

Tattenhall & District Neighbourhood Plan Review

Policy changes and additions Friday, July 22, 2022

The table now includes columns containing Catherine Morgetroyd's comments against the proposed policy changes and notes/suggested policy changes.

The decision to change the NP area has not been made yet:

If no change then a small area between the canal and Huxley will remain in Huxley PC area (not their NP area) and consultation will be needed.

If the new Parish area is adopted, there is a perception that a referendum would be mandated.

Following CM's comments, the biggest change relates to Policy 6: Sites of Open Space Value, Sites of Sport, Recreation etc., and Sites of Nature Conversation Value. There should be two categories 1. Local Green Space (LGS). 2. Local Wildlife Sites (LWS). Some of the former "Nature sites" should be Designated Local Green spaces, full justification being necessary. There are now a few LWS which are not in the original NP which need to be added.

In order for a LGS to be designated in the NP, justification is needed in detail (see: **Local Green Space Designation Toolkit** <https://consult.cheshirewestandchester.gov.uk/file/4229861>) which includes: Map of site; reasons in terms of NPPF criteria; Photographs; community representations, at least, for each and every site. A number of the "Sites of Open Space Value" would not be likely to meet the criteria. These are indicated in the Suggestions/notes column.

A number of NP policies are now included in the Design Code, also indicated in the Suggestions/notes column.

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments
<p>POLICY 1 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;]</p>	<p>Replace with: Within the settlement of Tattenhall developments of up to 30 homes, to meet the housing requirements established in the Cheshire West and Chester Local Plan, will be delivered through existing commitments and allocations. Proposals outside the settlement of Tattenhall must comply with Local Plan policies STRAT9, SOC2 and DM24.</p>	<p>Replace with: Within the settlement boundary of Tattenhall developments of up to 30 homes, to meet the housing requirements established in the Cheshire West and Chester Local Plan, will be delivered through existing commitments and allocations. Proposals outside the settlement boundary of Tattenhall must comply with Local Plan policies STRAT9, SOC2 and DM24.</p>	<p>Suggest adding the word 'boundary' for clarity.</p>
<p>Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.</p> <p>Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its 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</p>	<p>Remove this element of Policy 1</p>		

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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 S1065 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.	Add: Proposals which have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more must include at least 30% affordable housing. Provision of affordable houses must otherwise comply with SOC 1.	"At least 30% may not be in general conformity with SOC1", but 30% affordable would conform and, also, would a developer not be allowed to build more than 30% because of non-conformity with SOC1? The justification would be the housing survey. Perhaps SOC1 should be reviewed – 0% affordable would conform!	with the local plan as they would differ. The neighbourhood plan would also need to provide evidence showing why the 'at least' requirement is necessary, rather than 'up to' This policy should either be 'at least' as suggested in the proposed change or 'up to' if it references SOC 1 (as SOC 1 uses the wording 'up to'). Using 'at least' might not meet the test of whether the neighbourhood plan is in general conformity.
Respect and, where possible, enhance the natural, built and historic environment.	No change		
Maintain Tattenhall's strong and established sense of place.	No change		
POLICY 2 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	No change		
Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts	No change		

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Does not [unacceptably] erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath	Replace with: Does not erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath	Replace with: Does not erode, beyond the curtilage of existing residential property, the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath	Would there be situations where minor erosion of the undeveloped gaps would be ok? – e.g. through construction of a garage next to an existing house? If so, it might be worth keeping the word ‘unacceptably’.
Fully accords with the [Tattenhall Village Design Statement]	Replace with: Fully accords with the Tattenhall and District Design Code	The Design code will be integral to the revised NP	It is hard to say whether this is the correct wording for the policy without seeing the actual design code. It might be worth including key design requirements within policies and then including the design code as an appendix to the neighbourhood plan, as Upton have done.
Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)	No change		
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		The design code should cover this.	This could all be included in a new, separate policy? The update to the neighbourhood plan provides an opportunity to provide more detailed and stringent requirements relating to sustainable design and carbon emissions, as has been done by

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			Upton (who required zero carbon / Passivhaus standards etc).
	<p>Add: Biodiversity improvements to be built in from the start for any renewable energy projects (solar, wind, heat pumps, hydro).</p>	Remove this addition – covered below,	Why is this just for renewable energy projects? How would this link to net gain in biodiversity? Shouldn't all development demonstrate net gain anyway? I can understand that you may want to request that any solar farm or wind farm included biodiversity improvements such as wildflower planting or additional trees / hedges, but would this also be a requirements for householder scale solar or air source heat pumps? That could be unreasonable and could make schemes unviable.
	<p>Add: Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure and enhance the connectivity of the Mill Brook wildlife corridor where appropriate.</p>		

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	Add: Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity on the site.	Add Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity using the latest DEFRA metric calculation	<p>Currently as a Local Authority we are asking for biodiversity net gain for major developments and for minor development where there is a loss or significant impact on priority habitat. We are also preparing interim guidance on this. Are you proposing to require all proposals to deliver a net gain in biodiversity? What about small proposals such as extensions to existing properties or change of use etc?</p> <p>Suggest amending the wording slightly to read “Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity using the latest DEFRA metric calculation”.</p>
Development that does not meet these criteria will not be permitted.			
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] .	Replace with: 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 criteria set out in Living with Beauty BBBBC report.	Remove The design code should cover this	more detailed policy on design could be included and this should also refer / link to the design code. I don't think it is sufficient just to refer to the Living with Beauty report as this is just advice to government. I

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			don't think it would be possible to assess how a scheme performs against the report as that isn't the purpose of the report. The NP design code and NP design policy could translate the principles within the Living With Beauty report A into local design requirements for Tattenhall.
Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.	No change		
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.	<p>Add: Proposals should be designed to retain ancient, veteran and mature trees, hedgerows, ponds, areas of woodland and other sites of nature conservation value.</p> <p>Add: Development which increases the number of native tree species will be supported.</p>	<p>Add: Proposals should be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland.</p>	Retain and protect? Otherwise there could be a risk that trees or hedgerows are retained, but then die due to proximity to dwellings etc. What is meant by 'sites of nature conservation value'? I think this might be old terminology from the Chester Local Plan. Aren't all sites valuable in some way? Do you mean locally designated sites? This could include nature improvement areas, Local Nature Reserves and Local Wildlife Sites. Are there specific sites within Tattenhall that would need to be retained? The Local Plan (Part One) policy ENV 4 refers to sites and / or features of international, national and

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			local importance and lists the national, international, regional and local designations.
Policy 3 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.	No change		
Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.	No change		
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.	No change		
Policy 4 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.	No change		
Where new development proposals bring new utility services [(particularly mains gas)] to parts of the village that currently are not	Replace with: Where new development proposals bring new utility services to parts of the village that		

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served by them, this will be seen as a positive benefit.	currently are not served by them, this will be seen as a positive benefit.		
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.	No change		
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.	Replace with: 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. Change of use of shops and related commercial services for the local community which require planning permission will be resisted unless it can be demonstrated any replacement use will provide equal or greater benefits to the community. Proposals must demonstrate that the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least twelve months without an appropriate offer being received.	Replace with: 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 supported. Change of use of shops and related commercial services for the local community which require planning permission will be resisted unless it can be demonstrated any replacement use will provide equal or greater benefits to the community. Proposals must demonstrate that the site has been marketed for freehold or leasehold purposes for the current use at a reasonable commercial price for at least twelve months without an appropriate offer being received.	Change to 'supported' rather than 'allowed' – 'allowed' makes it sound as though planning permission would automatically be granted, but an application to diversify the range of local shops could still be unacceptable, for example if it involved major detrimental alternations to a listed building. Due to the changes to permitted development rights, many changes of use no longer require planning permission. Some changes will still require permission, so it would be worth keeping this part of the policy. How would the level of benefit to the community be assessed? This may be difficult for applicants to prove / Development Management officers to assess.

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Policy 5 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.	No change		
Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.	No change		

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Make provision for high-speed broadband to serve it. High Speed Broadband - Development of new, high- speed broadband infrastructure to serve the parish will be supported	No change		
Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.	No change		
Policy 6 The areas listed below are designated ‘ Local Green Spaces ’which are protected from new development unless very special circumstances can be demonstrated:	No change		
a. SITES OF OPEN SPACE VALUE 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.	Replace with: The grassed areas at the entrance to many of the modern estates in Tattenhall, and within the estates, give a distinctive and rural, rather than urban feel to the village. These estates are listed below: Greenlands, Oaklands, Rookery Drive, Rean Meadow, Chestnut Grange, Castlefields, Smithfields, Keysbrook, Newall Close/Breen Close, Grakle Croft, Ravensholme Court, Covert Rise and adjacent areas	a. LOCAL GREEN SPACES [Only those sites which fulfill the criteria laid down by CWaC to be included. Justification to incl: Map of site; reasons in terms of NPPF criteria; Photographs; community representations See: https://consult.cheshirewestandchester.gov.uk/file/4229861]	Are these proposed Local Green Spaces? If so, it may be difficult to show that they meet the criteria.

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a1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane	Add: This is an open grassed area surrounded by 21 trees, mostly oak, planted in 1995 providing an attractive entrance to the Sports Club and cricket field and extensive views across the Cheshire countryside to the Peckforton Hills. The area, on the heavily used and admired Millennium Mile way, is also used by local children for occasional games.	This is privately owned land and to be included it will need consultation with the land owner.	Will there be a separate appendix or other information to provide more evidence of how the proposed Local Green Spaces meet the necessary criteria for designation?
a2 Land in the Centre of Covert Rise Estate	Add: This area provides recreational space for children to play games and for families to get together. It creates a pleasant open aspect for the houses around it and creates a village green feel, in what would otherwise be a featureless suburban development.	Include	
a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community	Add: This small area has been planted with fruit trees creating a community orchard. It has been named the Queen's Platinum Orchard under the Green Canopy project for the Jubilee in 2022.	Include (CWaC owned)	
a4 Land adjacent to the Spinney and Millbrook End	Add: The land, surrounded by all-weather paths, has been planted as a wild flower area with a re-created dipping pond. Benches have been provided and there are a number of picnic areas. The area, adjacent to the Mill Brook and the Spinney forms an integral part of the Nature Park linking to Glebe Meadow.	Include (CWaC owned, PC maintained)	

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a5 Land enclosed within the curtilage of Rean Meadow	Add: The grassed areas provide recreational spaces for children and relief for the semi-urban feel to the development.	Borderline	
a6 Land, with trees on the corner of Smithfields and Harding Avenue	No change	Has been an unofficial rubbish tip – now fenced off – unknown ownership - doubtful to meet the criteria.	
a7 Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue	No change	Not sure where this is – doubtful to meet the criteria.	
a8 Land on right hand side of Park Avenue backing onto Rean Meadow	No change	Not likely to meet criteria (privately owned)	
a9 Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)	No change	Possibly justifiable	
a10 Land on High Street at entrance to [Millbrook Park estate]	Replace with: a10 Land on High Street at entrance to Old Mill Place	Include	
a11 Land on High Street at entrance to Newall/ Breen Close	Add: Planted with wild flowers, this is an important space complementing the War Memorial opposite with an information panel referencing a WW1 and WW2 village trail.	Include	
a12 Open spaces within Oaklands, Greenlands, Rookery Drive areas	Add: ... Redrow, Gifford Lea and Chester Road developments	Some of these could be justified – eg the pond between Smithfield and Shire Way	Would it be better to reference the development either by its given name or by the name of the road / street?

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a13 Land in front of, and to rear of, Grakle Croft properties	No change	doubtful to meet the criteria.	
a14 Land at entrance to, and along, Ravensholme Lane	No change	doubtful to meet the criteria.	
a15 Land on Castlefields	No change	If this is the land reserved for development in LP Part 2 R2.B then it cannot be designated	
	Add: a16 Land at Gifford Lea	This will be difficult in view of extant planning application. Any designation would require consultation with the owners	Repetition of proposed change to a12 above?
	Add: a17 Youth Shelter area part of Glebe Meadow. This small area of grass land has been fenced off from Glebe Meadow with now mature hedging. It is an area reserved for and used regularly by the village youths and includes a seated shelter.	Include	
	Add: a18 Land on the (proposed) Chester Road development which includes Millbrook Corridor.	Any designation would require consultation with the owners and the site is not yet built.	
	Add: a19 Land on Redrow development around pond.	See above	Is this a repetition of the proposed change to a12?
	Add: a20 Land between doctor's surgery car park and Chester Road.	See above	

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	Add: A21 Land at Newton-by-Tattenhall developments.	doubtful to meet the criteria.	Should this be more specific and refer to a particular site / road? Are any of these Local Green Space? If so, they need further justification.
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		Change This should no longer be a separate group, all would be justifiable as Local Green Space.	Are any of these Local Green Space? If so, they need further justification. Change to <u>where</u> ?
b1 Castlefields play area	Add: This is a small playground situated by the Castlefields and Smithfields developments which provides play facilities for children living in that area. It is well used and is owned and maintained by the Borough Council.	Include in Local Green Space (CWaC owned)	
b2 The Park playing field	Add: This grassed area is leased by the Parish Council and is the site of the expanded children's play area. It is in the centre of the village beside the Primary School and includes wildflower area. The play equipment is used on a daily basis throughout the year by local children and families gather there to picnic and to play football on the adjacent grassed space. This is one of the few areas open to the public where there is room for ball games and is also used regularly by dog	Include in Local Green Space (PC leased) Could it be justified as a designated Village Green?	

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	walkers and by residents accessing the village centre.		
b3 Sport Tattenhall playing fields (Recreation Club)	Add: Cricket pitch and nets, tennis courts, croquet lawn and football pitch are all situated on this large open grassed area close to the centre of the village. Indoor activities include a gymnasium, squash court and bar. This is a members' only club although it is much appreciated by residents for its open aspect and views across the countryside. The cricket ground hosts minor county games as well as regular League games and there are coaching sessions for children in a variety of sports. Many village wide events are held on the field including regular evenings for family activities, annual gatherings and village celebrations.	Include in Local Green Space - privately owned – consultation needed.	
b4 Allotments on Rocky Lane and at Gatesheath	Add: The Parish Council owns and runs the Gatesheath allotment site and plots are let to local residents. Plots are usually held for a number of years so vacancies occur infrequently.	Include in Local Green Space - privately owned – consultation needed.	

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	<p>The Rocky Lane site is owned by the Bolesworth Estate and was given to the community to be used for allotments recognising that there was a need for more plots as the site as Gatesheath was full. The site has its own committee comprising plot holders, which oversees maintenance and rental.</p>		
<p>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.</p>	<p>No change</p>	<p>c. LOCAL WILDLIFE SITES 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 designated Local Wildlife Sites, managed to safeguard and enhance their biodiversity.</p>	<p>Are any of these Local Green Spaces? If so, they need further justification.</p>

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<p>C1. The Mill Brook Wildlife Corridor</p> <p>Landowners: Riparian ownership includes Bolesworth Estate, Tattenhall and District Parish Council, CWaC, private individuals</p> <p>Managed by: Tattenhall Wildlife Group</p> <p>Funded by: EU Leader Programme</p> <p>Wildlife corridors maintain viable populations that would otherwise suffer as a result of habitat fragmentation and isolation and, as a result, are extremely diverse. The Mill Brook is a significant wildlife corridor which links isolated habitats such as woodland and grassland, allowing species to disperse throughout the area. As a linear habitat, it is also important in the dispersal of seeds and in attracting insects for pollination. As the Mill Brook passes through the village of Tattenhall, much of this corridor is accessible to the local community and a new permissive footpath through Jubilee Wood provides an important link with other footpaths in the locality.</p> <p>Financial support from the Leader Programme has seen the production of two interpretation panels, a circular trail leaflet and the Tattenhall Wildlife Group website. Practical conservation work supported includes pond and scrape creation, restoration of 200 metres of disused railway line (see below), wildflower planting, tree planting.</p>	<p>No change</p>	<p>Include in Local Green Space - privately owned – consultation needed.</p>	

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments
<p>C2. Jubilee Wood Landowner: Bolesworth Estate Managed by: Tattenhall Wildlife Group Funded by: EU Leader Programme, Woodland Trust, Bolesworth Estate and CWaC. Located on the Mill Brook Wildlife Corridor</p> <p>Community woodland of 1,500 trees planted to celebrate the Queen's Diamond Jubilee, 2012. Wood in three compartments comprising a hazel coppice and over 14 Cheshire native species planted within 1.5 hectares. The third compartment is an area of old woodland with distinctive ground flora including native bluebells which were planted in 2012. Leader money has been used to create five ponds, restore one pond and plant woodland wildflowers. Permissive footpath through the Wood used by the local community and connects with public right of way. Site qualifies as a Local Wildlife Site with over 20 species of butterfly recorded.</p>	No change	<p>Include in Local Green Space - privately owned – consultation needed. Although stated as a LWS it is not on the CWaC interactive map (privately owned and consultation required)</p>	
<p>C3. Glebe Meadow Landowner: Tattenhall & District Parish Council Managed by: Tattenhall Wildlife Group Funded by EU Leader Plus programme (2006) Located on the Mill Brook Wildlife Corridor</p> <p>Local Wildlife Site (LWS). Small area (2 hectares) of unimproved grassland in which over 23 species of grass have been recorded. Rare breed cattle from Cheshire Wildlife Trust graze the meadow during the summer months.</p>	<p>Add:</p> <p>The Parish Council has opened the field to the public as part of the Nature Park plan so that residents can appreciate the site at close quarters.</p>	<p>Change</p> <p>C3. Glebe Meadow Landowner: Tattenhall & District Parish Council. Local Wildlife Site (LWS). Small area (2 hectares) of unimproved grassland in which over 23 species of grass have been recorded. Managed by the Parish Council as a hay meadow. The Parish Council has allowed public access confined to a permissive footpath as part of the Nature Park plan so that residents can appreciate the site at close quarters.</p>	

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		(Ward Cllr)	
<p>C4 Barn Field (land behind flats at Ravensholme Court) Landowner: Tattenhall & District Parish Council Managed by: Tattenhall Wildlife Group Located on the Mill Brook Wildlife Corridor</p> <p>Barn Field is an area of unimproved grassland which is now being restored and managed as a wildflower meadow. Lying adjacent to Mill Brook, it is an integral part of the corridor and is a valuable habitat for wildlife. Surrounding trees provide suitable nesting sites for songbirds and, during the summer months, hoverflies, bees and other insects can be identified. Peacock, small skipper and small tortoiseshell butterflies are common here. Several species of bat also roost in this area. Botanical survey scheduled for [2022]. Support for the field from residents of Ravensholme Court sheltered housing. Mill Brook Wildlife Corridor interpretation panel installed 2013.</p>	<p>Add: There is no public access.</p>	<p>Include in Local Green Space (PC leased)</p>	

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<p>C5. Land bounded by Barn Field, Glebe Meadow and the Spinney Landowner: CWaC Managed by: Tattenhall Wildlife Group Located on the Mill Brook Wildlife Corridor</p> <p>Adjacent to the Mill Brook this is an area of land managed for nature conservation. Lies along the Mill Brook Wildlife Corridor Circular Trail and the Millennium Mile.</p>	<p>Replace with: C5. Land bounded by Barn Field, Glebe Meadow and the Spinney Landowner: Parish Council. Managed by: Parish Council. Located on the Mill Brook Wildlife Corridor.</p> <p>The wooded area is registered as part of Glebe Meadow, but separated from the grassland by the Millennium Mile. The Western boundary is the Mill Brook. The wood is managed with a light touch and is left wild as part of the Nature Park.</p>	<p>Include in Local Green Space (CWaC owned, PC managed as wild flower meadow)</p>	
<p>C6. The Spinney – an area of woodland that runs behind the High Street Landowner: Tattenhall & District Parish Council Managed by: Tattenhall Wildlife Group Located on the Mill Brook Wildlife Corridor</p> <p>An area of mature woodland in the heart of the village. Originally planted as a willow coppice in the first decade of the 20th century, the timber has never been harvested. Mature trees and significant ground flora including bluebells, wood anemones, ramsons, celandine. Large rookery supports up to twenty five nests, tawny owls and great spotted woodpeckers present. Excellent invertebrate structure in dead and decaying timber. Adjacent to the Mill Brook.</p>	<p>Replace with: C6. The Spinney – an area of woodland that runs behind the High Street Landowner: Parish Council Managed by: Parish Council An area of mature woodland in the heart of the village. Originally planted as a willow coppice in the first decade of the 20th century, the timber has never been harvested. Mature trees and significant ground flora including bluebells, wood anemones, ramsons, celandine. Large rookery supports up to twenty five nests, tawny owls and great spotted woodpeckers present. Excellent invertebrate structure in dead and decaying timber. Adjacent to the Mill Brook.</p> <p>Add: This area has been redesigned as a more open wooded area with paths for easy access for all residents as part of the Nature Park plan. Seats have been provided and there are picnic benches. The Spinney, adjacent to the Mill Brook, is rich in wildlife and attracts visitors from both within the Parish and</p>	<p>Include in Local Green Space (PC owned)</p>	

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	<p>elsewhere. The design has greatly improved the area and is of great benefit to the village.</p>		

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments
<p>C7 Mill Field Landowner: Bolesworth Estate Managed by: Tattenhall Community Association and Tattenhall Wildlife Group Located on the Mill Brook Wildlife Corridor Small field in the heart of the village and bisected by the Millennium Mile and Mill Brook Wildlife Corridor trail. Currently under restoration as a flowering natural and semi-natural meadow. Seats and interpretation panel in a small landscaped circle.</p>	<p>Replace with: C7 Mill Field Landowner: Bolesworth Estate Managed by: Tattenhall Community Association and Tattenhall Wildlife Group Located on the Mill Brook Wildlife Corridor Add: A small field area in the centre of the village, owned by the Bolesworth Estate and managed by the Trustees of Tattenhall Community Association. The village War Memorial is sited at the edge of the field and a statue of a War Horse was installed on the field as part of the WWI commemoration in 2014. The field has seats which are regularly used by residents walking in the area as it forms part of the Millennium Mile way.</p>	<p>Include in Local Green Space (Bolesworth owned BI trustees managed)</p>	
<p>c8 Disused railway line between Chester Road and Frog Lane Landowner: Bolesworth Estate Managed by: Tattenhall Wildlife Group Funded by: EU Leader Programme Located on the Mill Brook Wildlife Corridor [Recently] restored by Tattenhall Wildlife Group the disused railway line provides a significant terrestrial corridor crossing the Golborne Brook. Providing views into Tattenhall, the Sandstone Ridge and the Welsh Hills. Part of the line is a Local Wildlife Site due to the presence of common spotted orchids. Floristically diverse corridor extending for 200 metres.</p>	<p>Replace with: c8 Disused railway line between Chester Road and Frog Lane Landowner: Bolesworth Estate Managed by: Tattenhall Wildlife Group Funded by: EU Leader Programme Located on the Mill Brook Wildlife Corridor Restored by Tattenhall Wildlife Group, the disused railway line provides a significant terrestrial corridor crossing the Golborne Brook. Providing views into Tattenhall, the Sandstone Ridge and the Welsh Hills. Part of the line is a Local Wildlife Site due to the presence of common spotted orchids. Floristically diverse corridor extending for 200 metres.</p>	<p>This is a designated LWS</p>	

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments
C9 Entrance to and field in front of Tattenhall Hall Landowner: Private ownership Located on the Mill Brook Wildlife Corridor Significant wildflower meadow at the front of Tattenhall Hall.	Add: Although privately owned and maintained, the meadow is integral to the historic centre of the village with an open aspect to the Jacobean Tattenhall Hall.	Include in Local Green Space - privately owned – consultation needed and there may be reasonable justification for community involvement in maintenance etc.	
C10 Allotment Pond, Rocky Lane Landowner: Bolesworth Estate Managed by: Tattenhall Wildlife Group Large marl pit surrounded by mature oaks adjacent to the allotments off Rocky Lane. Ongoing management work including tree removal and hedge laying.	No change	Already included in Local Green Space	
C11 Land within curtilage of Tattenhall Marina Landowner: Bolesworth Estate A significant area of land surrounding three sides of the Marina has been developed for nature conservation and includes a series of ponds, wildflower meadow and planting of native trees. In addition a new permissive footpath links the Canal with Newton Lane.	Add: The land largely falls within the Shropshire Union Canal Conservation Area	Include in Local Green Space - privately owned – consultation needed.	
		Add canal bank west of Red Lane bridge is a designated LWS – citation etc needed	

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments
		Add Sections of the disused railway line at Newton Lane, Chester Road and Adjacent to the Righi (only a small part is in our NP area) are designated LWS, not included in the NP – citation etc needed.	
		Add There are two LWS associated with the River Gowy and Crimes Brook part of which fall in the NP area which need inclusion and citation etc.	
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	No change		
Respect local landscape character by reference to the [Village Design Statement]	Replace with: Respect local landscape character by reference to the Tattenhall and District Design Code.		Does the design code include local landscape character and cover the areas outside the main settlement area?
Support the creation of a network of green-spaces for sport and outdoor recreation	No change		