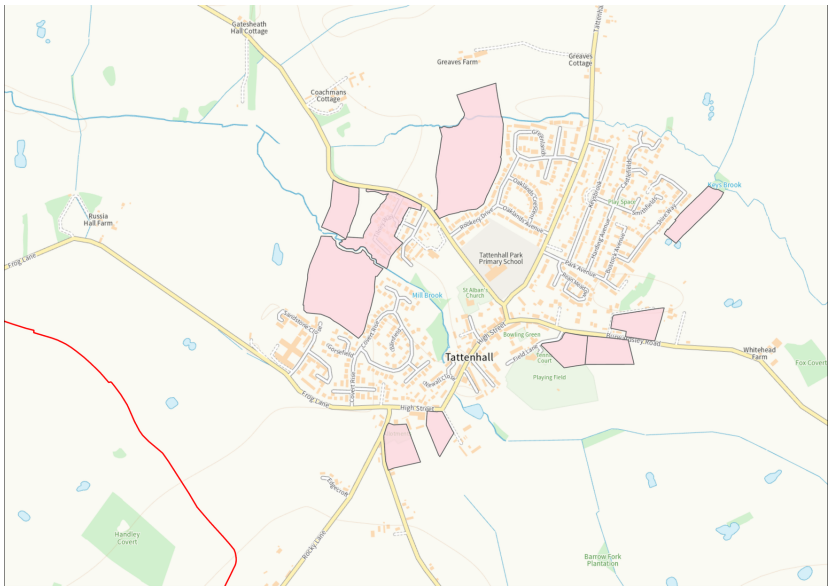


Figure 2: Plan B, Scenario 1

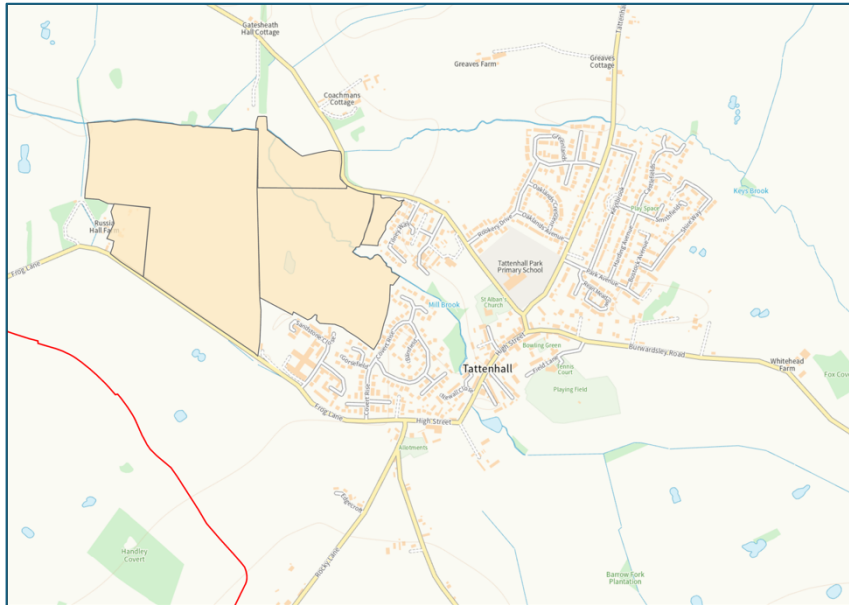


Figure 3: Plan C Scenario 2 – needs updating

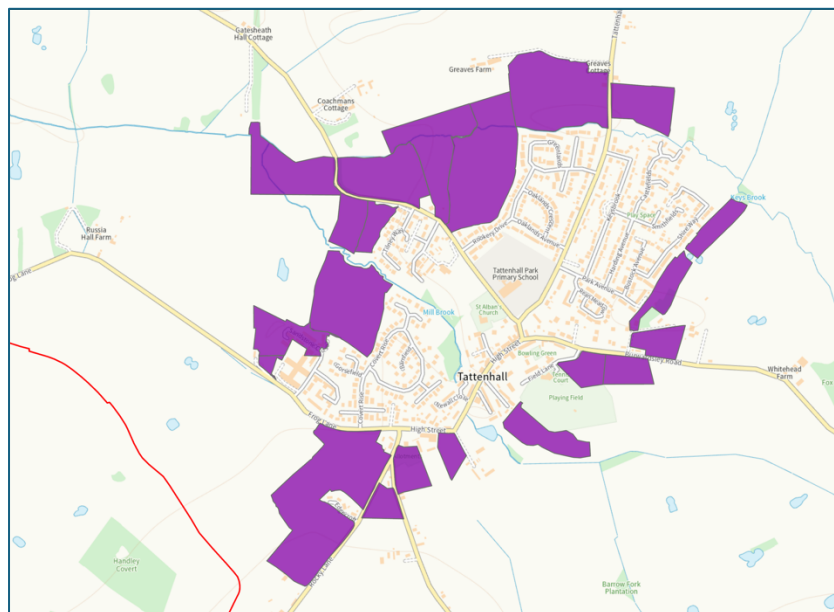


Figure 4: Plan D Scenario 3 – needs updating

3. Site Selection

3.1 The Stage 4 site selection process comprised the blending of the community engagement and technical (SEA) outcomes as well as engagement with officers at CWaC from Planning Policy, Development Management, Highways and Transport. Research was also undertaken to understand the capacity limits of the existing social infrastructure of the primary school and GP surgery.

- 3.2 The project team had a clear community preference (Scenario 2) but needed to understand if there was a compelling reason in either the SEA or through engagement with the landowner to establish availability, to reject that site in favour of another scenario.
- 3.3 Landowner engagement with the majority landowner in Scenario 2 indicated that they would be prepared to put forward a smaller scale development in this location to the north of Frog Lane, but indicated they had already significantly progressed a pre-application scheme on the other side of Frog Lane to the south (which had previously only been shown in scenario 3). However, they would be prepared to iterate that proposal further to meet all of the community benefits sought from the neighbourhood plan including the “link” road in Scenario 2 through a comprehensive scheme to the north and south of Frog Lane brought forward in two phases. The landowner subsequently undertook an informal community engagement process themselves in respect of the site to the south of Frog Lane in December 2025 and shared the findings with the project team.
- 3.4 As a result, the project team concluded that a fourth scenario should be considered, blending land parcels from Scenario 2 with a single adjacent parcel from Scenario 3, thus rejecting the original Scenario 2 on the grounds that the whole of the land was not being made available.

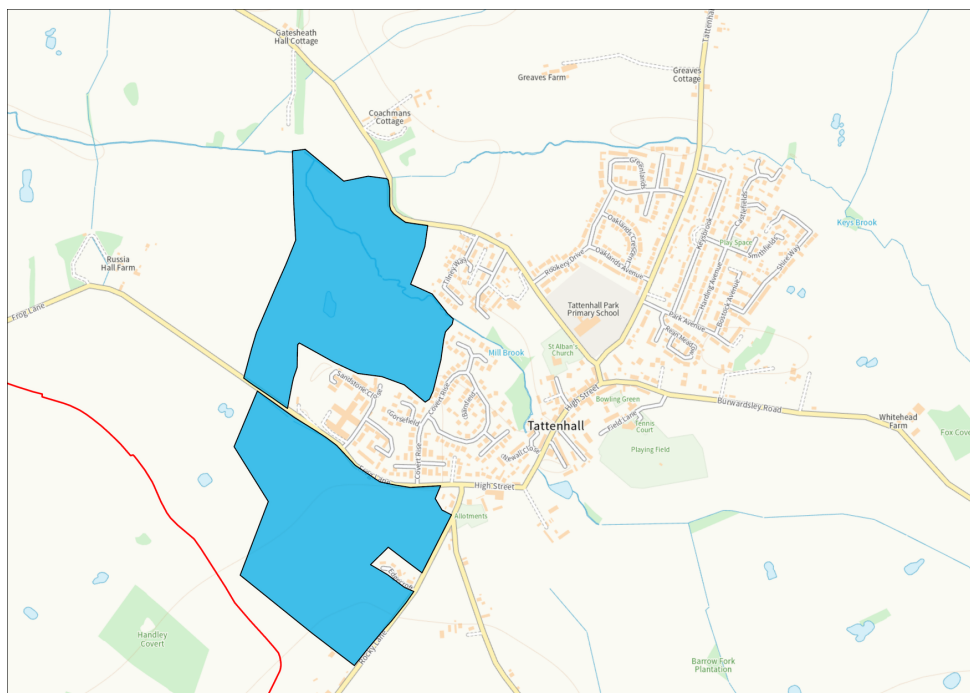


Figure 5: Plan E Scenario 4

- 3.5 Scenario 4 was then subject to technical assessment through the SEA process. The Project team concluded that given the combination of community response and community benefits sought from development, land availability, current social infrastructure capacity and technical assessment, that this scenario should be worked up into a site allocations policy, working with the landowner to ensure any resulting scheme was deliverable and sustainable.
- 3.6 The project team were able to agree with the landowner the healthcare and active travel infrastructure sought, alongside future burial ground provision and other open space benefits. In

particular the scheme allows the opportunity not only to create a “link road” but leaves an option in further new route between Frog Lane and Rocky Lane in the future in order to facilitate Rocky Lane becoming a “quiet lane”.

- 3.7 The potential for any adverse surface water flood risk has been addressed through the policy and will be managed in the final scheme design and whilst a corner of the land to the south of Frog Lane is classified as Grade 2 agricultural land, its size is considered to have a minimal impact.
- 3.8 The project team therefore selected Land North and South of Frog Lane (Scenario 4) as its preferred site and prepared the site allocation policy to agree with the land interest as the basis of a suitable, and achievable site allocation in the neighbourhood plan. The policy has been subjected to SEA to ensure its proposed mitigation measures will result in it not having the potential for significant adverse environmental harm and the landowner has confirmed that the allocation policy will result in a deliverable and viable scheme.

Appendix A – November 2025 site identification from Scenarios

Appendix A Tattenhall & District NP Review

Stage 2 - Land Registry ownership details for all sites in shortlisted scenarios

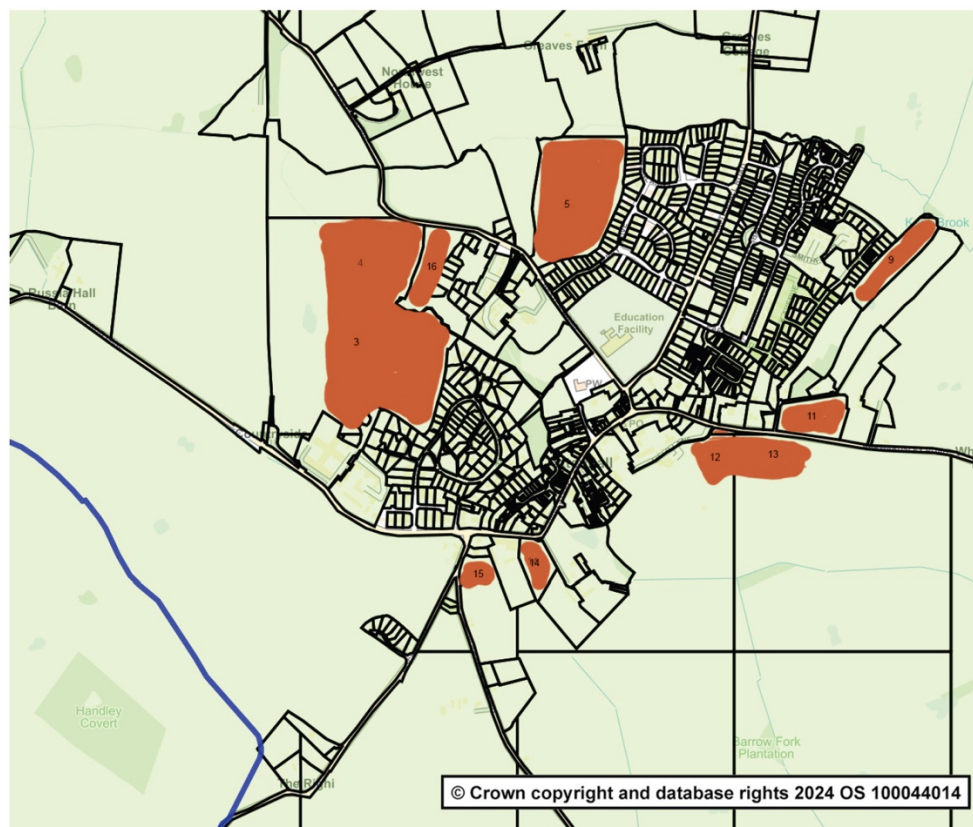
All sites

N o.	INSPIREID	Land reg.	Owner	Notes	Location
1	18887135		Bolesworth Estate		Land south of Frog Lane
2	18886440		Bolesworth Estate	Not in LAA	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	Not in a scenario. Allocated reserve LP Pt R.2	Land to rear of 68-84 Castlefields
9	18967993		Bolesworth Estate		Land north of Burwardsley Road,
11	18953011		Bolesworth Estate	Conservation area	Land north of Burwardsley Road
12	18938119 18970041 18933275		Bolesworth Estate	Conservation area	Land south of Burwardsley Road
13	18938119 18970041 18933275		Bolesworth Estate	Conservation area	Land off Field Lane, Burwardsley Road
14	18933275	Not registered	Bolesworth Estate	Same parcel as 23. Partial Conservation area	Land south of High Street
15	54244775	Not registered	Likely Bolesworth Estate		Land off Rocky Lane, Bolesworth Road
16	48411796	CH539222	Millbrook Meadow Developments Limited Suite 3a, Rossett Business Village, Llyndir Lane, Burton, Rossett, Wrexham LL12 0AY		Land at Chester Road,
17	18889139	Not registered		Not in LAA	Land off Rocky Lane, Bolesworth Road
18	56681287	CH564196	Bolesworth Estate	Not in LAA	Frog Hall Farm, Frog Lane
19	18877487	CH564196	Bolesworth Estate	Not in LAA	Frog Hall Farm, Frog Lane
20	60333036	CH678012	[REDACTED]	Not in LAA Does not want to sell for development (personal communication IMK)	Land on the north side of Chester Road
21	18903108	CH303323	[REDACTED]	Not in LAA	2 Brook Hall Cottages, Chester Road
22	18955449	CH349313	[REDACTED]	Not in LAA. Conservation area	Millhouse, Burwardsley Road
23	18933275	Not registered	Bolesworth Estate	Not in LAA Same parcel as 14. Large area is in flood zone and part of EA flood defences.	
24	18852065	CH550973	Bolesworth Estate	Not in LAA	New Russia Hall, Chester Road

Tattenhall & District NP Review

N o.	INSPIREID	Land reg.	Owner	Notes	Location
25	18820634	CH349201	[REDACTED] [REDACTED] [REDACTED]	Not in LAA Private housing curtilage	Russia Hall, Frog Lane

Tattenhall & District NP Review Scenario 1

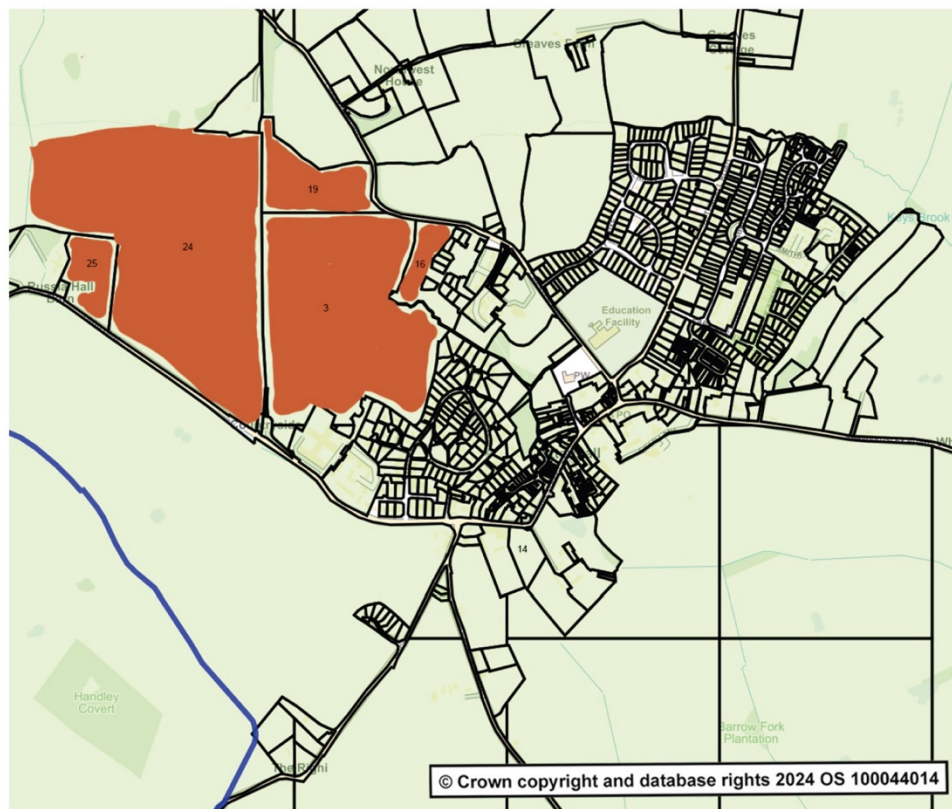


N o.	INSPIREID	Land reg.	Owner	Notes	Location
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Tattenhall & District NP Review

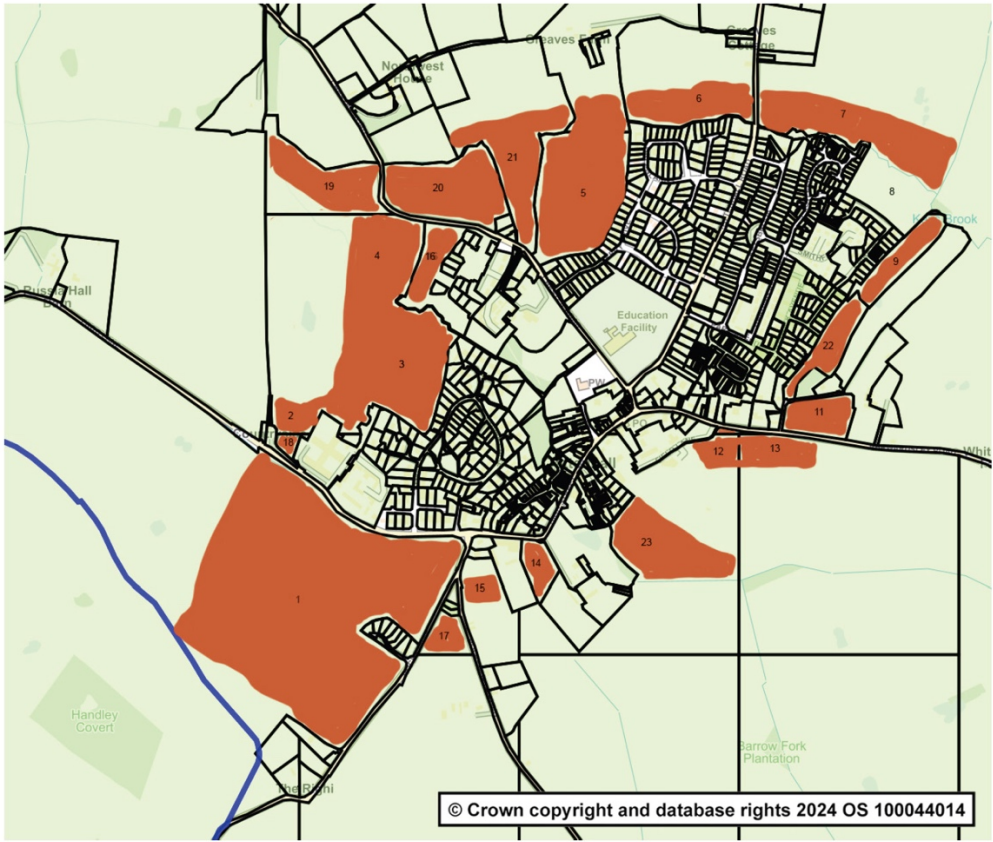
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16	48411796	CH539222	Millbrook Meadow Developments Limited Suite 3a, Rossett Business Village, Llyndir Lane, Burton, Rossett, Wrexham LL12 0AY		Land at Chester Road,

Tattenhall & District NP Review Scenario 2



N o.	INSPIREID	Land reg.	Owner	Notes	Location
3	18886440		Bolesworth Estate		Land north of Gifford Lea/west of Covert Rise
16	48411796	CH539222	Millbrook Meadow Developments Limited Suite 3a, Rossett Business Village, Llyndir Lane, Burton, Rossett, Wrexham LL12 0AY		Land at Chester Road,
19	18877487	CH564196	Bolesworth Estate	Not in LAA	Frog Hall Farm, Frog Lane
24	18852065	CH550973	Bolesworth Estate	Not in LAA	New Russia Hall, Chester Road
25	18820634	CH349201	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	Not in LAA Private housing curtilage	Russia Hall, Frog Lane

Tattenhall & District NP Review
Scenario 3



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Tattenhall & District NP Review

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