

Tattenhall and District

Neighbourhood Plan

October 2012



CONSULTATION DRAFT

**Sustainable Growth for the
Whole Community**



Dear Resident

This is your draft Neighbourhood Plan!

It has been drawn up using the views you have given us during all the consultations which have been held in 2012.

Now—we need your comments on what is in the document before it goes on its next round of consultation, which will be conducted by Cheshire West and Chester, and when the Plan will be sent to a much wider group of stakeholders.

Your opinions are valuable – It's **YOUR community – How do **YOU** want it to develop? It's time for **YOU** to give **YOUR** views.**

It's very important that you take the time to read the draft Plan and give us your views, as these will add strength to the proposals. If you disagree with anything, we need to know so that we can make amendments.

There is a comment sheet at the back for you to use, cut out and then return to the same boxes as before, in the Post Office, Village Greens, Alison's Coffee Shop and the Barbour Institute.

The consultation period lasts for 6 weeks so your comments should be returned by 21st December. If you want another copy of the document, please contact me by phone (01829 771443) or email: **carol@weaver2541.freeseve.co.uk**

Carol Weaver
And the Neighbourhood Planning Steering Group

The background of the page is a faded, light-colored image of a rural landscape. It features a line of trees with green and yellow foliage in the middle ground, and several cows grazing in a field in the foreground. The overall tone is soft and natural.

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Foreword

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level.

In March 2011, Tattenhall and District Parish Council was successful with its application to become a “Front Runner” in the Second Wave Neighbourhood Planning Pilot.

This is the first draft of the Tattenhall Neighbourhood Plan.

It reflects community-wide comments, observations and concerns about its future, bringing them together into a “living promise” that mirrors the community’s overwhelming desire to make Tattenhall an even better place to live and work, both now and for future generations.

The draft plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members, community volunteers, Cheshire Community Action, Council Officers, Rural Innovation and the help of IBI Taylor Young.

Once adopted by referendum, the Tattenhall Neighbourhood Plan will set out where development should take place, the type and quality of that development, and endeavour to ensure that it meets local objectives and needs.

Introduction and Background

The Neighbourhood Plan aims to make Tattenhall and District an even better place to be, now and for future generations. The Neighbourhood Plan will cover a 15 year time period with a review every 5 years. It will be adopted formally in 2013 so will run to 2028.

The Neighbourhood Plan process enables communities to better shape their place and to inform where development takes place. It can help to influence the type and quality of that development, and to ensure that the change brings with it local benefit.

Whilst the Neighbourhood Plan has not yet been formally adopted, it is based on significant research and influenced by robust engagement with the local community. In the lead up to formal adoption, the Plan should be an important reference point and material consideration in any development planning decisions, as it represents the communities aspirations. Following adoption it will form part of the statutory development plan and have significant weight in the determination of planning applications.

Location and History

The Parish of Tattenhall is situated in south-west Cheshire, 8 miles south east of the City of Chester and includes the village of Tattenhall and the two smaller settlements of Golborne Bellow and Newton-by-Tattenhall. The landscape of the parish is characterised by the Cheshire Plain, a gently rolling pastoral landscape separating the Sandstone Ridge from the Clwydian range of hills in North Wales. The parish lies on the watershed separating two major river systems – the Dee and the Mersey. Of the three water courses that flow through the

parish, the Keys Brook and the Mill Brook flow into the Dee and in the north of the parish the River Gowy flows into the Mersey near Ellesmere Port.

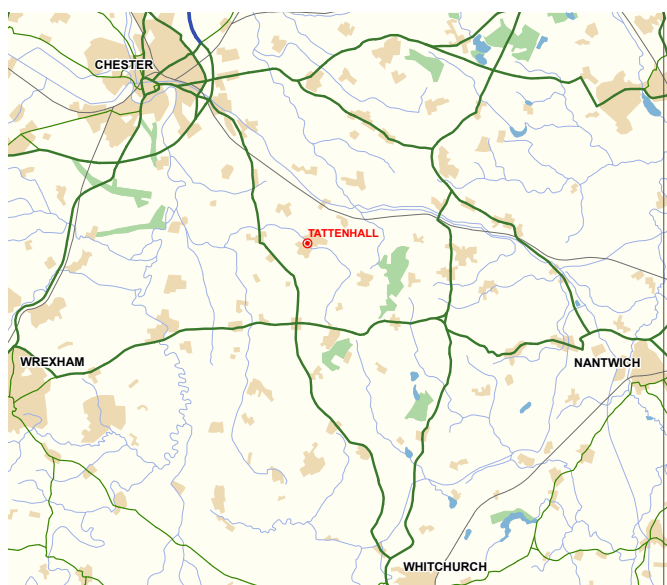
The history of Tattenhall dates back to post Roman times. It appears that the village was already of some economic importance in AD 991. During the fifteenth and sixteenth centuries Tattenhall was a quiet, self-sustained village, growing its own food and weaving its own cloth.

The building of the Chester Canal (now the Shropshire Union Canal) during the 1770s improved transport of goods, including cheese and other dairy products to all parts of the country and as a result small industries started to locate in the area. These developments were to result in the doubling of the population by the middle of the nineteenth century.

During this time, Tattenhall sustained its prosperity, developing its economy and infrastructure. The London and North Western Railway (LNWR) reached the parish by the middle of the century. The railway, like the canal before it, opened up new and more distant markets and attracted light industries to the village and other parts of the parish. The railway line between Chester and Crewe was opened in 1840, and when the line to Whitchurch was opened in 1872, Tattenhall Junction became a station of local importance. Tattenhall became an attractive place in which to live and work, evidenced today by the substantial Victorian buildings both in the village and on the surrounding farmsteads.

By the mid nineteenth century the improved transport facilities saw the development of a thriving industrial centre adjacent to the canal and railway at Newton-by-Tattenhall. In 1860 extensive works on the opposite side of the road saw the manufacture of bricks and field drainpipes, a practice that continued until 1975 when the site was sold. Such industries relied heavily on the canal and the railway for both the import of raw materials and for the export of finished products throughout north west England and North Wales.

The second half of the 20th century was marked by successful periods of housing development, as new estates (Greenlands, Covert Rise) were built between the 1960s and the 1980s to the north and west of the village centre. More recent, but smaller developments have occurred within the heart of the village mainly on previously developed sites since the 1990s, as and when land has become available.



Whilst agriculture remains a feature of the local economy, new office building has occurred in the centre of the village, together with refurbishment of farm buildings throughout the Parish to meet new uses. These developments, promoted by the Bolesworth Estate, have contributed to a dynamic economy in which over 300 businesses operate within a three mile radius of the village.

Recent years have seen the development of tourism related activity in Newton-by-Tattenhall with the growth of the Ice Cream Farm and the opening in 2009 of the 300 berth Tattenhall Marina adjacent to the Shropshire Union Canal.

Consultation at the heart of the Neighbourhood Plan

The Parish Council and the Neighbourhood Planning Steering Group held a series of public consultations during the development of the draft Neighbourhood Plan. These included attendance at several village events during the Summer and early Autumn of 2011, where large scale maps and post-it notes were used to gather people's initial thoughts and impressions.

In September and October 2011 five public meetings were held at venues around the Parish where four basic questions were asked on people's views of the Parish. These meetings were well attended with over 100 residents present.

In addition to these 'open' meetings, the same questions were asked of children attending the Park primary school; young people attending a "rave" organised by Bolesworth Estate and of the Business Community. As a result of these meetings a variety of issues were raised including housing provision, the availability of high-speed broadband, traffic congestion and speeding in built up areas and along the narrow lanes of the Parish.

From the responses received it was then possible to draw up a document outlining the Visions and Objectives of the Neighbourhood Plan. In June 2012, a copy of this document was delivered to every household in the Parish and residents were given a four week period for consultation. At the end of this process over 300 people, with ages ranging from 11 to 93 years, completed and returned the forms. The majority of the responses indicated clear support of the proposals and from this the policies and objectives in the draft Neighbourhood Plan were written.

In addition the Neighbourhood Plan Steering Group has included a monthly update of progress in the Parish News magazine and has delivered a series of Powerpoint presentations at a variety of public meetings which the Parish Council has held during 2012. Minutes of Neighbourhood Plan meetings have been posted on the Parish Council website, as have the consultation documents.



Vision

We want Tattenhall to continue to thrive as a vibrant and distinctive village, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and provide an outstanding quality of life for current and future generations of residents.

We will do this by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents
- Promoting a distinctive and flourishing local economy that exhibits vitality and dynamism
- Supporting measured, proportionate, timely and sustainable development to meet local requirement
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint
- Maintaining the high quality natural environment with its protected wildlife interests

Objectives

- Delivery of a housing growth strategy tailored to the needs and context of Tattenhall
- Sensitive development which protects and enriches the landscape and built setting
- Sustaining and improving excellent local facilities for existing and new residents
- Strengthening and supporting economic activity
- Seek ongoing improvements to transport and digital connectivity
- Prioritise local distinctiveness in every element of change and growth
- Protect greenspace, the landscape and support nature conservation
- Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

The Neighbourhood Plan promotes change that will be of long term benefit for the whole community.



Strategy

The village heart will be prioritised as a thriving centre for local shops services and community infrastructure. Sustaining local businesses and improving local facilities is a key plan priority. Local community facilities will be supported.

Housing growth is to be accommodated in a sensitive way and the strategy for housing growth is explained later in this document. This is primarily based on small scale developments dispersed across the Parish.

Future growth based on large scale, inappropriate development along existing village boundaries will not be supported by the community. However, a number of small-scale dispersed developments can be accommodated throughout the parish, and could meet housing numbers and deadlines defined by Cheshire West and Chester Borough Council Framework objectives.

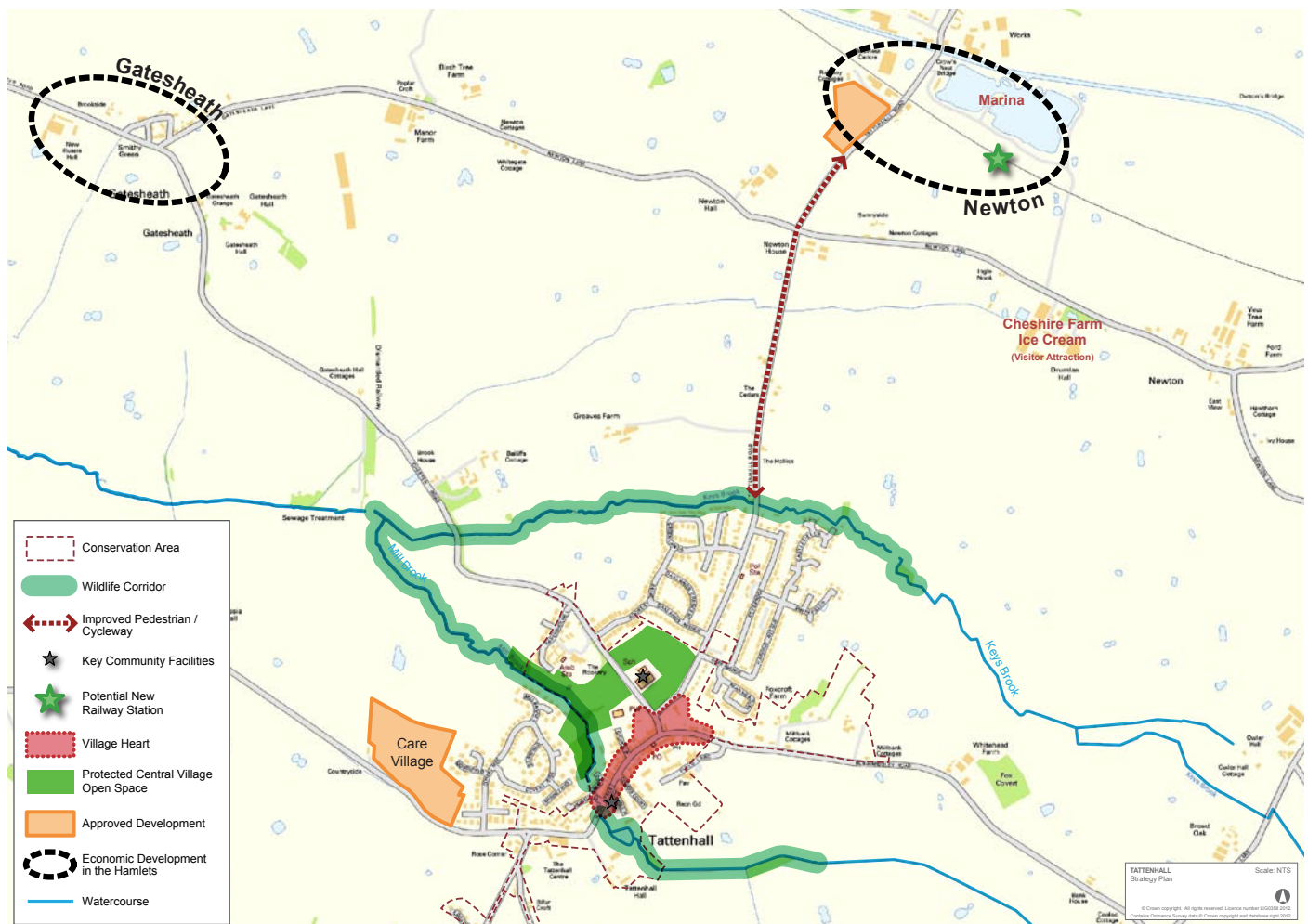
The continuing care retirement community development helps to diversify the housing offer in Tattenhall and the local area.

Housing growth more generally is intended to provide new affordable housing and provide opportunities to new and existing residents.

Important green spaces are to be protected as are strategic views within the Parish and into and out of the village of Tattenhall. (important views are listed at appendix A) Green wildlife corridors are promoted along Keys Brook and Mill Brook through, and around Tattenhall.

The hamlets of Gatesheath and Newton-by-Tattenhall will be promoted as suitable locations for economic development. Gatesheath will in addition provide some windfall housing opportunities. Newton-by-Tattenhall will provide land for sustainable housing growth and community facilities.

Improved walking and cycling connections are promoted as an early action from the hamlets to Tattenhall via new footways. As a longer term possibility the creation of a new railway station is highlighted as an opportunity to provide a sustainable link to Crewe, Chester and beyond. This would also enable recreation interchange from rail to canal.



Growth with Quality

A thoughtful and innovative approach is required, which works more positively with developers and landowners who themselves take a stake in the future of the village.

This is the approach proposed in this plan and on the basis of the plan the Parish will look to engage positively in the statutory planning process to guide housing development.

People living in Tattenhall and District appreciate the special qualities the village possesses. It is a great place to live and in accommodating housing growth it will be vital that the qualities which make Tattenhall so successful are protected. Local people accept that new people will want to come and live in Tattenhall and this is important to any thriving and evolving community.

There is no getting away from the need to accommodate housing growth. This plan is not anti-development. But there is great concern that new development in Tattenhall could erode the very qualities that make the village special. This next layer of growth for the village must create development of quality which contributes to the character of the village and which provides local benefit. It must be more than an exercise in meeting housing supply 'numbers' by the addition of a bland estate on the rural fringe of the village.

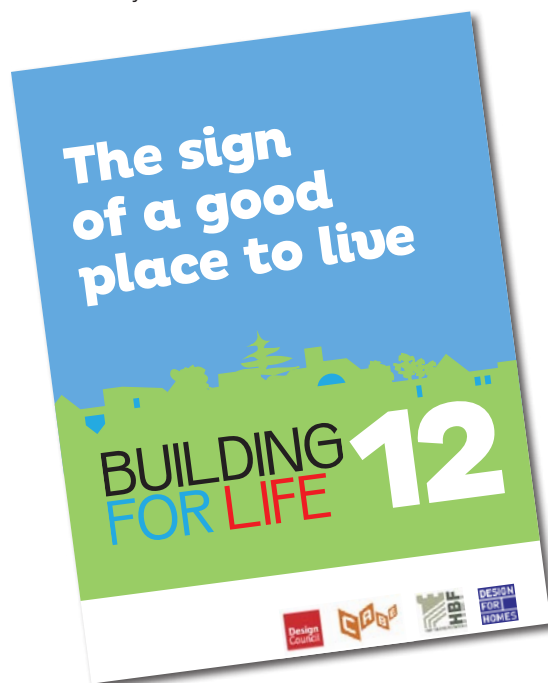
Our objective is to enable the provision of a choice of new homes to meet the needs of all sections of the community.

Building for Life is the industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government. It provides a 12 point criteria to measure the quality of new development. Schemes are scored on a traffic light system of red (unacceptable and not of planning approval quality), amber (partial success with room for improvement or mitigating circumstances) and Green (excellent / exemplary).

The Neighbourhood Plan requires developers to use Building for Life 12 and to demonstrate the quality of their schemes, through full and thorough assessment. Development in Tattenhall should be exemplary and should ideally secure for 12 out of 12 Greens. Building for Life can then drive up design quality standards and ensure only the very best development is permitted.

The Parish Council working with CW&C and appropriate professional design support, will review developers submissions in respect of Building for Life 12 to ensure scores are a true reflection of scheme quality.

- 1. **Connections** - Does the scheme integrate into surroundings?
- 2. **Facilities & Services** - Does the scheme provide (or is close to) community facilities?
- 3. **Public transport** - Does the scheme have good accessibility to public transport?
- 4. **Meeting local housing need** - Does the development have a mix of housing types and tenures that suit local requirements?
- 5. **Character** - Does the scheme create a place with locally inspired distinctive character?
- 6. **Working with the site and its context** - Does the scheme take advantage of site characteristics e.g. Topography. Habitats etc?
- 7. **Creating well defined streets and spaces** - Do buildings enclose streets and spaces and turn corners well?
- 8. **Easy to find your way around** - Is the scheme designed to make it easy to find your way around?
- 9. **Streets for all** - Are streets designed to encourage low vehicle speeds?
- 10. **Car Parking** - Is resident and visitor parking sufficient and well integrated?
- 11. **Public and private spaces** - Will public and private areas be clearly defined?
- 12. **External storage and amenity** - Is there adequate external storage for bins recycling and cycles?



Housing Growth - Homes to Meet the Needs of Local People

The defining principles of the housing strategy for Tattenhall are summarised as follows:

- **Proportionate and appropriate scale** - Housing growth is supported which is in keeping with the scale and grain of the village, so that Tattenhall meets local housing need and responds positively to national requirements for the supply of new homes, but retains its village character. The village must be protected from inappropriate expansion.
- **Development directed to the most suitable sites and areas** - Sites for housing need to be carefully considered and decisions over the most appropriate areas based on the impact on the village as a whole and the ability to accommodate development appropriately. To be comfortably accommodated, the strategy must be to avoid all new housing in large 'bolt-on' estates.
- **New homes sequenced and phased sensitively** - This should aim to provide a steady stream of new housing over a defined period of time to avoid overwhelming the village and to ensure local facilities can adjust to and cope with an increasing population. To be comfortably accommodated the strategy should be to avoid delivering major housing growth all at once.
- **Housing not all in one place and not all at once** - The best historic villages have grown in increments and this is the approach proposed in the neighbourhood plan. Rather than a series of large 'one-off' estates the strategy is for a series of phased developments releasing bites sized chunks of land which can together meet the overall requirement as defined in the Local Development Plan.
- **Delivery of affordable housing to meet local need** - Affordability remains a key housing issue for Tattenhall and there remains a compelling case to deliver appropriate quota of affordable homes in the village. This should include a range of housing opportunities, including an ideal of 35% of all housing being affordable.

- **Securing the highest quality design** - Standard designs will not be tolerated and developers must take care to create places and homes which support local distinctiveness. Wherever possible the use of sustainable energies should be encouraged. Local people are passionate about their place and the diluting of village character through anonymous and amorphous housing development will not be accepted.
- **Growth providing local benefit** - Through improved community infrastructure and a growing resident population. Direct impacts from development will be ameliorated through planning obligations / legal agreements / Community Infrastructure Levy (CIL). New homes bonus (NHB) may also bring additional investment opportunities to meet local need and the parish may retain 20% of NHB.
- **Focus on the village and the wider Tattenhall Parish** - Recognise the need for the majority of new homes to be located within and close to the village but not forgetting wider opportunities across the parish for small scale development.

Housing Numbers

- There are currently in the order of 1050 dwellings in Tattenhall Parish.
- Tattenhall and District is currently identified as a suitable location for up to 300 new homes. (Draft Local Plan Preferred Policy Direction August 2012)
- There are 145 homes approved or completed with 18 constructed and 127 approved.
- This leaves a balance of 155 homes over the next 15 years to 2028.
- Cheshire West and Chester Borough Council would typically look for 30% affordable housing within any development but in Tattenhall where more affordable housing is needed this will be a priority and the Draft Local Plan calls for 40% affordable housing on each site in a format to be agreed on a site by site basis. This suggests a further 60 affordable homes over the plan period.
- The preferred scale of housing developments, should be up to 35 homes per scheme.
- Review of housing delivery will be undertaken every 5 years.
-

Key neighbourhood planning issues include:

- Creating a better mix of housing (both tenure and price)
- Increasing the amount of affordable homes in the village
- Development phasing, which must be appropriate over a number of years
- Maintaining an appropriate social balance - age and demographic
- The need for sustainable housing development both the siting and design of homes
- Small scale housing development welcomed to ease the burden and number of larger scale developments.

Consultation Feedback

On the subject of “homes to meet the needs of local people” we asked if you agreed that any new development should:

- Respect the current village character – 92% agreed
- Add value and vitality to the community – 91% agreed
- Add housing choice and meet local needs – 86% agreed
- Comply with the Village Design Statement – 88% agreed
- Include 35% affordable homes – 81% agreed
- Be limited over the next 5 years to 25 new properties (28%)
- 0-25 (28%), 26 – 50 (52%), 51 – 100 (19%), over 100 (1%).

Back in 2006 consultation for the (then) Parish Plan identified that over 80% of local people surveyed wanted a ‘plan’ which limited development to not more than 20 new homes. Today residents are more realistic over the scale of growth required for Tattenhall.



Local Character

Whilst agriculture remains the principal land use in the parish, the character of the local landscape is also defined by its buildings. Today the village of Tattenhall is one of the most attractive and least spoilt of the larger villages in south west Cheshire. Much of the village is now designated a conservation area and is well defined, radiating out from the centre. Development in the centre of the village is compact, becoming more dispersed along the outer parts of the High Street where the buildings are set back, particularly on the northern side of the road, creating a relatively open aspect with views into the surrounding countryside. Outside the village, the built form is characterised by occasional housing and dispersed farmstead development. There are also groups of cottages, formerly intended for use by farm workers. Just outside the village lie the two small settlements of Newton-by-Tattenhall and Gatesheath. Newton-by-Tattenhall is mainly a mix of original brick faced two storey homes with the occasional farm converted into housing. Gatesheath is a more condensed settlement comprised mostly of two storey brick built buildings with rendered upper levels but with some dormered single and two storey brick built houses.

Consultation Feedback

On the subject of “protecting the environment” we asked if you agreed that any new development should:

- Match the grain and quality of the Character Zones – 93% agreed
- Not spoil the views into and out of the village and parish – 94% agreed
- Enhance the Character Zones – 90% agreed
- Utilise brownfield sites as a priority – 94% agreed
- Be at a measured pace to enable infrastructure expansion – 91% agreed

On the subject of “encouraging and supporting local distinctiveness” we asked if you agreed that any new development should:

- Minimise impact on woodland, hedges, ponds, streams, verges and geological features – 96% agreed
- Ensure boundaries respect/reflect local tradition/materials - 93% agreed
- Include natural Cheshire species in landscaping – 92% agreed

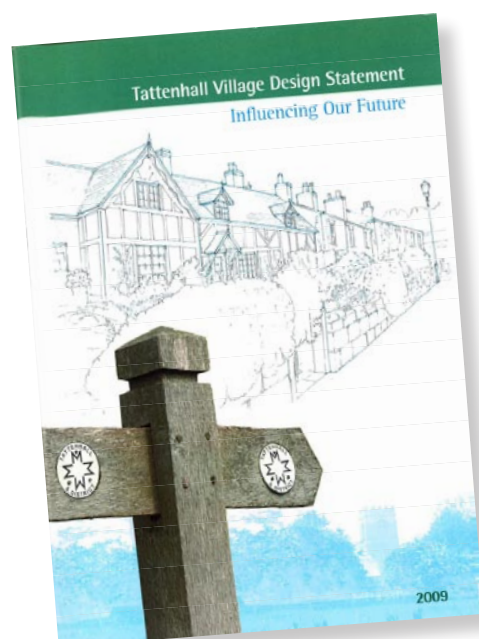
Minimise unnecessary tree felling – 94% agreed

Key neighbourhood planning issues include:

- Maintaining views and vistas across open countryside from the village edges and public vantage points. (see appendix B)
- Retaining the ‘village feel’ and the sense of place distinct to Tattenhall as a unique Cheshire village.

Proposals include:

- Development of a scale and pace compatible with the grain of the village over the plan period to see a steady and comfortable growth.
- Development of scale and quality to complement the character of Tattenhall and District to create a sense of belonging between new and existing.
- Utilise previously developed land and buildings where possible to bring them back into economic use.
- Early ratification of the revised Conservation Area Appraisal document (Appendix C)
- Full and thorough use of the Village Design Statement by developers and this to be clearly evidenced through Design and Access Statements and development proposals.



Village Design Statement is available from the Parish Council.



Local Facilities

With increasing mobility, the viability of many rural services has declined significantly over the past fifty years. Many villages closer to Chester have a poor range of retail services, as local residents increasingly use the larger retail outlets located on the periphery of the city. In Tattenhall, however, retail services have been largely maintained. Greater distance from the city, an increasing population, together with a highly competitive range of shops, have ensured retail survival, and although premises occasionally change ownership, the range of services in the village is good and patronage by residents is high.

Currently the retail facilities include: a Post Office, a dispensing chemist, a butcher, two greengrocers, two newsagents, three hairdressers, a cafe and delicatessen, general store and a fish and chip shop. In addition, other services are provided within these outlets, such as dry cleaning, florist, cash machine, banking services and shoe repairs. A farm shop is located on Newton Lane.

Five restaurants are located in the village centre: Mitchell's Brasserie, Kamal's Indian Restaurant, the newly restored Sportsman's Arms, the Bear and Ragged staff incorporating a Thai restaurant and the Letters Inn with Chinese dining. A further restaurant, Carriages, is situated in Gatesheath.

There are also over 40 clubs and societies in the parish. In addition a wide range of sporting facilities are based at the Recreation Club. Cheshire West and Chester Council operates the Village Library which is situated in the Park Primary School. A bowling green, located in the heart of the village behind the Sportsman's Arms public house, is regularly used during the summer months.

Other facilities are available in the newly refurbished Barbour Institute, and the Parish Church is regularly used as a venue for concerts, other musical gatherings and arts festivals. There is a Roman Catholic Church on Tattenhall Road. There is also an active calendar of social events throughout the year.

Open space includes the Park with its children's play area, the Millennium Mile and other footpaths that lead into the wider countryside. A rollerblade and skateboard centre, The Boneyard, is situated in Newton-by-Tattenhall.

Key neighbourhood planning issues include:

- Maintain and, wherever possible, extend community and social facilities
- Encourage clubs, societies and other recreational facilities
- Provide better facilities for young people
- Support elderly residents in the community

Consultation Feedback

On the subject of "better facilities for local people" we asked if you agreed that any new development should:

- Support or enhance existing services and facilities (including GP surgery, school, sports, community buildings) – 97% agreed
- Show how it will contribute to increasing service capacity – 94% agreed
- Provide easy, safe access to facilities and services – 93% agreed
- Engage with voluntary and community services – 91%
- Provide facilities for young people – 91%
- Encourage community involvement – 90%

Proposals include:

- Retain, support and enhance important existing local community infrastructure, possibly through the use of community trusts.
- Ensure that new development fully meets the impacts created through investment in community infrastructure where necessary.
- Support local shops and businesses by achieving a balanced housing offer and sustaining a balanced community within the context of a wider aging population.
- Improve the quality of the village centre to support local spending from local people and visitors alike, recognising the potential of linked trips from the Districts tourism destinations.
- Ensure safe and accessible connections particularly walking and cycling to new and existing village facilities, particularly from new developments.
- Engage with the voluntary and community sectors to improve access to services and facilities for the community and engage the community in the activities of the Parish.
- Understand the needs of young people, provide facilities for them, and ensure that their views are heard and needs addressed as far as possible.



The Local Economy

Tattenhall Parish has a vibrant economy. Farming has been key to the prosperity of the parish, but has experienced significant socio-economic changes (as reflected throughout the British countryside), as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, with many farms restored for other uses.

Over the past fifty years, rural settlements have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the town or city. This has led to a significant population growth in rural locations, such as Tattenhall, which are in close proximity to major urban areas. At the local level this has been reflected in the growth of private housing since the 1960s. The influx of newcomers has radically changed the social composition of the village. Some industry (Calypso) has moved out of the centre of the village to be replaced by housing.

More recently many different types of businesses have been located within Tattenhall Parish, ranging from offices within converted rural buildings and new build developments, through to small scale manufacturing and workshop space, providing employment for 1,611 employees (Source ABI, 2008). There has been a significant increase in workplaces between 2003 and 2008 driven, in particular, by demand from small businesses (10 people or less). The firms located in these new commercial premises are characterised by their 'footloose' nature opting to locate in Tattenhall due, often to a pleasant environment coupled with lower rents and rates, rather than be close to their market.

The service sector is a key sector in Tattenhall providing 56% of the employment (Source ABI, 2008).

Underpinning this is a significant leisure and tourism offer including a 300 berth canal marina and Cheshire Farm Ice Cream which is one of the most popular visitor attractions in Cheshire with over 300,000 visitors a year. In 2012 Tattenhall was the winner of the Community Pride award and runner up in the Community Spirit competition.

Key neighbourhood planning issues include:

- Improve local employment opportunities
- Limited banking facilities
- More jobs for young people
- More retail outlets on the High Street

Consultation Feedback

On the subject of "supporting the local economy" we asked if you agreed that any new development should:

- Work alongside existing, thriving businesses – 94% agreed
- Be considered on merit – 91% agreed
- Support business out in the countryside – 88% agreed
- Extend rural land use - 86% agreed
- Encourage employment/apprenticeships for local people – 93% agreed
- Encourage the installation of a high street bank – 90% agreed

Proposals include:

- Support a thriving economy.
- Applications for new development or change of use of existing premises or buildings for the provision of retail, hospitality or employment use will be considered on their merits.
- Support business in the countryside
- Applications to extend existing commercial, tourism or leisure use of premises in the rural areas within the Parish will be supported provided that the proposal has no unacceptable impact.
- Work with local businesses through the Tattenhall Business Alliance to encourage them to offer employment and apprenticeships for local people.
- Engage with high street banks to encourage them to consider Tattenhall as a viable location.
- Local businesses will be encouraged to apply for appropriate advertising planning consent.



Transport and Communications

There are no major roads or railway stations in the parish. The busy A41 links Chester with the Midlands and the South of England via Whitchurch and there are three turnings off this highway to the village centre. Traffic flow increases during the summer months and at many weekends throughout the year, as coaches and other motor vehicles pass through the village to the Ice Cream Farm or make their way to the Sandstone Ridge and the Candle Factory Workshops in Higher Burwardsley.

Roads passing through the parish are relatively straight, metalled and generally do not have footways, though they usually have narrow grass verges before the hedgerow is reached.

Public transport provision in the parish is adequate, with regular bus services to Chester, Malpas and Whitchurch. During school terms, buses are also used to convey schoolchildren to and from the local High Schools and 6th form colleges.

For most people living in the parish, however, the car has become the principal mode of transport, even for some of the shortest journeys.

Key neighbourhood planning issues include:

- Need for more footways particularly to outlying hamlets
- Traffic issues, i.e. speed, parking, congestion
- HGV traffic has increased significantly and from time to time causes problems in the heart of the village
- Re-open Tattenhall Road railway station
- Availability and cost of local public transport service
- Need for better broadband and telecommunication systems

Consultation Feedback

On the subject of “transport and communication” we asked if you agreed that any new development should:

- Include local traffic repercussions and mitigations – 95% agreed
- Show how pedestrian and cycle facilities will be improved – 94% agreed
- Improve footpaths/bridleways to surrounding hamlets – 91% agreed
- Improve public transport, look to re-open the railway station – 83% agreed
- Work to improve high speed

Proposals include:

- All applications for development should identify and demonstrate the additional level of traffic that they are likely to generate. They should assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the Parish and include within their proposals measures to mitigate the impact. Proposals which are likely to increase the impact of traffic on road users will need to demonstrate how that traffic will be managed.
- New development in the village or in the outlying settlements should demonstrate how it will improve safe and enjoyable movement by pedestrians and cyclists to the services and community facilities within Tattenhall village.
- Value generating new development must also explore how it might enhance and/or provide new footpaths and bridleways to connect the outlying hamlets into the main village.
- Investigate ways to improve public transport including engaging with Network Rail and other stakeholders to consider the feasibility of reopening Tattenhall Road railway station.
- Work with Cheshire West and Chester Council and appropriate infrastructure providers and developers to deliver on high speed broadband at the earliest opportunity.



Landscape and Environment

Tattenhall lies on the Cheshire Plain and although essentially a lowland area, there are substantial areas of upland with dramatic westward facing escarpments such as the Bickerton and Peckforton Hills, which form a striking backdrop to the parish.

The landscape is dominated by medium-scale pastoral fields, with rectilinear field boundaries defined by hedges and interspersed with a large number of oak trees. Hedgerows are typically of hawthorn and blackthorn interspersed with occasional hedgerow trees, including oak and ash, and are a prominent feature of the local landscape. As modern agricultural practices have changed, some hedgerows have been removed to increase field sizes, leaving the hedgerow trees intact in open fields, giving a false impression of a parkland landscape.

Field ponds dominate the wetland features in the parish dug during the late eighteenth century for the extraction of mineral manure ('marl'), which have flooded and due to their clay base, have since held water permanently. There are currently over 120 of these ponds in the parish and these wetland 'nature reserves' contain a great diversity of plant and animal species including the endangered great crested newt in over 50 parish ponds.

The Keys Brook and Mill Brook areas are also important wetland features and have significant wildlife value, draining from the sandstone ridge. With peak flow normally occurring between January and March, they often breach their banks and flood the surrounding fields. Flooding has occasionally been experienced in the centre of Tattenhall village when storm drains have been unable to cope with the volume of water coming down from the hills. The River Gowy is also an important watercourse in the north of the parish.

The wider countryside of the Parish have a significant wildlife value. The open fields support brown hare and in the damper patches, birds such as snipe and mallard. Hedgerows in the parish form important corridors for wildlife including badgers and foxes; small birds such as finches, great tits and blue tits; dragonflies and butterflies. Small woodland areas also provide important habitats for many species including the tawny owl and great spotted woodpecker. Watercourses also provide an important wildlife habitat for otters and water voles.

Although modern agricultural practices have been responsible for the loss of many landscape features over the past sixty years, there are signs that new agri-environment funding regimes may lead to the restoration of traditional features such as woodland, hedgerows, wildflower meadows and wetlands.

To enable a greater appreciation of these landscape features and interaction with the wildlife, access to the countryside is achieved via a network of public and permissive footpaths that cross the parish. However, a lack of circular routes often necessitates a return via local roads.

Key neighbourhood planning issues include:

- Protect local wildlife sites and habitats
- Supporting the development of wildlife corridors
- Extending green space and new nature conservation areas wherever possible
- Keeping dogs under control and clearing up along footpaths and open spaces

Consultation Feedback

On the subject of "protecting the landscape and nature conservation" we asked if you agreed that any new development should:

Not harm or impact habitats and wildlife corridors – 92% agreed
Minimise visual and landscape impact – 93% agreed
Conform with landscape and nature conservation policies – 92% agreed
Enhance, maintain and create new wildlife corridors – 89% agreed
Protect, restore and create existing/new wildlife sites – 90% agreed

Proposals Include:

- All proposals for development in the buffer zones and wildlife corridors must not harm or impact upon important habitat and wildlife corridors.
- All applications for development on sites or land in the wider countryside should demonstrate within their Design and Access Statements how any negative visual or landscape impact will be addressed.
- Ensure that all development proposals adhere to national government landscape and nature conservation policy.
- Enhance, maintain and create new wildlife corridors in the Parish.
- Work with landowners, land managers and other stakeholders in the Parish to create new wildlife corridors on Keys Brook and Golborne Brook.
- Protect and, wherever possible, restore, create and manage other actual and potential wildlife sites in the Parish.
- Respect ancient field patterns wherever applicable
- The felling of trees without a planning application and a report by a recognised arboricultural company will be resisted
- A list of important green spaces is listed at Appendix A. These are important to the character of the village and are to be protected in accordance with Paragraph 77 of the NPPF.



Plan Delivery and Implementation

The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and interests. It is not a rigid 'blue-print' and provides instead a 'direction for change' through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this way the review period will be crucial.

There will be three strands of activity which will shape delivery and each is important in shaping Tattenhall in the months and years ahead. These comprise:

- Securing the right private sector investment in the Parish through new development will be crucial. The statutory planning process, which will direct and control private developer and investor interest in the Parish in the context of the NP and the wider Council and national planning framework.
- Investment in and management of public services, assets and other measures to support local services and vitality and viability for the village. In the context of the prevailing economic climate and public funding there is recognition that public investment in the village will be challenging to secure.
- The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.

In terms of the key areas of action the following summarises the Parish Councils approach to delivery and implementation.

Housing Growth:

The Parish Council will work with developers and the Local Authority to deliver incremental growth over the Plan period.

Local Character:

The Parish Council will work with landowners and stakeholders to bring brownfield sites such as the disused school swimming pool building into economic use.

Local Facilities:

The Parish Council will work with local organisations and the Borough Council to improve facilities and services for local people.

Local Economy:

The Parish Council will encourage businesses to improve local employment opportunities. The creation of more individual retail units within the Parish will be encouraged.

Transport and Communication:

The Parish Council Community Safety Group will work to find ways to improve road safety, and address speed and parking issues. Investigate with stakeholders the possibility of re-opening Tattenhall Road railway station. High speed Broadband in Tattenhall must be a priority.

Landscape and Environment:

The Parish Council will work with Tattenhall Wildlife Group to ensure that wildlife and the countryside surrounding Tattenhall is protected.

The Tattenhall Neighbourhood Plan is a "living" document and as such will be reviewed every 5 years.

Next Steps and Summary

The following sets out the next steps for the Neighbourhood Plan:

- Consultation Draft Plan - November/December 2012
- Submit NP to Cheshire West and Chester Borough Council - Jan 2013
- Final Draft - Early Spring 2013
- Independent Examination - Late Spring 2013
- Referendum - Early Summer 2013
- Formal Adoption

Tattenhall's community spirit and feel was widely liked in the consultation responses, along with its countryside location, and the views and vistas across the open surrounding countryside. It was felt that the village already benefitted from being a sustainable community. Retaining the feel and size of the village should be an important consideration when providing new development.



Appendix A

TATTENHALL GREEN SPACE

The following is a list of areas of green space that are important to the character of the village of Tattenhall.

Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Flacca

Land within Covert Rise with willow trees

Land adjacent to Gorsefield – small field looking towards care village

Land adjacent to the Spinney and Millbrook End

The Park playing field

Land enclosed within the curtilage of Rean Meadow

Land, with trees on corner of Smithfields and Harding Avenue.

The Flacca Sports and Recreation Field

Fenced land with trees adjacent to bungalow at top of Harding Avenue

Jubilee Wood

The Spinney – area of woodland that runs behind the High Street

Land within curtilage of CCRC (Frog Hall Farm)

Churchyard and adjacent Burial Ground

Glebe Meadow

Barnfield (land behind flats at Ravensholme)

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

Millfield

Disused Railway Line between Chester Road and Frog Lane

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

Land at entrance to Millbrook Park estate

Land at entrance to Newall / Breen Close

Green spaces within the Oaklands, Greenlands, Rookery Drive area

Allotments on Rocky Lane and at Gatesheath

Entrance to and field in front of Tattenhall Hall

Land in front of Grakle Croft properties

Land at entrance to Ravensholme Lane

Land on Castlefields

Ravenholme Copse – behind Glebe Meadow

Castlefields Play Area

Appendix B

TATTENHALL VIEWS AND VISTAS

The following is a list of views and vistas that are important to the character of Tattenhall and District.

Glimpsed views to the church across the park

The landscaped setting of the church and churchyard

Views to Tattenhall Hall across the Mill Field and the public footpath behind the modern housing

The landscape setting in front of and to the side of Tattenhall Hall

Views to the Rookery from the Millennium Mile footpath and churchyard

The visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane

The views across the fields from Chester Road to Brook Hall

The visual setting of the Righi – its open setting looking over fields

Views to Bolesworth Castle and the setting of its gatehouse

Glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff public house

The sequential view stretching from the eastern edge of the conservation area from Burwardsley Road to Tattenhall Hall

Boundary edge dividing cottages on one side of the small lane leading to Mill Bank

Views from the edge of the conservation area towards Beeston Castle, the Peckforton Hills and Bolesworth Castle

Boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road

Views from the disused railway line to the village and the Peckforton Hills and Sandstone Ridge



YOUR COMMENTS AND RESPONSES

Your thoughts and comments on any, or all, of the policies and strategies in this document will be welcomed

P10. Strategy Do you support the Draft Plan proposals? Yes ☐ No ☐

P12. Housing Growth Do you support the Draft Plan proposals? Yes ☐ No ☐

P14. Local Character Do you support the Draft Plan proposals? Yes ☐ No ☐

P16. Local Facilities Do you support the Draft Plan proposals? Yes ☐ No ☐

cut along dotted line

P18. The Local Economy Local Facilities

Do you support the Draft Plan proposals?

Yes ☐

No ☐

P20. Transport and Communications

Do you support the Draft Plan proposals?

Yes ☐

No ☐

P22. Landscape and Environment

Do you support the Draft Plan proposals?

Yes ☐

No ☐

Name (optional): _____

Age: _____

Male / Female

Please include additional sheets if required

Any Further Comments

cut along dotted line

