

Tattenhall & District Neighbourhood Plan Review

Policy changes and additions 13th October 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.

Policy 6, lists of Sites of open Space Value, Sites of Sport, Recreation and Amenity Value and Sites of Nature and Conservation Value, has been changed to a single list as advised by CM and the table format as suggested by Lucy.

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	LH comments
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;]	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.	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.	Suggest adding the word 'boundary' for clarity.	I agree with Catherine.

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
<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 brown-field 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>			
<p>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.</p>	<p>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.</p>	<p>"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!</p>	<p>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 with the local plan as they would differ. The neighbourhood plan would also need to provide evidence showing why the 'at least' requirement is</p>	<p>Have you got any evidence that 30% hasn't been reached in recent developments? Also evidence of unmet housing needs – house prices etc. If you can demonstrate this, I would try and stick with 'at least' and highlight that there is a real need for affordable homes that SOC1 and 'up to' hasn't been fully addressing. Be prepared that CWaC might object, and so the examiner may make you take it out – but as long as you have evidence you could argue that</p>

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			necessary, rather than 'up to'	<p>it is a locally distinct policy – it is not like you are asking for a massive increase or 50% etc. You make a good point about developers not being in conformity if they wanted to provide higher than 30%, but ultimately it is very unlikely that CWaC will review SOC1 prior to your NP being submitted!</p> <p>Could you possibly say 'must include at least 30% affordable housing, unless robust evidence is submitted to justify why this would not be possible'.</p> <p>Does your housing survey indicate what type and mix of housing is needed in Tattenhall? Sandbach, in their review, have included specific requirements new developments should provide (smaller housing etc.) – I've attached it if you are interested).</p>
Respect and, where possible, enhance the natural, built and historic environment.	No change			
Maintain Tattenhall's strong and established sense of place.	No change			

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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			
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’.	Seems ok to me as re-drafted.
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.	I would say ‘Fully accords with the Tattenhall and District Design Code (2022) or any updated version.’ I disagree with Catherine a bit here, as you say, the design code is integral to the NP, and cherry picking bits to include in policies may possibly run the risk of devaluing the rest of it. Your

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				<p>design code is very thorough and has had lots of revisions, so I think, as Iain says, it is integral to the whole of the NP. Like Rosheen from CWaC pointed out at the meeting with Aecom last month, it is not really good practice or necessary to repeat the same information in lots of different documents.</p> <p>Possibly strengthen the policy – say ‘Can demonstrate consideration of and full accordance with the Tattenhall and District Design Code (2022) or any updated version. This may include (but is not limited to) construction, design, energy efficiency and landscaping.’</p>
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.	<p>This could all be included in a new, separate policy?</p> <p>The update to the neighbourhood plan provides an opportunity to provide more detailed and stringent requirements relating to sustainable</p>	<p>Upton had been out and consulted on this, and so had evidence etc. I agree, I would keep the policy as it is – maybe mention the design code in the policy?</p>

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	<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,	<p>design and carbon emissions, as has been done by Upton (who required zero carbon / Passivhaus standards etc).</p> <p>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>	
	<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>			

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
	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	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? 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".	Yes – go with Catherine's suggestions.
Development that does not meet these criteria will not be permitted.				NB – Some examiners don't like phrases such as this, pointing out that it is the Local Planning Authority rather than the Parish Council who determine planning applications. They may make you change 'permitted' to 'supported'.

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In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in [Building for Life] .	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 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.	Agree with Iain.
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	Add: Proposals should be designed to retain ancient, veteran and mature trees, hedgerows, ponds, areas of woodland and other sites of nature conservation value. Add: Development which increases the number of native tree species will be supported.	Add: Proposals should be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland.	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	NB - I really like the bit in your original policy about allowing space for the trees to mature. I've not seen this in other NPs. I would be careful about saying 'development which increases the number of native tree species will be

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mature, to avoid any later pressure for their removal.			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 local importance and lists the national, international, regional and local designations.	supported' as it could be interpreted that as long as new trees are planted, anything goes. Darnhall's tree policy which has passed examination may be worth a look. I've attached it, but I would definitely be keeping your original sections.
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			NB – do you want to amend this in line with Policy 1, and change to 'Small - scale new build development within Tattenhall settlement boundary.'
All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding	No change			You could add 'and demonstrate consideration of and accordance with the Tattenhall and District Design Code (2022) or any updated version.'

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landscape, and safeguard residential amenity and road safety.				
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 served by them, this will be seen as a positive benefit.	Replace with: Where new development proposals bring new utility services to parts of the village that 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			

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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.	The phrase 'will provide equal or greater benefits to the community' has passed other examinations ok – (Shavington, Gawsorth, Hankelow, Eaton – I've just looked at those 4 of the top of my head – there are probably more). I wouldn't worry about using this phrase. I suppose you could say 'unless it can be demonstrated that any change will not lead to a net loss of retail or service provision to the community'. Maybe??
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	No change			

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measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.				
Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.	No change			
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	LOCAL GREEN SPACES			

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circumstances can be demonstrated:				

Replacement Policy 6

Number	Open space	Proximity to Settlement	Special Value and Local Significance	Local Character
1.	Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane	The area marks the edge of the village, but is within 100yds of the village historic centre and with easy free access.	<p>An open grassed area bounded on 2 sides by 21 trees, mostly oak, planted in 1995 by the developers of Flacca Court. The area makes a valuable contribution to the setting of the conservation area.</p> <p>The area is on the heavily used and admired Millennium Mile way, providing an attractive entrance to the Sports Club and cricket field as well as the offices on Barbour Square.</p> <p>There are extensive, much-loved views across the South Cheshire countryside to the Peckforton Hills, unique in the village.</p> <p>The footpath through the site is a well-used and accessible Public Right of Way, which is also suitable for disabled access and pushchairs. The grassed space is well used by local children for informal games and is highly valued for its recreational use.</p> <p>It is a major route beloved by dog walkers.</p> <p>The land is within Tattenhall Conservation area.</p>	Area: 0.15 ha. Semi-natural green space. Play area.
2.	Land on Covert Rise Estate	In the centre of the Covert Rise Estate	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.	Area: 0.47ha Semi-natural green space. Play area
3.	Land adjacent to Gorsefield	Between Covert Rise Estate and the Retirement Village on Frog Lane.	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.	Area: 0.17ha Orchard
4.	Land enclosed within the curtilage of Rean Meadow	At the entrance to Rean Meadow Estate on the Millennial Mile path through to Burwardsley Road	The grassed areas provide recreational spaces for children and relief for the semi-urban feel to the development.	Area: 0.11ha. Semi-natural green space. Play area.

5.	*Open spaces within Oaklands, Greenlands, Rookery Drive areas	Within the centre of Oaklands, Greenlands,		Area: 0.07ha. Semi-natural green space. Play area.
6.	Youth Shelter	On Chester Road opposite the Park School and Park Play area	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. The land is within Tattenhall Conservation area.	Area: 0.03ha Recreation/play area
7.	Grassed land with ponds on Shire Way	Between the Shire Way and Smithfields	A composite site of mature oaks surrounding an old marl pit pond fringed with reeds and grasses that has been extended into a well maintained and recently tree-planted grassed area used by residents and families for recreation and relaxation. This area, the larger of two grassed areas with ponds on Shire Way, is surrounded on all sides by modern housing and breaks up the suburban estates by providing an oasis of green tranquillity for the adjacent community.	Area: 0.19 Part Semi-natural green space. Part Play area.
8.	Castlefields play area	Situated in the heart of the Keysbrook, Castlefields and Smithfields developments	This is a small playground, which provides play facilities for children living close to Keysbrook and Harding Avenue. It is well used complimenting the main playground on the Park. The site is easily accessed by foot, cycle and car and there are no barriers to accessing the site. It is open throughout the year at all times. The playground is mainly used by local families. Older children meet there to use the basketball nets after school in the early evening. Historically, there has been a playground in this area since the houses were built more than 60 years ago. Grandparents who used the old playground now bring their grandchildren to the newer play area. Public access is feely available and there is good disabled access. Car parking is on the surrounding roads but most people walk there. The play equipment complements the equipment on the park playground. Older children can practise their shooting skills for either netball or basketball. It is a safe meeting place for young teens and young mums with toddlers. It is regularly used by local people. There are roads nearby which make it easily accessible but they are not busy roads and the area is quiet. It is a safe place as the area is clearly visible from local housing and people regularly walk past.	Area: 0.07ha Children's playground
9.	Park Playing Field	In the centre of the Village between the Park School and Tattenhall Road	This grassed area 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	Area: 1.33ha Children's playground and field

			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 walkers and by residents accessing the village centre. The land is within Tattenhall Conservation area.	
10.	Sport Tattenhall Playing Fields	On the edge of the Village separated from the High Street only by Barbour Square	Cricket pitch and nets, tennis courts, croquet lawn and foot-ball 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. The land is within Tattenhall Conservation area.	Area: 3.78ha Sports and leisure facility
11.	Allotments and pond on Rocky Lane	At the junction of the High Street and Rocky Lane.	The Rocky Lane site is owned by the Boles-worth 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. The area includes a pond (large marl pit) surrounded by mature oaks, a site of nature conservation value.	Area: 0.49ha Part allotments. Part natural green space
12.	Allotments at Gatesheath	1.5 miles from the village centre, but within the hamlet of Gatesheath	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.	Area: 0.21ha Allotments.
13.	*Land at Tattenhall Centre	Behind the Tattenhall Centre on the High Street		Area: 0.59ha. School playing field.
14.	The Mill Brook Wildlife Corridor	Extends a few miles, but crosses the High Street passing through Mill Field. The Spinney, Glebe Meadow and Barn-field	A site of nature conservation value. 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 permissive footpath through Jubilee Wood provides an important link with other foot-paths in the locality.	Area: Natural green space.
15.	Jubilee Wood	At the southern edge of the village between Sport Tattenhall Playing Field and the Mill Brook	Community woodland of 1,500 trees plant-ed to celebrate the Queen's Diamond Jubilee, 2012. Wood in three compartments comprising a hazel coppice and over 14 Cheshire	Area: 2.39ha. Natural green space.

			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.	
16.	Glebe Meadow	In the centre of the Village beside the Church and between Chester Road and the Mill Brook	Small area 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. A 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 and Mill Brook wildlife corridor. The land is within Tattenhall Conservation area.	Area: 1.3ha. Local Wildlife Site Unimproved grassland.
17.	Barn Field	In the centre of the village between the Mill Brook and Ravensholme Court	Barn Field is an area of unimproved grass-land which is now being restored and man-aged 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. The land is within Tattenhall Conservation area. Not currently open to the general public.	Area: 0.44ha Unimproved grassland.
18.	Land adjacent to the Spinney and Millbrook End	In the village centre bounded by the Spinney, the Mill Brook, Millbrook End and the Covert Rise Estate.	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.	Area: 0.33ha. Natural green space.
19.	The Spinney	In the centre of the village beside the Mill Brook.	The Spinney was created many decades ago by the owner of the Rookery, a large Edwardian house adjacent to Glebe Meadow, in order to improve their outlook. Latterly it had become overgrown making public access difficult.	Area: 0.72ha. Natural green space.

			<p>Renovation in 2021 has provided good paths and the woods have again become a very popular, safe area for all the village including young children, the elderly and people on disability scooters or in wheelchairs. There are now no barriers to accessing the site, being open throughout the year at all times.</p> <p>People from nearby villages frequently walk in the Spinney and specifically come to Tattenhall for this purpose.</p> <p>It is a very special place with many willow trees, cherry and hazel. Since more light has been let in, many wildflowers have returned, including bluebells, wood anemones, ramsons and celandine. A large rookery supports up to 25 nests. Tawny owls, tree creepers, nuthatches and great spotted woodpeckers are also present.</p> <p>Children from Sandy Bears Nursery use the area for Forest School activities. The Brownies and Opal Club which caters for the elderly also make use of the area for picnics and creative activities including Easter decorations for children which were placed in one of the trees.</p> <p>Several workshops have also taken their inspiration from the Spinney. A published book of poems and artwork have been created workshop by villagers and sold in aid of the Ukraine. A group of children created ephemeral art works in the Spinney with and environmental artist. The most recent event included the unveiling of a large willow woven fox and story-telling chair for children.</p> <p>The children really enjoy riding their bikes and scooters round the paths and. as there is no traffic, they are very safe. It is a very tranquil place because it is away from the traffic and all you hear is birdsong and the caw-caw of the rooks in the tallest trees.</p> <p>The Spinney feels very much part of the area which has been extended to allow for a wildflower area. A stream runs through both areas and otters have been seen in the Mill Brook. The area is near the church, Covert Rise, Rvensholme Court (housing for the elderly), the school and the Health Centre thus giving a wide range of people the chance to enjoy its peacefulness.</p> <p>The land is within Tattenhall Conservation area.</p>	
20.	Mill Field	In the centre of the village beside the Mill Brook and Barbour Institute	<p>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</p>	Area: 0.3ha. Semi-natural green space.

			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. The land is within Tattenhall Conservation area.	
21.	Entrance to and field in front of Tattenhall Hall	In the centre of the village beside the Mill Brook on the High Street	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 1622, English Heritage Grade 2 Listed. A significant wildflower meadow, it is located on the Mill Brook Wildlife Corridor. The land is within Tattenhall Conservation area.	Area: 0.37ha. Semi-natural green space.
22.	Land within curtilage of Tattenhall Marina	1.5 miles beyond the village at the hamlet of Newton-by-Tattenhall beside the Shropshire Union Canal	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. The land is entirely within the Shropshire Union Canal Conservation Area.	Area: 6.6ha. Part semi-natural green space
23.	Sections of the disused railway line at Newton Lane, Chester Road and Adjacent to the Righi	3 sections: 1 crossing Newton Lane near Gatesheath: 2 from Gatesheath Hall to Mill Brook crossing Chester Road: 3 a short section near The Righi	The disused railway line provides a significant terrestrial corridor crossing the Golborne Brook. Providing views into Tattenhall, the Sandstone Ridge and the Welsh Hills. These sections of the line are a Local Wildlife Site due to the presence of common spotted orchids. Floristically diverse corridor. Not currently open to the public.	Area: 3.8ha. Local Wildlife Site. Natural green space.
24.	*Canal bank west of Red Lane bridge		The land is entirely within the Shropshire Union Canal Conservation Area.	Area: 1.04ha. Local Wildlife Site. Natural green space.
25.	*Bank of River Gowy			Area: 2.7ha. Local Wildlife Site. Natural green space
26.	*Bank of Crimes Brook			Area: 0.7ha. Local Wildlife Site. Natural green space.

The list below to be replaced by the list above

<p>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.</p>	<p>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</p>	<p>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.cheshirewestand-chester.gov.uk/file/4229861]</p>	<p>Are these proposed Local Green Spaces? If so, it may be difficult to show that they meet the criteria.</p>
<p>a1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane</p>	<p>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.</p>	<p>This is privately owned land and to be included it will need consultation with the land owner.</p>	<p>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?</p>
<p>a2 Land in the Centre of Covert Rise Estate</p>	<p>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.</p>	<p>Include</p>	
<p>a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community</p>	<p>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.</p>	<p>Include (CWaC owned)</p>	

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)	
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?
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	
	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.

<p>b. SITES OF SPORT, RECREATION AND AMENITY VALUE</p> <p>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</p>		<p>Change</p> <p>This should no longer be a separate group, all would be justifiable as Local Green Space.</p>	<p>Are any of these Local Green Space? If so, they need further justification.</p> <p>Change to <u>where</u>?</p>
<p>b1 Castlefields play area</p>	<p>Add:</p> <p>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.</p>	<p>Include in Local Green Space (CWA owned)</p>	
<p>b2 The Park playing field</p>	<p>Add:</p> <p>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 walkers and by residents accessing the village centre.</p>	<p>Include in Local Green Space (PC leased)</p> <p>Could it be justified as a designated Village Green?</p>	
<p>b3 Sport Tattenhall playing fields (Recreation Club)</p>	<p>Add:</p> <p>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.</p>	<p>Include in Local Green Space - privately owned – consultation needed.</p>	

b4 Allotments on Rocky Lane and at Gatesheath	<p>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. 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>	Include in Local Green Space - privately owned – consultation needed.	
<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>	No change	<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>	Are any of these Local Green Spaces? If so, they need further justification.

<p>C1. The Mill Brook Wildlife Corridor Land-owners: Riparian ownership includes Bolesworth Estate, Tattenhall and District Parish Council, CWaC, private individuals Managed by: Tattenhall Wildlife Group 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>	
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<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>	<p>No change</p>	<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: 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 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. (Ward Cllr)</p>	

<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:</p> <p>There is no public access.</p>	<p>Include in Local Green Space (PC leased)</p>	
<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:</p> <p>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:</p> <p>C6. The Spinney – an area of woodland that runs behind the High Street Landowner: Parish Council Managed by: Parish Council</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>Add:</p> <p>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 elsewhere. The design has greatly improved the area and is of great benefit to the village.</p>	<p>Include in Local Green Space (PC owned)</p>	
<p>C7 Mill Field Landowner: Bolesworth Estate Managed by: Tattenhall Community Association and Tattenhall Wildlife Group Located on the Mill Brook Wildlife Corridor</p> <p>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:</p> <p>C7 Mill Field Landowner: Bolesworth Estate Managed by: Tattenhall Community Association and Tattenhall Wildlife Group Located on the Mill Brook Wildlife Corridor</p> <p>Add:</p> <p>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</p> <p>[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:</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 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>	
<p>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.</p>	<p>Add:</p> <p>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.</p>	<p>Include in Local Green Space - privately owned – consultation needed and there may be reasonable justification for community involvement in maintenance etc.</p>	
<p>C10 Allotment Pond, Rocky Lane Landowner: Bolesworth Estate Managed by: Tattenhall Wildlife Group</p> <p>Large marl pit surrounded by mature oaks adjacent to the allotments off Rocky Lane. Ongoing management work including tree removal and hedge laying.</p>	<p>No change</p>	<p>Already included in Local Green Space</p>	
<p>C11 Land within curtilage of Tattenhall Marina Landowner: Bolesworth Estate</p> <p>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.</p>	<p>Add:</p> <p>The land largely falls within the Shropshire Union Canal Conservation Area</p>	<p>Include in Local Green Space - privately owned – consultation needed.</p>	

		Add canal bank west of Red Lane bridge is a designated LWS – citation etc needed	
		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		