

Notes of Tattenhall Neighbourhood Plan Review Working Group Held virtually via ZOOM 27th September 2022.

PRESENT

Chairman: Iain Keeping

Pat Black Sheila Chapman Adele Evans Caryl Roberts Ann Wright (Clerk).

Public – 1

Apologies

Ian Waddington, Peter Weston, Lucy Hughes (CCA).

Declaration of Interests

None declared.

Notes of Previous Meetings

The group agreed the notes of the meeting held on the 7th September 2022.

Public Participation

It was noted the public could comment at any point during the meeting.

Neighbourhood Plan Review – Local Green Spaces & Wildlife Sites

It was noted that Sites of Open Space Value should now be listed as Local Green Spaces (LGS) as such each area identified in the Neighbourhood Plan needs to be reviewed in light of the new definition and criteria.

Identified LGS have a greater degree of protection against development than Local Wildlife Sites (LWS) so where possible LWS should also be listed at LGS.

It was discussed that small, grassed areas and verges are unlikely to meet the new criteria for protection. However the wide grassed verges in Tattenhall do contribute to amenity value and wellbeing and this fact should be included in the Plan.

Identified Land or Area	Retain or Remove
Local Green Space (LGS)	
a1. Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane	Retain High visual amenity value
a2. Land in the Centre of Covert Rise Estate	Retain High visual amenity value Contribution to quality of life.
a3. Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community	Retain Now Community Orchard
a4. Land adjacent to the Spinney and Millbrook End	Retain Now wildflower meadow

a5. Land enclosed within the curtilage of Rean Meadow	Retain Noted this was created as a children's play area.
a6. Land, with trees on the corner of Smithfields and Harding Avenue	Remove Opposite play area, partly enclosed by a resident.
a7. Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue	Remove
a8. Land on right hand side of Park Avenue backing onto Rean Meadow	Remove
a9. Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)	Remove
a10. Land on High Street at entrance to [Millbrook Park estate]	Remove
a11. Land on High Street at entrance to Newall/ Breen Close	Remove
a12. Open spaces within Oaklands, Greenlands, Rookery Drive areas	Retail Greenlands open space as used for Community events (ALS to complete assessment)
a13. Land in front of, and to rear of, Grakle Croft properties	Remove
a14. Land at entrance to, and along, Ravensholme Lane	Remove
a15. Land on Castlefields	Remove
a17. Youth Shelter	Include
a18. Land on the (proposed) Chester Road development which includes Millbrook Corridor.	Not include
a19. Land on Redrow development around pond.	Retain Large area of land including pond which may provide justification.
a20. Land between doctor's surgery car park and Chester Road.	Remove

a21. Land at Newton-by-Tattenhall developments.	Remove Only small areas of green space on the development
Previously Sites of Sport, Recreation & Amenity Value	
a22. Castlefields play area	Retain
a23. Park Play Area	Retain
a24. Sport Tattenhall playing fields (Recreation Club)	Retain
a25. Allotments on Rocky Lane and at Gatesheath	Retain Noted rented from Bolesworth estate
a26. Allotments at Gatesheath	Retain
A27. Lands at Tattenhall Centre	Retain Used for sport and recreation
Local Wildlife Sites (LWS)	
c1. The Mill Brook Wildlife Corridor	Retain Noted it is not all in the village which may cause an issue.
c2. Jubilee Wood	Retain Also list as a LGS
c3. Glebe Meadow Landowner:	Retain Also list as a LGS
c4. Barn Field	Retain Also list as a LGS
c5. Land bounded by Barn Field, Glebe Meadow and the Spinney	Retain Also list as a LGS
C6. The Spinney	Retain Also list as a LGS
c7. Mill Field	Retain Include Memorial. Also list as a LGS

c8. Disused railway line between Chester Road and Frog Lane Landowner:	Designated Wildlife area in CW&C Local Plan – must include. It was noted part of the former railway line are outside the Parish and Plan Boundary.
c9. Entrance to and field in front of Tattenhall Hall	Retain if supported by landowner
c10. Allotment Pond, Rocky Lane	Remove Already included as a25
c11. Land within curtilage of Tattenhall Marina	Retain Noted land is part of conservation area.
C12. Canal Bank west Red Lane Bridge	Designated Wildlife area in CW&C Local Plan – must include.
c12. Gowy Rover Bank	Designated Wildlife area in CW&C Local Plan – must include. AE to assess
c13. Crimes Brook Bank	Designated Wildlife area in CW&C Local Plan – must include. AE to assess

It was noted that sites do not need landowners' permission to be include as LGS or LWS however it is preferred that landowners support is given otherwise the designations can be challenged. As such letters need to be sent to the landowners and lessees as soon as possible highlighting the intention to list these sites.

It was noted that a template had been developed to assess each site and the sites would be allocated to volunteers to assess. It was agreed the Clerk would ask the Gatesheath allotment holders if they would like to complete the assessment of the allotments.

It was noted that listing of sites can not be used as a way to prevent development

FUTURE MEETING

Wednesday 26th October 2022 7.00pm via Zoom

30/09/2022